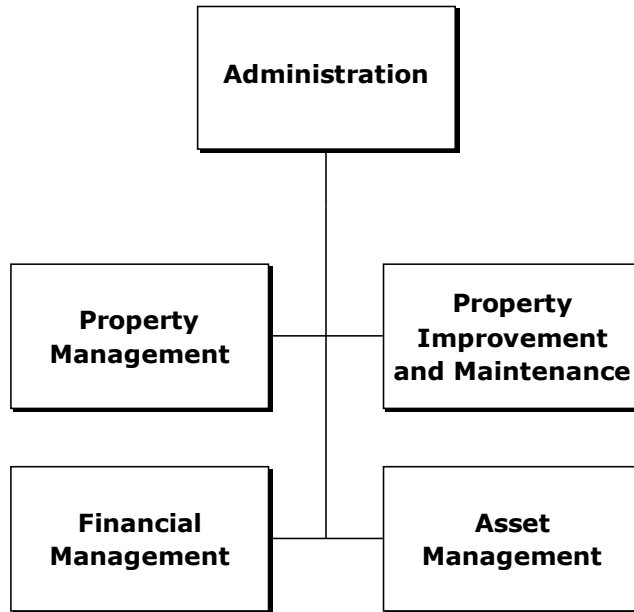


Fund 81100

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 2019, Fund 81100, FCRP, will support a total of 1,480 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.

Fund 81100 Fairfax County Rental Program

The following charts summarize the total number of units in the Rental Program and Group Homes in FY 2019 and the projected operating costs associated with the units:

Project Name	Units	FY 2019 Budget	District
Bryson at Woodland Park	4	\$53,521	Hunter Mill
Cedar Lakes	3	57,440	Sully
Charleston Square	1	20,306	Springfield
Chatham Town	10	151,697	Braddock
Coan Pond (Working Singles Housing Program)	19	101,549	Providence
Colchester Towne	24	290,295	Lee
Discovery Square ¹	5	30,000	Sully
East Market	4	47,618	Springfield
Fair Oaks Landing	3	40,842	Springfield
Faircrest	6	79,456	Sully
Fairfax Ridge Condo	1	10,157	Springfield
Fox Mill ²	2	33,160	Hunter Mill
Glenwood Mews	9	101,658	Lee
Halstead	4	61,565	Providence
Holly Acres	2	30,626	Lee
Island Creek	8	77,269	Lee
Laurel Hill	6	106,952	Mt. Vernon
Legato Corner Condominiums	13	146,557	Springfield
Little River Glen (Debt Service)	0	508,819	Braddock
Lorton Valley	2	21,486	Mt. Vernon
Madison Ridge	10	85,070	Sully
McLean Hills	25	256,275	Providence
Metrowest	2	35,170	Providence
Northampton	4	71,363	Lee
ParcReston	23	338,586	Hunter Mill
Penderbrook	48	630,522	Providence
Royal Lytham Drive – ADU	1	21,424	Sully
Saintsbury Plaza ³	6	36,706	Providence
Springfield Green	14	177,394	Lee
Stockwell Manor	3	39,738	Dranesville
Stonegate at Faircrest	1	8,523	Springfield
Westbriar	1	4,575	Providence
Westcott Ridge	10	136,602	Springfield
Willow Oaks	7	94,265	Sully
Woodley Hills Estates	115	432,932	Mt. Vernon
Subtotal	396	\$4,340,118	

¹ The five units at Discovery Square were purchased by the FCRHA and added to the Fairfax County Rental Program in FY 2018.

² The two units at Fox Mill were purchased by the FCRHA and added to the Fairfax County Rental Program in FY 2017.

³ 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.

