



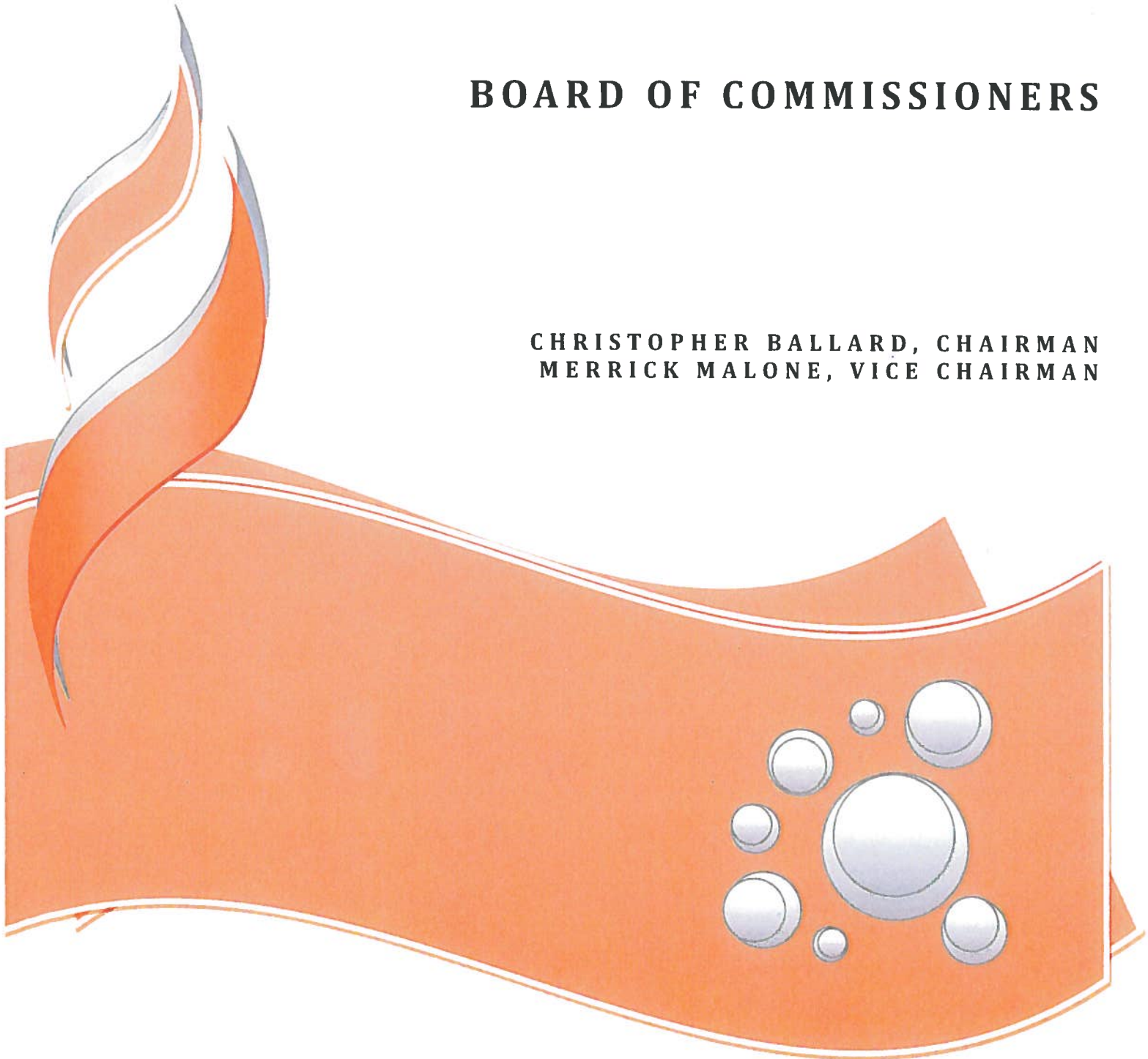
Monday, September 23, 2013

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

**CHRISTOPHER BALLARD, CHAIRMAN
MERRICK MALONE, VICE CHAIRMAN**





Christopher Ballard
Chairman

Merrick Malone
Vice Chairman

Commissioners:

Melvin Miller
Commissioner

Carter D. Flemming
Commissioner

Chyrell Bucksell
Commissioner

Brett J. Libresco
Commissioner

Karl Sandberg
Commissioner

Daniel Bauman
Commissioner

Michelle Millben
Commissioner

Roy O. Priest
Secretary-Treasurer

September 18, 2013

Mr. Christopher Ballard
1904 Russell Road
Alexandria, VA 22301

Re: Monday, September 23, 2013 Regularly Scheduled Board Meeting

Dear Chairman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, September 23, 2013, at 7:00 p.m., Ladrey Building 300 Wythe Street, VA 22314. The docket has (9) items; of which there is one consent item and no action items to present.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7 electronically)
ARHA Commissioners (9 delivered/electronically)
Rashad Young, City Manager (1 Electronically)
Mildrilyn Davis, Office of Housing (1 electronically)
Alexandria Libraries (4 delivered)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1 delivered)

