

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 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. This action necessitated the ongoing reassignment of merit positions. The position tables do not reflect the impacted positions and will be updated; 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	\$794,509
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	\$2,433,259

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 2020 Revised	FY 2021 Advertised
FUNDING				
Expenditures:				
Personnel Services	\$766,891	\$661,457	\$661,457	\$285,689
Operating Expenses	2,750,498	2,449,263	2,630,921	2,147,570
Total Expenditures	\$3,517,389	\$3,110,720	\$3,292,378	\$2,433,259
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	9 / 9	9 / 9	9 / 9	9 / 9

FY 2022 Funding Adjustments

The following funding adjustments from the FY 2021 Adopted Budget Plan are necessary to support the FY 2022 program:

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, and all other approved changes through December 31, 2020:

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.

Position Detail

The FY 2022 Advertised Budget Plan includes the following positions:

RENTAL HOUSING PROPERTY MANAGEMENT – 9 Positions*			
1	Housing Community Developer V	1	Housing Services Specialist I
1	Trades Supervisor	1	Electrician II
1	Housing Services Specialist III	2	Facility Attendants II
1	Housing Services Specialist II	1	Maintenance Trade Helper II

*As a result of HCD shifting its property management functions to third-party management in FY 2022, the organizational structure of the agency will be modified, and additional position adjustments will be required.

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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
Beginning Balance	\$3,577,552	\$3,154,693	\$3,252,598	\$3,143,046
Revenue:				
Rental Income ¹	\$1,305,367	\$1,296,831	\$1,296,831	\$0
Miscellaneous Revenue	1,073	0	0	508,820
Total Revenue	\$1,306,440	\$1,296,831	\$1,296,831	\$508,820
Transfers In:				
General Fund (10001)	\$1,885,995	\$1,885,995	\$1,885,995	\$1,885,995
Total Transfers In	\$1,885,995	\$1,885,995	\$1,885,995	\$1,885,995
Total Available	\$6,769,987	\$6,337,519	\$6,435,424	\$5,537,861
Expenditures:				
Personnel Services	\$766,891	\$661,457	\$661,457	\$285,689
Operating Expenses	2,750,498	2,449,263	2,630,921	2,147,570
Total Expenditures	\$3,517,389	\$3,110,720	\$3,292,378	\$2,433,259
Total Disbursements	\$3,517,389	\$3,110,720	\$3,292,378	\$2,433,259
Ending Balance	\$3,252,598	\$3,226,799	\$3,143,046	\$3,104,602
Unrestricted Reserve	\$3,252,598	\$3,226,799	\$3,143,046	\$3,104,602

¹ In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as a decrease of \$816.80 to FY 2020 revenues to record revenue accrual adjustments. This audit adjustment was included in the FY 2020 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2021 Mid-Year Package.