



Response to Questions on the FY 2010 County's Line of Business & Schools Program Review Processes Fall 2008

Request By: Supervisor Smyth

Question: Please break down the costs of the FY 2009 EDA adopted budget, including any miscellaneous costs.

Response: The following chart provides the budget detail of the FY 2009 EDA adopted budget:

PRIMARY EXPENSES	\$5,363,573
Advertising (Placements, Creative, Web Site, Fees)	\$922,000
Public Relations	\$78,000
Personnel	\$3,079,791
Rent (Includes Tel Aviv office)	\$1,078,282
Marketing Travel	\$205,500
OTHER OPERATING EXPENSES	\$1,080,560
Overseas contractors	\$315,000
California office	\$76,480
Other contracts (Corporate Appointment Setting, LAN Administration/Prospect Database and others)	\$253,000
Legal services	\$76,600
IT software and supplies	\$85,000
Office supplies	\$25,000
Networking events and sponsorships	\$30,000
Postage	\$45,000
Telecommunication services	\$25,000
Printing	\$35,000
Research material	\$23,500
Memberships and subscriptions	\$25,000
Vehicles	\$16,100
Training	\$8,000
Other operating costs	\$5,580
Repairs	\$3,500
County fees	\$32,800
PASS-THROUGHS (Greater Washington Initiative, Community Business Partnership)	\$300,750
BUDGET TOTAL	\$6,744,883



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: May 22, 2008
TO: Board of Supervisors
FROM: Anthony H. Griffin, County Executive
SUBJECT: Multi-family "Landlords"

At Supervisor Bulova's request, staff has been exploring further the question of the largest "landlords" in the County. This memorandum is in response to that request. This has been a joint effort between the Department of Housing and Community Development (HCD) and the Department of Tax Administration (DTA), using the best information available, to include the County's tax database, the Internet and staff discussions with certain property owners.

For purposes of this analysis, staff has defined landlord as one having site control- those who own/manage/collect rent for rental multi-family properties. However, the top four on the following list are strictly property owners. Staff has excluded from this definition properties deemed to be not comparable to private sector rental of multi-family apartments, such as nursing homes, assisted living properties, elderly or bed-based housing. Units under construction and not yet on-line were also not included in the totals.

It should be noted that "ownership" in the County's tax database reflects owners of record as recorded in the Fairfax County Land Records. Most apartment ownership is in the form of Limited Liability Corporations (LLC's) or Limited Partnerships (LP's). These may be held by an umbrella or parent company, thus denoting common ownership.

As of May 12, 2008, the following entities are the top eight multi-family landlords in the County based on staff research:

	<u>Landlord</u>	<u>Multi-family Units</u>
1.	Tishman Speyer Archstone	4,444
2.	Equity	3,244
3.	Home Properties	3,161
4.	Fairfax County	2,962

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	<u>Landlord</u>	<u>Multi-family Units</u>
5.	AIMCO	2,719
6.	Kettler	2,333
7.	Stellar/Riverstone Mgmt	2,175
8.	Bozutto	2,111

In addition to those listed above, another nine landlords have between 1,000 and 2,000 units. The remaining landlords control anywhere from 8 to 1,000 units.

As previously noted, the total number of Fairfax County owned/managed/controlled landlord units is based on comparable multi-family rental unit types. These may be owned under the name of the Board of Supervisors or the Fairfax County Redevelopment & Housing Authority (FCRHA). In accomplishing its multiple County-wide missions, HCD and/or the FCRHA also operate facilities that are not comparable to private sector multi-family units. These facilities include specialized elderly housing, group homes, assisted living beds, adult care facilities (which provide medical, adult care and social services) and pads for a mobile home park where the household owns their home. These facilities are not included in the above count.

cc: Edward L. Long, Jr., Deputy County Executive
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