

# 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** In FY 2023, Fund 40330, Elderly Housing Programs, is closed and consolidated into Fund 10001, General Fund, and Fund 81400, FCRHA Asset Management, in an effort to consolidate Housing and Community Development funds as a result of the shift to third-party management in FY 2022. Funding of \$1,888,604 previously transferred from the General Fund to Fund 40330 will remain in the General Fund in Agency 38, Housing and Community Development, to support the Lincolnia Senior Residences contract and two merit positions necessary for the coordination of all properties in the Elderly Program, and the Home Repair for the Elderly Program. The assets, liabilities, and reserves in this fund were transferred to Fund 81400.

The Elderly Housing Program includes Lincolnia Senior Residences, Little River Glen, Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House, and Braddock Glen. Together, these facilities provide for 588 congregate housing units including two Adult Day Health Care Centers and three senior centers affordable to low-income older adults (see the following table).

Property Name (Supervisor District)	Ownership	Operating Funding	Programs	# of Units <sup>1</sup>	Funding Provided
Little River Glen (Braddock)	FCRHA	Privately Managed	Independent Living Congregate Meals Senior Recreation	120	\$0
Lincolnia Senior Residences (Mason)	FCRHA	Privately Managed/Fund 10001, General Fund	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$0
Gum Springs Glen (Mt. Vernon)	Gums Springs LP	Privately Managed	Independent Living Head Start	60	NA
Morris Glen (Lee)	Morris Glen LP	Privately Managed	Independent Living	60	NA
Olley Glen (Braddock)	FCRHA Olley Glen LP	Privately Managed	Independent Living	90	NA
Herndon Harbor House I & II (Dranesville)	Herndon Harbor House LP Herndon Harbor House II LP	Privately Managed	Independent Living Adult Day Health Care Congregate Meals	120	NA
Braddock Glen (Braddock)	Fairfax County	Privately Managed	Assisted Living Congregate Meals Senior Recreation	60	NA
<b>Total</b>				<b>588</b>	<b>\$0</b>

<sup>1</sup> An additional 82 units are available at The Fallstead at Lewinsville Center. The construction was substantially completed in the Fall of 2018 and is privately owned and operated.

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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. Debt service requirements are managed and funded by Fund 20000, Consolidated Debt Service.

### Budget and Staff Resources

Category	FY 2021 Actual	FY 2022 Adopted	FY 2022 Revised	FY 2023 Advertised	FY 2023 Adopted
<b>FUNDING</b>					
<b>Expenditures:</b>					
Personnel Services	\$683,232	\$288,298	\$316,627	\$0	\$0
Operating Expenses	2,549,976	2,147,570	3,500,386	0	0
<b>Total Expenditures</b>	<b>\$3,233,208</b>	<b>\$2,435,868</b>	<b>\$3,817,013</b>	<b>\$0</b>	<b>\$0</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	5 / 5	5 / 5	2 / 2	0 / 0	0 / 0

### FY 2023 Funding Adjustments

*The following funding adjustments from the FY 2022 Adopted Budget Plan are necessary to support the FY 2023 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors' actions, as approved in the adoption of the Budget on May 10, 2022.*

**Fund Consolidation** **(\$2,435,868)**

A decrease of \$2,435,868 is associated with the closure and consolidation of Fund 40330, Elderly Housing Programs, into Fund 10001, General Fund, and Fund 81400, FCRHA Asset Management. Additionally, 2/2.0 FTE positions are transferred to Agency 38, Housing and Community Development in the General Fund as part of this consolidation. It should be noted that the transfer from the General Fund of \$1,888,604 has been eliminated, and this funding will remain in the General Fund in Agency 38, Housing and Community Development, to support the Lincolnia Senior Residences contract and two merit positions necessary for the coordination of all properties in the Elderly Program, and the Home Repair for the Elderly Program.

### Changes to FY 2022 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2022 Revised Budget Plan since passage of the FY 2022 Adopted Budget Plan. Included are all adjustments made as part of the FY 2021 Carryover Review, FY 2022 Mid-Year Review, FY 2022 Third Quarter Review, and all other approved changes through April 30, 2022.*

**Carryover Adjustments** **\$45,074**

As part of the FY 2021 Carryover Review, the Board of Supervisors approved funding of \$45,074, including \$2,154 in Personnel Services for a one-time compensation adjustment of \$1,000 for merit employees and \$500 for non-merit employees paid in November 2021. The remaining amount of \$42,920 is due to encumbered carryover primarily associated with the Lincolnia Contract. Additionally, 3/3.0 FTE positions were eliminated as part of a review of unfunded positions in FY 2021.

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### Third Quarter Adjustments

**\$1,336,071**

As part of the *FY 2022 Third Quarter Review*, the Board of Supervisors approved funding of \$1,336,071 due to increases of \$1,818,716 for a payment of Little River Glen cash, as reflected on the property balance sheet, to the third-party management company for continuing Little River Glen operations and \$26,175 in Personnel Services to support program operations, partially offset by a decrease of \$508,820 as a result of the debt-service for Little River Glen being moved to the property manager.

## Position Detail

The FY 2023 Adopted Budget Plan includes the following positions:

RENTAL HOUSING PROPERTY MANAGEMENT – 0 Positions			
0	Housing Community Developers V [-1T]	0	Housing Services Specialists III [-1T]
T	Denotes Transferred Position(s)		

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### FUND STATEMENT

Category	FY 2021 Actual	FY 2022 Adopted Budget Plan	FY 2022 Revised Budget Plan	FY 2023 Advertised Budget Plan	FY 2023 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$3,252,598</b>	<b>\$3,143,046</b>	<b>\$3,211,043</b>	<b>\$3,129,679</b>	<b>\$1,284,788</b>
<b>Revenue:</b>					
Rental Income	\$1,299,650	\$0	\$0	\$0	\$0
Miscellaneous Revenue <sup>1</sup>	(1,528)	508,820	0	0	0
<b>Total Revenue</b>	<b>\$1,298,122</b>	<b>\$508,820</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Transfers In:</b>					
General Fund (10001)	\$1,893,531	\$1,888,604	\$1,890,758	\$0	\$0
<b>Total Transfers In</b>	<b>\$1,893,531</b>	<b>\$1,888,604</b>	<b>\$1,890,758</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Available</b>	<b>\$6,444,251</b>	<b>\$5,540,470</b>	<b>\$5,101,801</b>	<b>\$3,129,679</b>	<b>\$1,284,788</b>
<b>Expenditures:</b>					
Personnel Services	\$683,232	\$288,298	\$316,627	\$0	\$0
Operating Expenses <sup>1</sup>	2,549,976	2,147,570	3,500,386	0	0
<b>Total Expenditures</b>	<b>\$3,233,208</b>	<b>\$2,435,868</b>	<b>\$3,817,013</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$3,233,208</b>	<b>\$2,435,868</b>	<b>\$3,817,013</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$3,211,043</b>	<b>\$3,104,602</b>	<b>\$1,284,788</b>	<b>\$3,129,679</b>	<b>\$1,284,788</b>
Unrestricted Reserve	\$3,211,043	\$3,104,602	\$1,284,788	\$3,129,679	\$1,284,788

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as increases of \$299.15 to FY 2021 revenues and \$1,306.64 to FY 2021 expenditures to record revenue in the appropriate year as well as to record accrued expenses for contracts and building maintenance in the proper fiscal period. The Annual Comprehensive Financial Report (ACFR) reflects all audit adjustments in FY 2021. Details of the audit adjustments were found in Attachment VI of the *FY 2022 Mid-Year Review*.