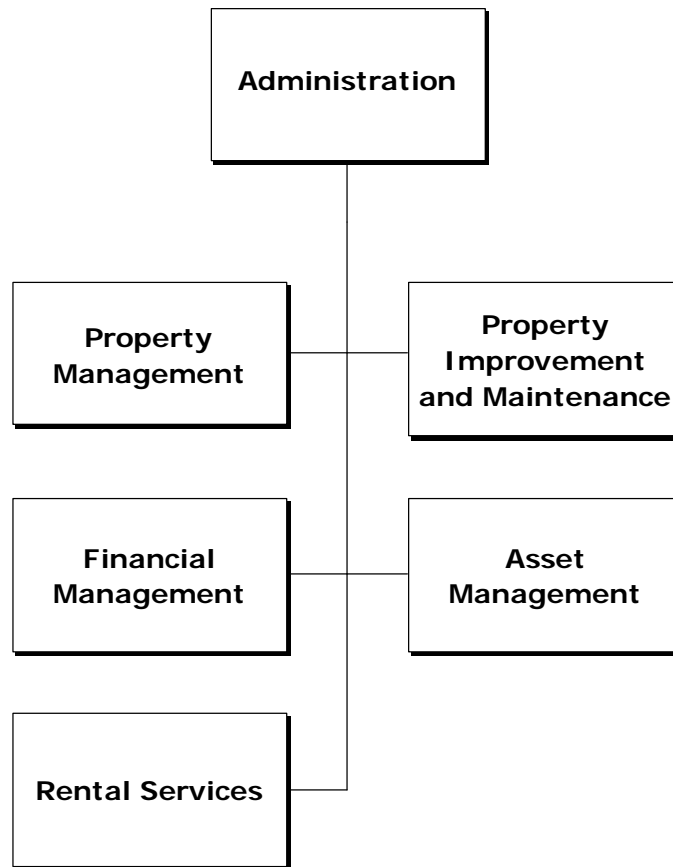


Fund 81100

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

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 2018, Fund 81100, FCRP, will support a total of 1,475 units consisting of multi-family rental properties, senior independent units, and specialized units and beds in FCRHA-owned group homes.

The operation of this program is primarily supported by tenant rents, and the County's General Fund is also charged directly for payments in support of condominium fees. In addition, debt service contributions are received from Fund 40330, Elderly Housing Programs, to provide support for the debt service costs of Little River Glen, an elderly housing development owned by the FCRHA. Accounting procedures require that the debt service for this project be paid out of Fund 81100, Fairfax County Rental Program, although the operating costs are reflected in Fund 40330, Elderly Housing Programs.

Fund 81100 Fairfax County Rental Program

In addition, HCD staff administers contracts between the FCRHA and private firms hired to manage Crescent Apartments, Hopkins Glen, Little River Square, Mt. Vernon Gardens, and Wedgewood Apartments.

The following charts summarize the total number of units in the Rental Program and Group Homes in FY 2018 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>2018 Budget</u>	<u>District</u>
Bryson at Woodland Park	4	\$52,432	Hunter Mill
Cedar Lakes	3	30,824	Sully
Charleston Square	1	19,029	Springfield
Chatham Town	10	119,766	Braddock
Coan Pond (Working Singles Housing Program)	19	122,697	Providence
Colchester Towne	24	222,031	Lee
East Market	4	46,515	Springfield
Fair Oaks Landing	3	48,193	Springfield
Faircrest	6	90,714	Sully
Fairfax Ridge Condo	1	7,522	Springfield
Glenwood Mews	9	111,931	Lee
Halstead	4	53,902	Providence
Holly Acres	2	28,860	Lee
Island Creek	8	93,131	Lee
Laurel Hill	6	75,407	Mt. Vernon
Legato Corner Condominiums	13	159,755	Springfield
Little River Glen (Debt Service)		499,087	Braddock
Lorton Valley	2	20,186	Mt. Vernon
Madison Ridge	10	99,805	Sully
McLean Hills	25	273,706	Providence
Metrowest ¹	2	12,462	Providence
Northampton	4	52,082	Lee
ParcReston	23	278,768	Hunter Mill
Penderbrook	48	547,776	Providence
Royal Lytham Drive – ADU ¹	1	0	Sully
Saintsbury Plaza ²	6	35,452	Providence
Springfield Green	14	167,467	Lee
Stockwell Manor	3	41,005	Dranesville
Stonegate at Faircrest	1	11,159	Springfield
Westbriar	1	5,835	Providence
Westcott Ridge	10	136,841	Springfield
Willow Oaks	7	102,174	Sully
Woodley Hills Estates	<u>115</u>	<u>625,858</u>	Mt. Vernon
Subtotal	389	\$4,192,372	

