

Fund 81100: Fairfax County Rental Program

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

Focus In FY 2023, Fund 81100, Fairfax County Rental Program, is being closed and consolidated into 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.

Fund 81100, Fairfax County Rental Program (FCRP), is a local rental housing program developed and managed by the Department of Housing and Community Development (HCD) for the FCRHA. The FCRP is designed to provide affordable rental housing in the County for low- and moderate-income families. The FCRP includes projects developed by the FCRHA and other privately developed or rehabilitated housing units acquired by the FCRHA or Fairfax County. In FY 2023, Coan Pond and the 62 units of group homes will be budgeted for in Fund 81400.

Budget and Staff Resources

Category	FY 2021 Actual	FY 2022 Adopted	FY 2022 Revised	FY 2023 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$1,286,492	\$0	\$0	\$0
Operating Expenses	1,533,951	794,852	966,187	0
Capital Equipment	0	0	447,988	0
Total Expenditures	\$2,820,443	\$794,852	\$1,414,175	\$0
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	26 / 26	0 / 0	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:

Fund Consolidation **(\$794,852)**
 A decrease of \$794,852 is associated with the closure and consolidation of Fund 81100, Fairfax County Rental Program, into Fund 81400, FCRHA Asset Management.

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, and all other approved changes through December 31, 2021:

Carryover Adjustments **\$619,323**
 As part of the FY 2021 Carryover Review, the Board of Supervisors approved funding of \$619,323 due to unexpended project balances of \$447,988, encumbered carryover of \$12,160, and \$159,175 to support Operating Expenses at Woodley Hills for nine months as a result of the delay in the transition of the property to third-party management in FY 2022.

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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
Beginning Balance	\$5,985,076	\$4,580,272	\$6,170,244	\$6,130,394
Revenue:				
Dwelling Rents	\$2,310,704	\$287,116	\$673,115	\$0
Investment Income ¹	110,047	150,676	150,676	0
Other Income ¹	76,040	41,714	41,714	0
Debt Service Contribution (Little River Glen)	508,820	508,820	508,820	0
Total Revenue	\$3,005,611	\$988,326	\$1,374,325	\$0
Total Available	\$8,990,687	\$5,568,598	\$7,544,569	\$6,130,394
Expenditures:				
Personnel Services	\$1,286,492	\$0	\$0	\$0
Operating Expenses ¹	1,533,951	794,852	966,187	0
Capital Equipment	0	0	447,988	0
Total Expenditures	\$2,820,443	\$794,852	\$1,414,175	\$0
Total Disbursements	\$2,820,443	\$794,852	\$1,414,175	\$0
Ending Balance²	\$6,170,244	\$4,773,746	\$6,130,394	\$6,130,394
Operating Reserve	\$4,399,274	\$2,942,046	\$4,328,665	\$4,328,665
Little River Glen Debt Reserve	1,723,538	1,781,397	1,781,397	1,781,397
FCRP Capital and Maintenance Reserve ³	47,432	50,303	20,332	20,332
Unreserved Ending Balance	\$0	\$0	\$0	\$0

¹ In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as increases of \$60.26 to FY 2021 revenues and \$1,685.87 to FY 2021 expenditures to record interest income, payment to bond holders, reclassify expenditures and to adjust for cost allocation and leave accrual. 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*.

² Ending balances fluctuate due to adjustments in revenues and expenditures, as well as the carryover of balances each year.

³ Following the recommendation of the Auditor to the Fairfax County Board of Supervisors, beginning in FY 2020, Fairfax County Rental Program will designate one percent of rental revenue to a capital and maintenance reserve.