**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

REGULARLY SCHEDULED MONTHLY MEETING

MONDAY, SEPTEMBER 23, 2013

7:00 PM

**LADREY BUILDING 300 WYTHE STREET (COMMUNITY ROOM)
ALEXANDRIA, VA 22314**

1. **Public Discussion Period for Resident Groups – 10 minutes**
 - **Ladrey Advisory Board (LAB) – Otis Weeks, President**
 - **ARHA Resident Association (ARA) – Shanelle Gayden, President**
2. **Public Discussion Period on Agenda and Non-Agenda Items – 5 minutes**
 - **Alexandria Police Department – Neighborhood Briefing**
3. **Adopt Minutes for Monday, July 22, 2013 Board of Commissioners Meeting**
4. **Vote Receipt of the Secretary-Treasurer's Report**
5. **Board Standing Committee Reports:**
 - **PERSONNEL (Michelle Millben, Melvin Miller and Karl Sandberg)**
 - **REAL ESTATE DEVELOPMENT (Christopher Ballard, Daniel Bauman & Merrick Malone)**
 - **LEGAL/POLICY (Chyrell Bucksell, Carter Flemming & Brett Libresco)**
6. **CONSENT DOCKET**
 - 6.1 ***VOTE APPROVAL OF RESOLUTION NO. 571 TO SUBMIT TO HUD THE ANNUAL CONTRIBUTION CONTRACT FOR THE 2013 CAPITAL FUND GRANT***
 - 6.2 ***VOTE APPROVAL OF RESOLUTION No. 572, TO IMPLEMENT ARHA'S SMOKING CESSATION AND SECONDHAND SMOKE REDUCTION PROGRAM***
 - 6.3 ***VOTE APPROVAL OF RESOLUTION No. 573, TO SUBMIT TO HUD THE 2014 ANNUAL PLAN AND 5-YEAR ACTION PLAN***
7. **ACTION DOCKET**
 - Immediate:**
No Item Submitted
 - Discussion:**
No Item Submitted
8. **Other Business**
9. **Executive Session to Discuss Personnel, Legal and Real Estate Issues**

MINUTES

MINUTES

**MINUTES OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**REGULARLY SCHEDULED MEETING
LADREY BUILDING (COMMUNITY ROOM)
300 WYTHE STREET
ALEXANDRIA, VA 22314**

**Monday, JULY 22, 2013
7:00 p.m.**

CHAIRMAN: Christopher Ballard, Presiding

THOSE PRESENT: Merrick Malone, Vice Chairman
Carter Flemming
Daniel Bauman
Karl Sandberg
Melvin Miller
Michelle Millben

ABSENT: Chyrell Buckell
Brett Libresco

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:10 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and citizens.

Chairman Ballard opened the floor to receive the Public Discussion Reports.

ITEM 1. PUBLIC DISCUSSION PERIOD FOR RESIDENTS GROUPS – 10 MINUTES:

- a) **Ladrey High-Rise Residents Advisory Board (RAB)** – Mr. Otis Weeks, President of RAB not present.

Alexandria Resident Association (ARA) - Shanelle Gayden, President of the ARA, not present.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS – 5 MINUTES:

Lt. Shannon Rue of Alexandria Police Department – Lt. Shannon Rue gave a brief status report on a variety of initiatives implemented by the residential officers, street crime units, and bike patrol officers.

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, JULY 22, 2013 BOARD OF COMMISSIONERS MEETING:

Chairman Ballard presented the minutes for Monday, July 22, 2013. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Sandberg. The motion was approved unanimously with (7) Yeas to (0) Nays to accept the minutes of Monday, July 22, 2013.

ITEM 4. VOTE RECEIPT OF THE SECRETARY-TREASURER'S REPORT:

Chairman Ballard opened the floor to receive the Secretary-Treasurer's report.

Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Ballard requested a motion to accept the Secretary-Treasurer's report. Commissioner Miller moved to accept the report; the motion was seconded by Vice Chair Malone. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer's Report.

ITEM 5. BOARD STANDING COMMITTEE REPORT:

- **PERSONNEL** – No Report
- **REAL ESTATE/DEVELOPMENT**– No Report
- **LEGAL/POLICY** – No Report

ITEM 6. CONSENT DOCKET:

- 6.1 **Vote to approve Resolution No. 570, Housing Choice Voucher Program 2013 Utility Allowance Schedule**

Chairman Ballard made a request to approve Resolution 570. Commissioner Miller moved to approved Resolution 570; seconded by Commissioner Flemming. The motion was passed by (7) Yeas; (0) Nays.