¹ FCRHA purchased one unit at Metrowest during FY 2016 and added one Affordable Dwelling Unit at Royal Lytham Drive to the rental program pending future status of properties in the ADU program. No budget is planned for FY 2018 as this unit is part of the agency's ADU program housing stock.

Fund 81100 Fairfax County Rental Program

² The six units at Saintsbury Plaza are age restricted and managed as senior properties. Senior independent properties, other than Saintsbury Plaza, that are directly managed by the FCRHA are reflected under Fund 40330, Elderly Housing Programs.

<u>Third-Party Managed Projects¹</u>	<u>Units</u>	<u>FY 2018 Budget</u>	<u>District</u>
Crescent Apartments	180	\$0	Hunter Mill
Hopkins Glen	91	0	Providence
Little River Square	45	0	Springfield
Mt. Vernon Gardens	36	0	Lee
Wedgewood Apartments	<u>672</u>	<u>0</u>	Braddock
Subtotal	1,024	\$0	
<u>Group Homes</u>	<u>Units</u>	<u>FY 2018 Budget</u>	<u>District</u>
Bath Street Group Home ²	8	\$8,908	Springfield
Dequincey Group Homes	5	8,908	Braddock
First Stop Group Home	8	56,524	Springfield
Leland Group Home	8	32,072	Sully
Minerva Fisher Group Home	12	81,884	Providence
Mount Vernon Group Home	8	11,141	Mt. Vernon
Patrick Street Group Home	8	12,890	Providence
Rolling Road Group Home	<u>5</u>	<u>10,324</u>	Mt. Vernon
Subtotal	62	\$222,651	
Total Units/Fund Expenditures	1,475	\$4,415,023	
Less: Debt Service	NA	(\$499,087)	
Net Fund Expenditures		\$3,915,936	

¹ The units at Crescent Apartments, Hopkins Glen, Little River Square, Mt. Vernon Gardens, and Wedgewood Apartments are part of the FCRP Program. The properties are managed and maintained by private contractors. All funding for these units will be budgeted and reported by the property management firm and reported to the department on a regular basis. It should also be noted that a variety of other FCRP multifamily and senior independent units are owned by FCRHA-controlled partnerships and are either privately managed by third-party entities or are managed directly by the FCRHA under Fund 81200, Housing Partnerships.

² Bath Street is an eight bedroom group home facility that was purchased by the FCRHA in FY 2016. In FY 2017, this property was leased to the Fairfax-Falls Church Community Services Board (CSB) and is managed by a third party contractor who will provide operations and maintenance support to the facility.

