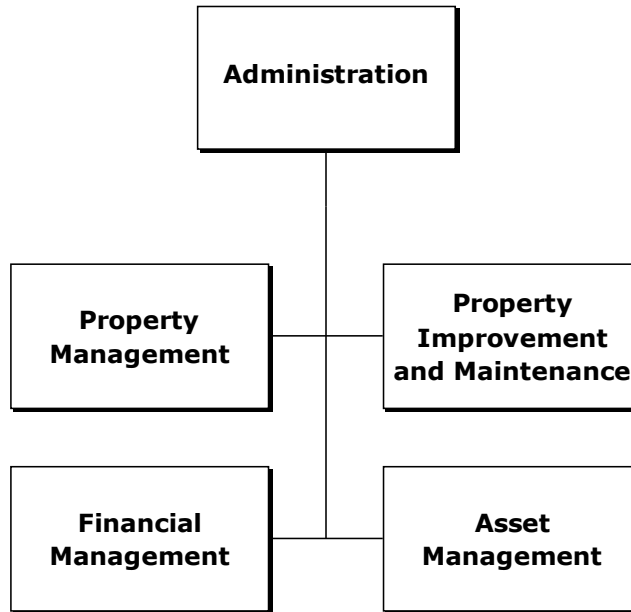


Fund 81100

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 2020, Fund 81100, FCRP, will support a total of 1,484 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, FCRP, although the operating costs are reflected in Fund 40330, Elderly Housing Programs.

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. In FY 2019, an additional 69 scattered sites were contracted to third-party private firms for management of these properties.

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Fairfax County Rental Program

The following charts summarize the total number of units in the Rental Program and Group Homes in FY 2020 and the projected operating costs associated with the units:

Project Name	Units	FY 2020 Budget	District
Cedar Lakes	3	\$62,910	Sully
Charleston Square	1	22,130	Springfield
Chatham Town	10	169,503	Braddock
Coan Pond (Working Singles Housing Program)	19	145,157	Providence
Colchester Towne	24	326,790	Lee
Discovery Square	5	19,125	Sully
East Market	4	54,470	Springfield
Fair Oaks Landing	3	45,898	Springfield
Faircrest	6	90,571	Sully
Fairfax Ridge Condo	1	11,935	Springfield
Glenwood Mews	9	106,701	Lee
Halstead	4	68,636	Providence
Holly Acres	2	34,157	Lee
Island Creek	8	90,842	Lee
Laurel Hill	6	117,591	Mt. Vernon
Legato Corner Condominiums	13	168,826	Springfield
Little River Glen (Debt Service)	0	508,819	Braddock
Lorton Valley	2	24,981	Mt. Vernon
Madison Ridge	10	102,077	Sully
Metrowest	6	36,288	Providence
Northampton	4	78,285	Lee
Penderbrook	48	681,309	Providence
Royal Lytham Drive – ADU	1	21,930	Sully
Saintsbury Plaza ¹	6	36,362	Providence
Stockwell Manor	3	44,862	Dranesville
Stonegate at Faircrest	1	9,077	Springfield
Westcott Ridge	10	141,930	Springfield
Willow Oaks	7	97,970	Sully
Woodley Hills Estates	115	429,713	Mt. Vernon
Subtotal²	331	\$3,748,845	

¹ 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.

² In FY 2019, several scattered sites were contracted to third-party management companies. Those properties are reflected in the third-party managed property matrix and include: Bryson at Woodland Park, Fox Mill, McLean Hills, ParcReston, Springfield Green and Westbriar.

Fund 81100 Fairfax County Rental Program

Third-Party Managed Projects ¹	Units	FY 2020 Budget	District
Bryson at Woodland Park	4	\$0	Hunter Mill
Crescent Apartments	180	0	Hunter Mill
Fox Mill	2	0	Hunter Mill
Hopkins Glen	91	0	Providence
Little River Square	45	0	Springfield
McLean Hills	25	0	Providence
Mt. Vernon Gardens	34	0	Lee
ParcReston	23	0	Hunter Mill
Springfield Green	14	0	Lee
Wedgewood Apartments	672	0	Braddock
Westbriar	1	0	Providence
Subtotal	1,091	\$0	
Group Homes	Units	FY 2020 Budget	District
Bath Street Group Home ²	8	\$5,032	Springfield
Dequincey Group Homes	5	12,161	Braddock
First Stop Group Home	8	53,446	Springfield
Leland Group Home	8	21,344	Sully
Minerva Fisher Group Home	12	46,977	Providence
Mount Vernon Group Home	8	13,374	Mt. Vernon
Patrick Street Group Home	8	11,109	Providence
Rolling Road Group Home	5	7,314	Mt. Vernon
Subtotal	62	\$170,757	
Total Units/Fund Expenditures³	1,484	\$3,961,613	
Less Debt Service		(\$508,819)	
Net Fund Expenditures		\$3,452,794	

¹ These units are part of the FCRP but 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. Funding shown supports activities that must be managed by HCD, such as fire inspections, as well as internal maintenance that is required and reimbursement is sought.

