

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 and operating costs associated with Little River Glen and operating costs associated with Lincolnia Senior Residences, two locally-funded elderly housing developments 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. In addition, beginning in FY 2022, Little River Glen will be third-party managed. As a result, all properties in Fund 40330, Elderly Housing Programs, will be third-party managed. 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 2022, 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).

In October of 2020, the County Executive approved the reassignment of merit positions to effectuate the transition from County management of residential properties to private third-party management. This action necessitated the ongoing reassignment of merit positions and the transition will be effective July 1, 2021.

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	\$797,118
Lincolnia Senior Residences (Mason)	FCRHA	Fund 40330, Elderly Housing	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$1,608,594
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

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Property Name (Supervisor District)	Ownership	Operating Funding	Programs	# of Units ¹	Funding Provided ²
Herndon Harbor House I & II (Dranesville)	Herndon Harbor House LP	Fund 81200, Housing Partnerships	Independent Living Adult Day Health Care Congregate Meals	120	NA
	Herndon Harbor House II LP				
Braddock Glen (Braddock)	Fairfax County	Privately Managed	Assisted Living Congregate Meals Senior Recreation	60	NA
Total				588	\$2,435,868

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

² Total funding for FY 2022 includes \$30,156 in the Elderly Operating Fund to support the Home Repair for the Elderly Program (HREP) formerly included in Fund 40360, Homeowner Business Loan Program.

In FY 2022, the operation of the Elderly Housing Programs will be supported in part with 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 \$1.89 million that supports 78 percent of expenditures. In FY 2022, no rental income is included for Little River Glen, as all properties have been shifted to third-party management. Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House and Braddock Glen are self-supporting and do not require County General Fund support. Additionally, as a result of the closure of Fund 40360, Homeowner and Business Loan Programs, the Home Repair for the Elderly Program has been moved to Fund 40330.

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.

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Budget and Staff Resources

Category	FY 2020 Actual	FY 2021 Adopted	FY 2021 Revised	FY 2022 Advertised	FY 2022 Adopted
FUNDING					
Expenditures:					
Personnel Services	\$766,891	\$661,457	\$668,993	\$285,689	\$288,298
Operating Expenses	2,750,498	2,449,263	2,630,921	2,147,570	2,147,570
Total Expenditures	\$3,517,389	\$3,110,720	\$3,299,914	\$2,433,259	\$2,435,868
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Regular	9 / 9	9 / 9	5 / 5	9 / 9	5 / 5

FY 2022 Funding Adjustments

The following funding adjustments from the *FY 2021 Adopted Budget Plan* are necessary to support the FY 2022 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 4, 2021.

Employee Compensation \$2,609

An increase of \$2,609 in Personnel Services is included for a 1.00 percent market rate adjustment (MRA) for all employees effective July 2021.

Third-Party Management (\$677,461)

A decrease of \$677,461 comprises \$375,768 in Personnel Services and \$301,693 in Operating Expenses as a result of HCD shifting its property management functions to third-party management in FY 2022.

Changes to FY 2021 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2021 Revised Budget Plan since passage of the *FY 2021 Adopted Budget Plan*. Included are all adjustments made as part of the FY 2020 Carryover Review, FY 2021 Mid-Year Review, FY 2021 Third Quarter Review, and all other approved changes through April 30, 2021.

Carryover Adjustments \$181,658

As part of the FY 2020 Carryover Review, the Board of Supervisors approved encumbered carryover of \$181,658 primarily associated with the Lincolnia contract.

Third Quarter Adjustments \$7,536

As part of the FY 2021 Third Quarter Review, the Board of Supervisors approved funding of \$7,536 in Personnel Services for a one-time compensation adjustment of \$1,000 for merit employees and \$500 for non-merit employees paid in May 2021.

Position Adjustments \$0

Subsequent to the FY 2021 Third Quarter Review, 2/2.0 FTE positions were transferred from Fund 40330, Elderly Housing Programs to Agency 79, Neighborhood and Community Services, 1/1.0 FTE position from Fund 40330 to Agency 31, Land Development Services and 1/1.0 FTE position from Fund 40330 to Agency 52, Fairfax County Public Library, to facilitate the reassignment of merit positions resulting from the transition of Fairfax County Redevelopment and Housing Authority properties under the direct management of the Department of Housing and Community Development to private third-party management. As part of the FY 2021 Carryover Review, additional positions will be abolished.

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Position Detail

The FY 2022 Adopted Budget Plan includes the following positions:

RENTAL HOUSING PROPERTY MANAGEMENT – 5 Positions			
1	Housing Community Developer V	0	Electricians II [-1T]
0	Trades Supervisors [-1T]	0	Facility Attendants II [-2T]
1	Housing Services Specialist III	1	Maintenance Trade Helper II
2	Housing Services Specialists II		
T	Denotes Transferred Position(s)		

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FUND STATEMENT

Category	FY 2020 Actual	FY 2021 Adopted Budget Plan	FY 2021 Revised Budget Plan	FY 2022 Advertised Budget Plan	FY 2022 Adopted Budget Plan
Beginning Balance	\$3,577,552	\$3,154,693	\$3,252,598	\$3,143,046	\$3,143,046
Revenue:					
Rental Income	\$1,305,367	\$1,296,831	\$1,296,831	\$0	\$0
Miscellaneous Revenue	1,073	0	0	508,820	508,820
Total Revenue	\$1,306,440	\$1,296,831	\$1,296,831	\$508,820	\$508,820
Transfers In:					
General Fund (10001)	\$1,885,995	\$1,885,995	\$1,893,531	\$1,885,995	\$1,888,604
Total Transfers In	\$1,885,995	\$1,885,995	\$1,893,531	\$1,885,995	\$1,888,604
Total Available	\$6,769,987	\$6,337,519	\$6,442,960	\$5,537,861	\$5,540,470
Expenditures:					
Personnel Services	\$766,891	\$661,457	\$668,993	\$285,689	\$288,298
Operating Expenses	2,750,498	2,449,263	2,630,921	2,147,570	2,147,570
Total Expenditures	\$3,517,389	\$3,110,720	\$3,299,914	\$2,433,259	\$2,435,868
Total Disbursements	\$3,517,389	\$3,110,720	\$3,299,914	\$2,433,259	\$2,435,868
Ending Balance	\$3,252,598	\$3,226,799	\$3,143,046	\$3,104,602	\$3,104,602
Unrestricted Reserve	\$3,252,598	\$3,226,799	\$3,143,046	\$3,104,602	\$3,104,602