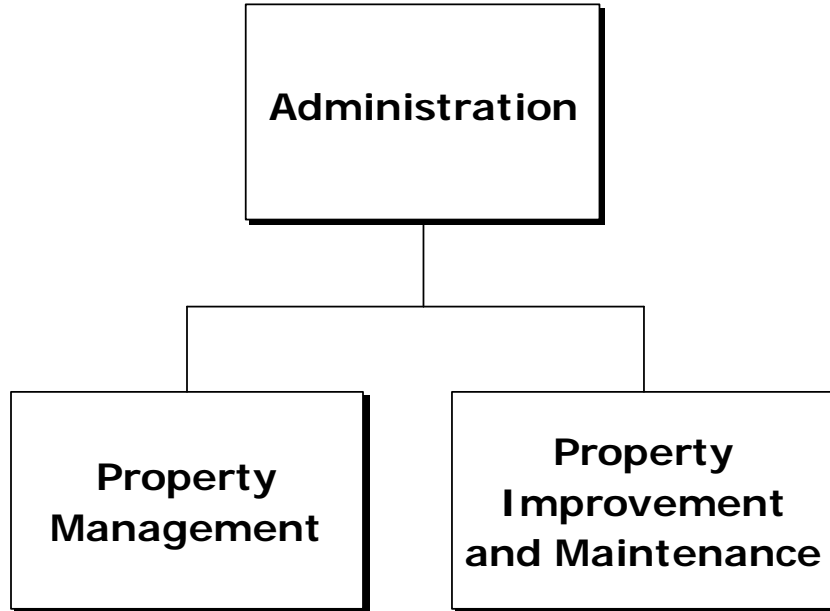


Fund 40330 Elderly Housing Programs



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 owned or leased by the FCRHA. The two facilities are: Little River Glen and Lincolnia Senior Residences. Funding for six other facilities, Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House, Braddock Glen, and Lewinsville Senior Residences is not presented in Fund 40330. 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 2018, these eight facilities will provide for 588 congregate housing units including, three Adult Day Health Care Centers and two assisted living facilities affordable to low-income older adults (see following table).

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Property Name	Supervisor District	Ownership	Operating Funding	Programs	# of Units	Funding Provided
Little River Glen	Braddock	FCRHA	Fund 40330 Elderly Housing	Independent Living Congregate Meals Senior Recreation	120	\$1,559,457
Lincolnia Senior Residences	Mason	FCRHA	Fund 40330 Elderly Housing	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$1,673,887
Gums 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 Herndon Harbor House II LP	Fund 81200 Housing Partnerships	Independent Living Adult Day Health Care Congregate Meals	120	NA
Braddock Glen	Braddock	Fairfax County	Privately Managed	Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	60	NA
Lewinsville Senior Residences ¹	Dranesville	FCRHA	Privately Managed	Independent Living Adult Day Health Care Congregate Meals Senior Recreation	22	NA
Total Units					610	\$3,233,344

¹ Upon completion of the renovation at Lewinsville in the spring of 2018, the number of units will increase to 82.

Through a public-private partnership in FY 2017, Lewinsville is currently under renovation, whereby the current facility will be replaced by two buildings, providing approximately 82 units of “Independent Living” senior housing in “The Fallstead” at Lewinsville Center once completed in spring 2018. The second County building will include space for the Fairfax County Health Department’s Adult Day Health Care facility, two child day care centers and allow for the expansion of services of the existing senior center programs operated by the Department of Neighborhood and Community Services. Management of the property will be shifted to a private company.

In FY 2018, the operation of the Elderly Housing Programs will be supported in part with rental income, a state auxiliary grant for indigent care in the Adult Care Residence component at the Lincolnia Center, and County support via a County General Fund transfer of \$1.84 million that supports nearly 57 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.

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 congregational meal programs, are reflected in the agency budgets for the Department of Neighborhood and Community Services, the Health Department, the Department of Family Services, Fund 50000, Federal-State Grant Fund, and capital project requirements are funded in Fund 20000, Consolidated Debt Service.

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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.

Budget and Staff Resources

Category	FY 2016 Actual	FY 2017 Adopted	FY 2017 Revised	FY 2018 Advertised	FY 2018 Adopted
FUNDING					
Expenditures:					
Personnel Services	\$745,966	\$1,158,742	\$810,167	\$665,428	\$665,428
Operating Expenses	2,425,877	2,422,162	2,465,898	2,567,916	2,567,916
Capital Equipment	0	0	0	0	0
Total Expenditures	\$3,171,843	\$3,580,904	\$3,276,065	\$3,233,344	\$3,233,344
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Regular	12 / 12	12 / 12	12 / 12	12 / 12	12 / 12
RENTAL HOUSING PROPERTY MANAGEMENT					
1 Director of Senior Housing	1	1 Housing Services Specialist III	1	1 General Building Maintenance Worker I	
1 Chief Building Maintenance Section	1	1 Housing Services Specialist II	3	3 Facility Attendants II	
1 Trades Supervisor	1	1 Housing Services Specialist I	1	1 Maintenance Trade Helper II	
	1	1 Electrician II			
TOTAL POSITIONS					
12 Positions / 12.0 FTE					

FY 2018 Funding Adjustments

The following funding adjustments from the FY 2017 Adopted Budget Plan are necessary to support the FY 2018 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 2, 2017.

