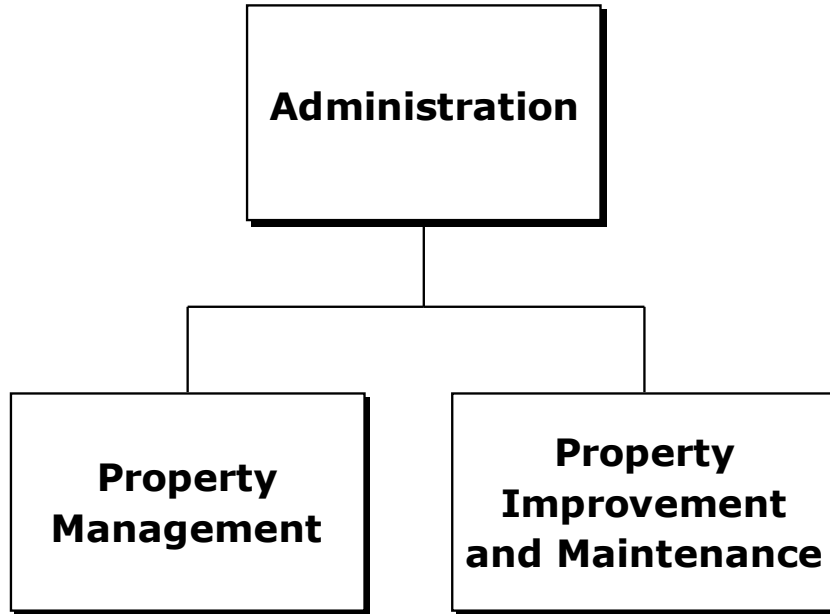


Fund 40330

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 directly presented in Fund 40330; however, personnel costs associated with the oversight of these partnership properties is reported in the Elderly Operating Fund. 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 2020, these facilities will provide for 588 congregate housing units including two Adult Day Health Care Centers and three senior centers affordable to low-income older adults (see following table).

Fund 40330 Elderly Housing Programs

Property Name	Supervisor District	Ownership	Operating Funding	Programs	# of Units ¹	Funding Provided ²
Little River Glen	Braddock	FCRHA	Fund 40330, Elderly Housing	Independent Living Congregate Meals Senior Recreation	120	\$1,501,884
Lincolnia Senior Residences	Mason	FCRHA	Fund 40330, Elderly Housing	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$1,625,396
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 Congregate Meals Senior Recreation	60	NA
Total					588	\$3,164,280

¹ An additional 82 units are available at The Fallstead at Lewinsville Center. The construction was substantially completed in the Fall of 2018, and will be privately owned and operated.

² Total funding for FY 2020 includes \$37,000 in the Elderly Operating Fund for general oversight of the partnership properties within Fund 40330.

Beginning in FY 2018, funding was no longer included for Lewinsville Senior Residences, one of the former locally-funded elderly housing developments, in Fund 40330, Elderly Housing Programs. Through a public-private partnership, HCD/FCRHA will no longer be responsible for the management and operation of Lewinsville. The current facility has been redeveloped by a private developer into 82 units of senior independent living. The new facility; "The Fallstead" at Lewinsville Center, will be privately owned and operated. Construction of this new senior development was substantially completed in the Fall of 2018. 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 2020, the operation of the Elderly Housing Programs will be supported in part with rental income, a state auxiliary grant for indigent care in the Assisted Living component at the Lincolnia Center and County support via a County General Fund transfer of \$1.88 million that supports 59 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.

Fund 40330

Elderly Housing Programs

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 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 2018 Actual	FY 2019 Adopted	FY 2019 Revised	FY 2020 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$687,886	\$607,216	\$607,216	\$619,310
Operating Expenses	2,386,853	2,660,950	2,820,259	2,544,970
Total Expenditures	\$3,074,739	\$3,268,166	\$3,427,475	\$3,164,280
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	9 / 9	9 / 9	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 2020 Funding Adjustments

The following funding adjustments from the FY 2019 Adopted Budget Plan are necessary to support the FY 2020 program.

- ◆ **Employee Compensation** **\$16,936**
 An increase of \$16,936 in Personnel Services includes \$5,762 for a 1.0 percent market rate adjustment (MRA) for all employees and \$11,174 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2019.
- ◆ **Project-Based Adjustments** **(\$120,822)**
 A decrease of \$120,822 is primarily attributable to decreases of \$115,980 in Operating Expenses due to anticipated contractual requirements for property management and \$4,842 in Personnel Services due to reduced project-based requirements for salaries and fringe benefits.

Fund 40330 Elderly Housing Programs

Changes to FY 2019 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2019 Revised Budget Plan since passage of the FY 2019 Adopted Budget Plan. Included are all adjustments made as part of the FY 2018 Carryover Review, and all other approved changes through December 31, 2018.

- ◆ **Carryover Adjustments** **\$159,309**
As part of the FY 2018 Carryover Review, the Board of Supervisors approved encumbered carryover of \$159,309 primarily associated with the Lincolnia contract.

Fund 40330 Elderly Housing Programs

FUND STATEMENT

Fund 40330, Elderly Housing Programs

	FY 2018 Actual	FY 2019 Adopted Budget Plan	FY 2019 Revised Budget Plan	FY 2020 Advertised Budget Plan
Beginning Balance	\$3,194,536	\$3,124,321	\$3,312,658	\$3,154,693
Revenue:				
Rental Income ¹	\$1,256,599	\$1,295,133	\$1,295,133	\$1,275,866
Miscellaneous Revenue ¹	99,238	111,655	111,655	8,756
Total Revenue	\$1,355,837	\$1,406,788	\$1,406,788	\$1,284,622
Transfers In:				
General Fund (10001)	\$1,837,024	\$1,862,722	\$1,862,722	\$1,879,658
Total Transfers In	\$1,837,024	\$1,862,722	\$1,862,722	\$1,879,658
Total Available	\$6,387,397	\$6,393,831	\$6,582,168	\$6,318,973
Expenditures:				
Personnel Services	\$687,886	\$607,216	\$607,216	\$619,310
Operating Expenses ¹	2,386,853	2,660,950	2,820,259	2,544,970
Total Expenditures	\$3,074,739	\$3,268,166	\$3,427,475	\$3,164,280
Total Disbursements	\$3,074,739	\$3,268,166	\$3,427,475	\$3,164,280
Ending Balance	\$3,312,658	\$3,125,665	\$3,154,693	\$3,154,693
Unrestricted Reserve	\$3,210,158	\$3,023,165	\$3,154,693	\$3,154,693
Accrued Interest Receivable	102,500	102,500	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 \$17,550.13 in FY 2018 revenues to record revenue accrual adjustments and a decrease of \$11,312.18 in FY 2018 expenditures to record accrued expenses for contracts and building maintenance in the proper fiscal period. These audit adjustments were included in the FY 2018 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments will be included in the FY 2019 Third Quarter Package.