Fund 81100

Fairfax County Rental Program

Budget and Staff Resources

Category	FY 2016 Actual	FY 2017 Adopted	FY 2017 Revised	FY 2018 Advertised	FY 2018 Adopted
FUNDING					
Expenditures:					
Personnel Services	\$1,726,487	\$1,865,951	\$1,867,351	\$1,842,151	\$1,842,151
Operating Expenses	2,727,324	2,656,340	2,780,537	2,572,872	2,572,872
Capital Equipment	0	0	0	0	0
Total Expenditures	\$4,453,811	\$4,522,291	\$4,647,888	\$4,415,023	\$4,415,023
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Regular	23 / 23	23 / 23	23 / 23	23 / 23	23 / 23
RENTAL HOUSING PROPERTY MANAGEMENT					
1 Housing/Community Developer V	1	Assistant Supervisor Facilities Support	3	General Building Maintenance Workers II	
1 Housing/Community Developer IV	1	Chief Building Maintenance Section	2	General Building Maintenance Workers I	
1 Housing/Community Developer II	1	Electrician II	1	Administrative Assistant V	
1 Housing Services Specialist IV	1	Plumber II	1	Administrative Assistant IV	
2 Housing Services Specialists II	1	Engineering Technician II	1	Administrative Assistant II	
1 Housing Services Specialist I	1	Material Management Specialist III	2	Human Services Assistants	
TOTAL POSITIONS					
23 Positions / 23.0 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** **\$32,486**
 An increase of \$32,486 in Personnel Services includes performance-based and longevity increases for non-uniformed merit employees effective July 2017.
- ◆ **Other Post-Employment Benefits** **\$1,199**
 An increase of \$1,199 in Personnel Services reflects required adjustments associated with providing Other Post-Employment Benefits (OPEBs) to retirees, including the Retiree Health Benefits Subsidy. For more information on Other Post-Employment Benefits, please refer to Fund 73030, OPEB Trust Fund, in Volume 2 of the FY 2018 Adopted Budget Plan.
- ◆ **Spending Alignments** **(\$140,953)**
 A net decrease of \$140,953 for project-based budgeting adjustments and operating requirements, composed of \$57,485 in Personnel Services and \$83,468 in Operating Expenses based on an alignment of actual spending trends.

Fund 81100 Fairfax County Rental Program

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** **\$32,597**
As part of the *FY 2016 Carryover Review*, the Board of Supervisors approved an increase of \$32,597 in Operating Expenses associated with encumbered carryover.

- ◆ **Out-of-Cycle Adjustments** **\$58,000**
Funding was increased \$58,000 in Operating Expenses, primarily due to \$58,000 associated with condominium fees for Springfield Green. Additionally, \$1,400 was reallocated from Operating Expenses to Personnel Services for Highland Oaks resulting in no net funding change.

- ◆ **Third Quarter Adjustments** **\$35,000**
As part of the *FY 2017 Third Quarter Review*, funding was increased \$35,000 due to capital improvement work at the First Stop/Sojourn Group Home.

Fund 81100

Fairfax County Rental Program

FUND STATEMENT

Fund 81100, Fairfax County Rental Program

	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	\$6,275,136	\$5,956,461	\$6,098,570	\$6,028,250	\$6,066,301
Revenue:					
Dwelling Rents ¹	\$3,527,572	\$3,735,661	\$3,735,661	\$3,602,562	\$3,602,562
Investment Income ¹	93,651	94,370	94,370	111,381	111,381
Other Income ¹	147,203	241,769	276,769	206,399	206,399
Debt Service Contribution (Little River Glen)	508,819	508,819	508,819	508,819	508,819
Total Revenue	\$4,277,245	\$4,580,619	\$4,615,619	\$4,429,161	\$4,429,161
Total Available	\$10,552,381	\$10,537,080	\$10,714,189	\$10,457,411	\$10,495,462
Expenditures:					
Personnel Services	\$1,726,487	\$1,865,951	\$1,867,351	\$1,842,151	\$1,842,151
Operating Expenses ¹	2,727,324	2,656,340	2,780,537	2,572,872	2,572,872
Total Expenditures	\$4,453,811	\$4,522,291	\$4,647,888	\$4,415,023	\$4,415,023
Total Disbursements	\$4,453,811	\$4,522,291	\$4,647,888	\$4,415,023	\$4,415,023
Ending Balance²	\$6,098,570	\$6,014,789	\$6,066,301	\$6,042,388	\$6,080,439
Replacement Reserve	\$5,514,883	\$5,431,102	\$5,482,614	\$5,458,701	\$5,496,752
Cash with Fiscal Agent	583,687	583,687	583,687	583,687	583,687
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 an increase of \$10,111.87 in FY 2016 revenues and a decrease of \$27,938.88 in FY 2016 expenditures to record interest income, payment to bond holders, reclassify expenditures and adjust for cost allocation and leave accrual. 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 adjustments in revenues and expenditures, as well as the carryover of balances each year.