

Fund 40330: Elderly Housing Programs

Mission To manage affordable rental housing acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) for the benefit of the elderly, and to maintain and preserve the units for long-term rental availability.

Focus Fund 40330, Elderly Housing Programs, accounts for personnel, operating, and equipment costs related to the County's support of the operation of the two locally-funded elderly housing developments (Little River Glen and Lincolnia Senior Residences) owned or leased by the FCRHA. Funding for other facilities (Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House, and Braddock Glen) is not directly presented in Fund 40330; however, personnel costs associated with the oversight of these partnership properties is reported in the Elderly Operating Fund. Although they are owned by a limited partnership where the FCRHA is the managing general partner, the facilities are managed by private firms. The Housing and Community Development (HCD) staff administers the contracts between the FCRHA and the private firms hired to manage the facilities. Together, in FY 2021, these facilities will provide for 588 congregate housing units including two Adult Day Health Care Centers and three senior centers affordable to low-income older adults (see following table).

Property Name (Supervisor District)	Ownership	Operating Funding	Programs	# of Units ¹	Funding Provided ²
Little River Glen (Braddock)	FCRHA	Fund 40330, Elderly Housing	Independent Living Congregate Meals Senior Recreation	120	\$1,574,329
Lincolnia Senior Residences (Mason)	FCRHA	Fund 40330, Elderly Housing	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$1,531,994
Gum Springs Glen (Mt. Vernon)	Gums Springs LP	Fund 81200, Housing Partnerships	Independent Living Head Start	60	NA
Morris Glen (Lee)	Morris Glen LP	Fund 81200, Housing Partnerships	Independent Living	60	NA
Olley Glen (Braddock)	FCRHA Olley Glen LP	Fund 81200, Housing Partnerships	Independent Living	90	NA
Herndon Harbor House I & II (Dranesville)	Herndon Harbor House LP	Fund 81200, Housing Partnerships	Independent Living Adult Day Health Care Congregate Meals	120	NA
	Herndon Harbor House II LP				

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Property Name (Supervisor District)	Ownership	Operating Funding	Programs	# of Units ¹	Funding Provided ²
Braddock Glen (Braddock)	Fairfax County	Privately Managed	Assisted Living Congregate Meals Senior Recreation	60	NA
Total				588	\$3,138,121

¹ An additional 82 units are available at The Fallstead at Lewinsville Center. The construction was substantially completed in the Fall of 2018 and will be privately owned and operated.

² Total funding for FY 2021 includes \$31,798 in the Elderly Operating Fund to support the Home Repair for the Elderly Program (HREP) formerly included in Fund 40360, Homeowner Business Loan Program.

Beginning in FY 2018, funding was no longer included for Lewinsville Senior Residences, one of the former locally-funded elderly housing developments, in Fund 40330, Elderly Housing Programs. Through a public-private partnership, HCD/FCRHA will no longer be responsible for the management and operation of Lewinsville. The current facility has been redeveloped by a private developer into 82 units of senior independent living. The new facility, "The Fallstead" at Lewinsville Center, will be privately owned and operated. Construction of this new senior development was substantially completed in the Fall of 2018. Space will also include a Fairfax County Health Department Adult Day Health Care facility; two child day care centers; and an expanded senior center operated by the Department of Neighborhood and Community Services in a new public facility.

In FY 2021, the operation of the Elderly Housing Programs will be supported in part with rental income, a state auxiliary grant for indigent care in the Assisted Living component at the Lincolnia Center and County support via a County General Fund transfer of \$1.91 million that supports 61 percent of expenditures. Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House and Braddock Glen are self-supporting and do not require County General Fund support. Additionally, as a result of the closure of Fund 40360, Homeowner and Business Loan Programs, the Home Repair for the Elderly Program has been moved to Fund 40330.

Other costs related to the County's housing program at these sites, including the operating costs of senior centers, adult day health care centers and congregate meal programs, are reflected in the agency budgets of the Department of Neighborhood and Community Services, the Health Department, the Department of Family Services, and Fund 50000, Federal-State Grant Fund. Capital project requirements are funded in Fund 20000, Consolidated Debt Service.