- ◆ **Employee Compensation** **\$13,865**
An increase of \$13,865 in Personnel Services is included for performance-based and longevity increases for non-uniformed merit employees effective July 2017.

- ◆ **Project-Based Adjustments** **(\$261,425)**
A decrease of \$261,425 is due to reduced project-based requirements for salaries, fringe benefits and repair and maintenance expenses, partially offset by increases in anticipated contractual requirements for property management.

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- ◆ **Reductions** (\$100,000)
A decrease of \$100,000 reflects reductions utilized to balance the FY 2018 budget. The following table provides details on the specific reduction:

Title	Impact	Posn	FTE	Reduction
Reduce General Fund Transfer	The General Fund transfer can be reduced \$100,000, or 5.2 percent, due to the elimination of General Fund support for Lewinsville associated with the upcoming transfer of the operation and maintenance to a private management company. Additionally, based on an analysis of actual personnel expenses for operation and maintenance of the properties supported by the fund, savings can be realized. A couple of years ago, HCD transitioned from an allocation model for staff time to actual time posting by property. As a result, less staff time is being charged to this portion of the Department of Housing and Community Development portfolio.	0	0.0	\$100,000

Changes to FY 2017 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2017 Revised Budget Plan since passage of the FY 2017 Adopted Budget Plan. Included are all adjustments made as part of the FY 2016 Carryover Review, FY 2017 Third Quarter Review, and all other approved changes through April 30, 2017.

- ◆ **Carryover Adjustments** \$102,137
As part of the *FY 2016 Carryover Review*, the Board of Supervisors approved encumbered carryover of \$102,137.
- ◆ **Third Quarter Adjustments** (\$406,976)
As part of the *FY 2017 Third Quarter Review*, the Board of Supervisors approved a decrease of \$406,976 due to the closure of Lewinsville Senior Residences for property renovations.

Fund 40330 Elderly Housing Programs

FUND STATEMENT

Fund 40330, Elderly Housing Programs

	FY 2016 Actual	FY 2017 Adopted Budget Plan	FY 2017 Revised Budget Plan	FY 2018 Advertised Budget Plan	FY 2018 Adopted Budget Plan
Beginning Balance	\$2,701,802	\$2,308,469	\$2,918,193	\$2,807,102	\$3,007,452
Revenue:					
Rental Income ¹	\$1,183,982	\$1,131,079	\$916,270	\$1,286,000	\$1,286,000
Miscellaneous Revenue ¹	96,753	111,665	110,895	110,320	110,320
Rental Assistance	210,850	415,000	415,000	0	0
Total Revenue	\$1,491,585	\$1,657,744	\$1,442,165	\$1,396,320	\$1,396,320
Transfers In:					
General Fund (10001)	\$1,896,649	\$1,923,159	\$1,923,159	\$1,837,024	\$1,837,024
Total Transfers In	\$1,896,649	\$1,923,159	\$1,923,159	\$1,837,024	\$1,837,024
Total Available	\$6,090,036	\$5,889,372	\$6,283,517	\$6,040,446	\$6,240,796
Expenditures:					
Personnel Services	\$745,966	\$1,158,742	\$810,167	\$665,428	\$665,428
Operating Expenses ¹	2,425,877	2,422,162	2,465,898	2,567,916	2,567,916
Total Expenditures	\$3,171,843	\$3,580,904	\$3,276,065	\$3,233,344	\$3,233,344
Total Disbursements	\$3,171,843	\$3,580,904	\$3,276,065	\$3,233,344	\$3,233,344
Ending Balance²	\$2,918,193	\$2,308,468	\$3,007,452	\$2,807,102	\$3,007,452
Unrestricted Reserve	\$2,815,693	\$2,205,968	\$2,904,952	\$2,704,602	\$2,904,952
Accrued Interest Receivable	102,500	102,500	102,500	102,500	102,500
Unreserved Ending Balance	\$0	\$0	\$0	\$0	\$0

¹ In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as a decrease of \$8,272.22 in FY 2016 revenues and a decrease of \$17,225.70 in FY 2016 expenditures to record revenue accrual adjustments and record accrued expenses for contracts and building maintenance. These audit adjustments were included in the FY 2016 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2017 Third Quarter Package.

² Ending Balances fluctuate due to program adjustments, carryover of operating expenditures, audit adjustments and adjustments in the general fund transfer.