Fund 81100 Fairfax County Rental Program

Third-Party Managed Projects ¹	Units	FY 2019 Budget	District
Crescent Apartments	180	\$0	Hunter Mill
Hopkins Glen	91	0	Providence
Little River Square	45	0	Springfield
Mt. Vernon Gardens	34	0	Lee
Wedgewood Apartments	672	0	Braddock
Subtotal	1,022	\$0	
Group Homes	Units	FY 2019 Budget	District
Bath Street Group Home ²	8	\$126	Springfield
Dequincey Group Homes	5	12,214	Braddock
First Stop Group Home	8	54,273	Springfield
Leland Group Home	8	21,198	Sully
Minerva Fisher Group Home	12	85,136	Providence
Mount Vernon Group Home	8	13,444	Mt. Vernon
Patrick Street Group Home	8	11,178	Providence
Rolling Road Group Home	5	7,361	Mt. Vernon
Subtotal	62	\$204,930	
Total Units/Fund Expenditures	1,480	\$4,545,048	
Less Debt Service		(\$508,819)	
Net Fund Expenditures		\$4,036,229	

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 2017 Actual	FY 2018 Adopted	FY 2018 Revised	FY 2019 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$1,701,253	\$1,842,151	\$1,842,151	\$1,794,076
Operating Expenses	2,688,858	2,572,872	2,632,866	2,750,972
Total Expenditures	\$4,390,111	\$4,415,023	\$4,475,017	\$4,545,048
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	23 / 23	23 / 23	23 / 23	23 / 23
<u>RENTAL HOUSING PROPERTY MANAGEMENT</u>				
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	1 Administrative Assistant V		
2 Housing Services Specialists II	1 Plumber II	1 Administrative Assistant IV		
1 Housing Services Specialist I	1 Engineering Technician II	1 Administrative Assistant II		
2 Human Services Assistants	1 Material Management Specialist III			
<u>TOTAL POSITIONS</u>				
23 Positions / 23.0 FTE				

FY 2019 Funding Adjustments

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

- \$63,156**

◆ **Employee Compensation**
 An increase of \$63,156 in Personnel Services includes \$33,189 for a 2.25 percent market rate adjustment (MRA) for all employees and \$29,967 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2018.
- \$10,332**

◆ **Other Post-Employment Benefits**
 An increase of \$10,332 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 2019 Advertised Budget Plan.
- \$56,537**

◆ **Spending Alignments**
 A net increase of \$56,537 for project-based budgeting adjustments and operating requirements comprises \$178,100 in Operating Expenses, partially offset by a decrease of \$121,563 in Personnel Services based on an alignment of actual spending trends.

Fund 81100 Fairfax County Rental Program

Changes to FY 2018 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2018 Revised Budget Plan since passage of the FY 2018 Adopted Budget Plan. Included are all adjustments made as part of the FY 2017 Carryover Review, and all other approved changes through December 31, 2017.

- ◆ **Carryover Adjustments** **\$59,994**
As part of the *FY 2017 Carryover Review*, the Board of Supervisors approved an increase of \$59,994 in Operating Expenses associated with encumbered carryover.

Fund 81100

Fairfax County Rental Program

FUND STATEMENT

Fund 81100, Fairfax County Rental Program

	FY 2017 Actual	FY 2018 Adopted Budget Plan	FY 2018 Revised Budget Plan	FY 2019 Advertised Budget Plan
Beginning Balance	\$6,098,570	\$6,066,301	\$6,043,834	\$5,997,978
Revenue:				
Dwelling Rents	\$3,520,373	\$3,602,562	\$3,602,562	\$3,742,624
Investment Income ¹	113,045	111,381	111,381	126,215
Other Income	193,138	206,399	206,399	167,390
Debt Service Contribution (Little River Glen)	508,819	508,819	508,819	508,819
Total Revenue	\$4,335,375	\$4,429,161	\$4,429,161	\$4,545,048
Total Available	\$10,433,945	\$10,495,462	\$10,472,995	\$10,543,026
Expenditures:				
Personnel Services	\$1,701,253	\$1,842,151	\$1,842,151	\$1,794,076
Operating Expenses ¹	2,688,858	2,572,872	2,632,866	2,750,972
Total Expenditures	\$4,390,111	\$4,415,023	\$4,475,017	\$4,545,048
Total Disbursements	\$4,390,111	\$4,415,023	\$4,475,017	\$4,545,048
Ending Balance²	\$6,043,834	\$6,080,439	\$5,997,978	\$5,997,978
Replacement Reserve	\$5,460,147	\$5,496,752	\$5,414,291	\$5,414,291
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 an increase of \$32,548.21 in FY 2017 revenues and a decrease of \$87,105.27 in FY 2017 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 2017 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments will be included in the FY 2018 Third Quarter Package.

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