Certain expenses reflected in this fund are not directly related to housing operations. The FCRHA, as landlord of these facilities, has inter-agency agreements which provide for budgeting by HCD for common area expenses for utilities, telecommunications, maintenance, custodial services, and contracts. The facilities provide space for general community use as well as for services provided by other County agencies.

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Budget and Staff Resources

Category	FY 2019 Actual	FY 2020 Adopted	FY 2020 Revised	FY 2021 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$647,852	\$625,647	\$625,647	\$688,858
Operating Expenses	2,242,860	2,544,970	3,140,516	2,449,263
Total Expenditures	\$2,890,712	\$3,170,617	\$3,766,163	\$3,138,121
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	9 / 9	9 / 9	9 / 9	9 / 9

FY 2021 Funding Adjustments

The following funding adjustments from the FY 2020 Adopted Budget Plan are necessary to support the FY 2021 program:

Employee Compensation **\$27,401**
 An increase of \$27,401 in Personnel Services includes \$14,044 for a 2.06 percent market rate adjustment (MRA) for all employees and \$13,357 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2020.

Project-Based Adjustments **(\$59,897)**
 A net decrease of \$59,897 is primarily attributable to a decrease of \$95,707 in Operating Expenses due to anticipated contractual requirements for property management, partially offset by an increase of \$35,810 in Personnel Services due to an increase in project-based requirements for salaries and fringe benefits.

Changes to FY 2020 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2020 Revised Budget Plan since passage of the FY 2020 Adopted Budget Plan. Included are all adjustments made as part of the FY 2019 Carryover Review, and all other approved changes through December 31, 2019.

Carryover Adjustments **\$595,546**
 As part of the FY 2019 Carryover Review, the Board of Supervisors approved encumbered carryover of \$525,656 primarily associated with the Lincolnia contract and \$69,890 to support grounds maintenance work at Little River Glen.

Position Detail

The FY 2021 Advertised Budget Plan includes the following positions:

RENTAL HOUSING PROPERTY MANAGEMENT – 9 Positions			
1	Director of Senior Housing	1	Housing Services Specialist I
1	Trades Supervisor	1	Electrician II
1	Housing Services Specialist III	2	Facility Attendants II
1	Housing Services Specialist II	1	Maintenance Trade Helper II

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FUND STATEMENT

Category	FY 2019 Actual	FY 2020 Adopted Budget Plan	FY 2020 Revised Budget Plan	FY 2021 Advertised Budget Plan
Beginning Balance	\$3,312,658	\$3,154,693	\$3,577,552	\$3,032,006
Revenue:				
Rental Income	\$1,296,831	\$1,275,866	\$1,325,866	\$1,296,831
Miscellaneous Revenue ¹	(3,947)	8,756	8,756	0
Total Revenue	\$1,292,884	\$1,284,622	\$1,334,622	\$1,296,831
Transfers In:				
General Fund (10001)	\$1,862,722	\$1,885,995	\$1,885,995	\$1,913,396
Total Transfers In	\$1,862,722	\$1,885,995	\$1,885,995	\$1,913,396
Total Available	\$6,468,264	\$6,325,310	\$6,798,169	\$6,242,233
Expenditures:				
Personnel Services	\$647,852	\$625,647	\$625,647	\$688,858
Operating Expenses	2,242,860	2,544,970	3,140,516	2,449,263
Total Expenditures	\$2,890,712	\$3,170,617	\$3,766,163	\$3,138,121
Total Disbursements	\$2,890,712	\$3,170,617	\$3,766,163	\$3,138,121
Ending Balance	\$3,577,552	\$3,154,693	\$3,032,006	\$3,104,112
Unrestricted Reserve	\$3,577,552	\$3,154,693	\$3,032,006	\$3,104,112

¹ The FY 2019 Miscellaneous Revenue total is the result of a required adjustment by the Department of Housing and Community Development (HCD) to reconcile the HCD property management system, Yardi, to the County's financial management system.