³ Total expenditures for FY 2020 include \$42,011 in the FCRP Operating Fund for general program oversight.

Fund 81100

Fairfax County Rental Program

Budget and Staff Resources

Category	FY 2018 Actual	FY 2019 Adopted	FY 2019 Revised	FY 2020 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$1,822,983	\$1,794,076	\$1,794,076	\$1,869,565
Operating Expenses	2,435,454	2,750,972	2,918,370	2,092,048
Capital Equipment	0	0	925,162	0
Total Expenditures	\$4,258,437	\$4,545,048	\$5,637,608	\$3,961,613
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	23 / 23	23 / 23	24 / 24	24 / 24
RENTAL HOUSING PROPERTY MANAGEMENT				
2 Housing/Community Developers IV	1 Assistant Supervisor Facilities Support	3 General Building Maintenance Workers II		
1 Housing/Community Developer II	1 Chief Building Maintenance Section	2 General Building Maintenance Workers I		
1 Housing Services Specialist IV	1 Electrician II	2 Administrative Assistants IV		
3 Housing Services Specialists II	1 Plumber II	1 Administrative Assistant II		
1 Housing Services Specialist I	1 Engineering Technician II			
2 Human Services Assistants	1 Material Management Specialist III			
TOTAL POSITIONS				
24 Positions / 24.0 FTE				

FY 2020 Funding Adjustments

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

- \$42,096**

◆ **Employee Compensation**
 An increase of \$42,096 in Personnel Services includes \$15,782 for a 1.0 percent market rate adjustment (MRA) for all employees and \$26,314 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2019.
- \$6,361**

◆ **Other Post-Employment Benefits**
 An increase of \$6,361 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, in Volume 2 of the FY 2020 Advertised Budget Plan.
- (\$631,892)**

◆ **Spending Alignments**
 A net decrease of \$631,892 comprises \$658,924 in Operating Expenses primarily due to 69 scattered sites being contracted to third-party managed private firms in FY 2019, partially offset by an increase of \$27,032 in Personnel Services based on an alignment of actual spending trends.

Fund 81100

Fairfax County Rental Program

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** **\$1,092,560**
As part of the *FY 2018 Carryover Review*, the Board of Supervisors approved funding of \$1,092,560 due to unexpended project balances of \$925,162 and encumbered carryover of \$167,398.

- ◆ **Position Realignment** **\$0**
As part of an ongoing effort to realign positions within the Department of Housing and Community Development based on real-time tracking, posting of time and attendance and programmatic operations, 1/1.0 FTE Housing Services Specialist II was transferred from Fund 81300, RAD – Project-Based Voucher to Fund 81100, FCRP.

Fund 81100

Fairfax County Rental Program

FUND STATEMENT

Fund 81100, Fairfax County Rental Program

	FY 2018 Actual	FY 2019 Adopted Budget Plan	FY 2019 Revised Budget Plan	FY 2020 Advertised Budget Plan
Beginning Balance	\$6,043,834	\$5,997,978	\$7,022,747	\$5,930,187
Revenue:				
Dwelling Rents ¹	\$3,637,888	\$3,742,624	\$3,742,624	\$2,902,220
Investment Income ¹	123,960	126,215	126,215	129,426
Other Income ¹	966,683	167,390	167,390	213,980
Debt Service Contribution (Little River Glen)	508,819	508,819	508,819	508,819
Total Revenue	\$5,237,350	\$4,545,048	\$4,545,048	\$3,754,445
Total Available	\$11,281,184	\$10,543,026	\$11,567,795	\$9,684,632
Expenditures:				
Personnel Services	\$1,822,983	\$1,794,076	\$1,794,076	\$1,869,565
Operating Expenses ¹	2,435,454	2,750,972	2,918,370	2,092,048
Capital Outlay	0	0	925,162	0
Total Expenditures	\$4,258,437	\$4,545,048	\$5,637,608	\$3,961,613
Total Disbursements	\$4,258,437	\$4,545,048	\$5,637,608	\$3,961,613
Ending Balance²	\$7,022,747	\$5,997,978	\$5,930,187	\$5,723,019
Replacement Reserve	\$5,513,898	\$5,414,291	\$5,346,500	\$5,139,332
Capital Reserve	925,162	0	0	0
Cash with Fiscal Agent	583,687	583,687	583,687	583,687
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 a decrease of \$44,322.26 to FY 2018 revenues and an increase of \$72.29 in FY 2018 expenditures to record interest income, payment to bond holders, reclassify expenditures and adjust for cost allocation and leave accruals 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.

² Ending balances fluctuate due to adjustments in revenues and expenditures, as well as the carryover of balances each year.