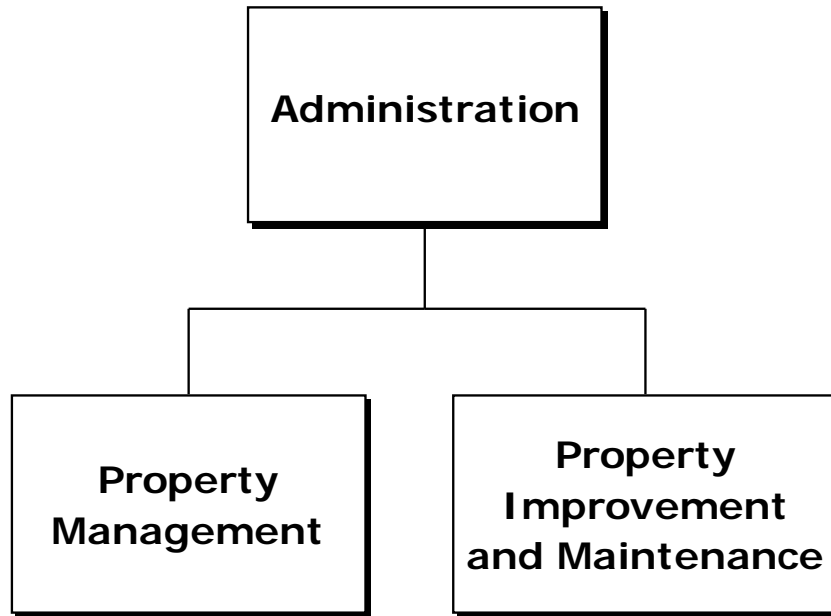


Fund 40330 Elderly Housing Programs



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 (Little River Glen and Lincolnia Senior Residences) owned or leased by the FCRHA. Funding for other facilities (Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House, and Braddock Glen) 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 2019, these 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	\$1,497,958
Lincolnia Senior Residences	Mason	FCRHA	Fund 40330, Elderly Housing	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$1,770,208
Gum 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
Total Units¹					588	\$3,268,166

¹An additional 82 units will be available at The Fallstead at Lewinsville Center once the redevelopment is complete (Spring 2019). The Fallstead will be privately owned and operated.

Through a public-private partnership, HCD/FCRHA will no longer be responsible for the management and operation of Lewinsville. The current facility is being redeveloped by a private developer. Approximately 82 units of senior independent living will be provided in "The Fallstead" at Lewinsville Center which will be privately owned and operated. Space will also be provided for the Fairfax County Health Department's Adult Day Health Care facility; two child day care centers; and an expanded senior center operated by the Department of Neighborhood and Community Services in a new public facility.

In FY 2019, 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 \$1.86 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 congregate meal programs, are reflected in the agency budgets of the Department of Neighborhood and Community Services, the Health Department, the Department of

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Family Services, and Fund 50000, Federal-State Grant Fund. Capital project requirements are funded in Fund 20000, Consolidated Debt Service.

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 2017 Actual	FY 2018 Adopted	FY 2018 Revised	FY 2019 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$653,016	\$665,428	\$665,428	\$607,216
Operating Expenses	2,400,098	2,567,916	2,638,131	2,660,950
Total Expenditures	\$3,053,114	\$3,233,344	\$3,303,559	\$3,268,166
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	12 / 12	12 / 12	9 / 9	9 / 9
RENTAL HOUSING PROPERTY MANAGEMENT				
1 Director of Senior Housing	1	Housing Services Specialist II	2	Facility Attendants II
1 Trades Supervisor	1	Housing Services Specialist I	1	Maintenance Trade Helper II
1 Housing Services Specialist III	1	Electrician II		
TOTAL POSITIONS				
9 Positions / 9.0 FTE				

FY 2019 Funding Adjustments

The following funding adjustments from the FY 2018 Adopted Budget Plan are necessary to support the FY 2019 program.

- ◆ **Employee Compensation** **\$25,698**
 An increase of \$25,698 in Personnel Services includes \$13,260 for a 2.25 percent market rate adjustment (MRA) for all employees and \$12,438 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2018.
- ◆ **Project-Based Adjustments** **\$9,124**
 A net increase of \$9,124 is due an increase of \$93,034 in Operating Expenses primarily attributable to increases in anticipated contractual requirements for property management, partially offset by a decrease of \$83,910 attributed to reduced project-based requirements for salaries and fringe benefits.

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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** **\$70,215**
As part of the *FY 2017 Carryover Review*, the Board of Supervisors approved encumbered carryover of \$70,215 primarily associated with maintenance and utility needs.

- ◆ **Position Realignment** **\$0**
Subsequent to the *FY 2017 Carryover Review*, 1/1.0 FTE Housing Community Developer V, 1/1.0 FTE Housing Community Developer IV and 1/1.0 FTE Administrative Assistant II were transferred from Fund 40330, Elderly Housing Programs, to the General Fund to align program duties and responsibilities.

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FUND STATEMENT

Fund 40330, Elderly Housing Programs

	FY 2017 Actual	FY 2018 Adopted Budget Plan	FY 2018 Revised Budget Plan	FY 2019 Advertised Budget Plan
Beginning Balance	\$2,918,193	\$3,007,452	\$3,194,536	\$3,124,321
Revenue:				
Rental Income ¹	\$1,297,458	\$1,286,000	\$1,286,000	\$1,295,133
Miscellaneous Revenue ¹	108,840	110,320	110,320	111,655
Total Revenue	\$1,406,298	\$1,396,320	\$1,396,320	\$1,406,788
Transfers In:				
General Fund (10001)	\$1,923,159	\$1,837,024	\$1,837,024	\$1,862,722
Total Transfers In	\$1,923,159	\$1,837,024	\$1,837,024	\$1,862,722
Total Available	\$6,247,650	\$6,240,796	\$6,427,880	\$6,393,831
Expenditures:				
Personnel Services ¹	\$653,016	\$665,428	\$665,428	\$607,216
Operating Expenses ¹	2,400,098	2,567,916	2,638,131	2,660,950
Total Expenditures	\$3,053,114	\$3,233,344	\$3,303,559	\$3,268,166
Total Disbursements	\$3,053,114	\$3,233,344	\$3,303,559	\$3,268,166
Ending Balance	\$3,194,536	\$3,007,452	\$3,124,321	\$3,125,665
Unrestricted Reserve	\$3,092,036	\$2,904,952	\$3,021,821	\$3,023,165
Accrued Interest Receivable	102,500	102,500	102,500	102,500
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 an increase of \$121.66 in FY 2017 revenues and \$2,197.39 in FY 2017 expenditures to accurately record revenue accruals, accrued leave and accrued expenses for contracts and building maintenance in the proper fiscal period. These audit adjustments were included in the FY 2017 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments will be included in the FY 2018 Third Quarter Package.