ITEM 7. ACTION DOCKET: No documents submitted

- **DISCUSSION**
No items submitted.

ITEM 8. OTHER BUSINESS: No items submitted

ITEM 9. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Miller and seconded by Commissioner Millben, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:33 pm

At 8:50 pm the Board reconvened in public session.

Thereupon, Commissioner Miller made the following motion, seconded by Commissioner Flemming and adopt unanimously. No other actions were taken in the Executive Session and to the best of each member's knowledge (1) only public business matters are fully exempted from open meeting requirement under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion in which the closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was approved by a roll call vote unanimously.

At 8:51 pm, Chairman Ballard adjourned the meeting.

FINANCE

FINANCE



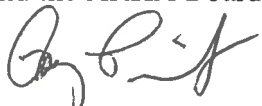
Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
Chyrell Bucksell
Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 17, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: ARHA FINANCIAL REPORT: January 1, 2013 – July 31, 2013

I. CENTRAL OFFICE

The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, and Central Maintenance. This report reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management fee to charge to each of the Authority's developments. HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fee monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

For the period ending July 31, 2013, the COCC generated a deficit of \$217,469, which is currently being funded with the current year income generated from Hopkins Tancil and the bond program. Any deficit in the COCC that is not covered with current year income from other eligible programs will be funded with developer fee earned through the year. The total amount of developer fee budgeted for this purpose in FY2013 is \$450,000, as of July 31st we have not had to use any of the budgeted developer fee.

II. PUBLIC HOUSING- AMP 1

Public Housing- AMP 1 is associated with one (1) HUD project number which is Ladrey High-rise. This community consists of 170 rental units.

For the period ending July 31, 2013, Public Housing- AMP 1 generated a net loss of \$30,962; the deficit will be funded by Public Housing operating reserves.

IV. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project numbers which includes: Andrew Adkins (90 units), Samuel Madden Homes Uptown (66 units), and Ramsey Homes (15 units). This community consists of 171 rental units.

For the period ending July 31, 2013, Public Housing- AMP 3 generated a restricted reserve of \$64,237; this reserve is restricted for Public Housing operations and reimbursement of other federal programs.

V. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes: Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending July 31, 2013, Public Housing- AMP 4 generated a net loss of \$41,050; the deficit will be funded by Public Housing operating reserves.

VI. PUBLIC HOUSING- AMP 5

Public Housing- AMP 5 is associated with one (1) HUD project numbers which includes: Saxony Square (5 units). This community consists of 5 rental units.

For the period ending July 31, 2013, Public Housing- AMP 5 generated a net loss of \$17,979; the deficit will be funded by Public Housing operating reserves.

VII. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project numbers which is Chatham Square. This community consists of 52 rental units which are also Low Income Housing Tax Credit (LIHTC) units.

For the period ending July 31, 2013, Public Housing- AMP 6 generated a net loss of \$2,126; the deficit will be funded by Public Housing operating reserves.

VIII. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project numbers which includes: Braddock Road (6 units), Whiting Street (24 units), and Reynolds (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending July 31, 2013, Public Housing- AMP 7 generated a net loss of \$68,104; the deficit will be funded by Public Housing operating reserves.

IX. PUBLIC HOUSING- AMP 8

Public Housing- AMP 8 is associated with one sites which includes: Old Dominion (24 rehab and 12 new construction units). This community consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending July 31, 2013, Public Housing- AMP 8 generated a net loss of \$57,109; the deficit will be funded by Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 9

Public Housing- AMP 9 is associated with one sites which includes: West Glebe. This community consists of 48 Public Housing rental units which are also LIHTC units.

For the period ending July 31, 2013, Public Housing-AMP 9 generated a net loss of \$42,742. The deficit will be funded by Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 10

Public Housing- AMP 10 is associated with one site which includes: James Bland Phase I (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending July 31, 2013, Public Housing- AMP 10 generated a restricted reserve of \$73,993; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves.

XII. PUBLIC HOUSING- AMP 11

Public Housing- AMP 11 is associated with one site which includes: James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending July 31, 2013, Public Housing- AMP 11 generated a restricted reserve of \$102,058; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves.

XIII. Miller Homes

This report is associated with scattered sites in Region III. The units were purchased as a result of the demolition of public housing units at West Glebe and James Bland. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending July 31, 2013, Miller Homes generated an (unrestricted) surplus of \$108,509. This surplus is being used to fund an operating reserve account.

XIV. HOPKINS- TANCIL COURTS

This report reflects 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and the residual receipts earned at this property are no longer restricted to the property.

For the period ending July 31, 2013, Hopkins Tancil generated an (unrestricted) surplus of \$163,771. This surplus is used to support the deficit in the COCC.

XV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending July 31, 2013, Quaker Hill generated a restricted reserve of \$409,886; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

XVI. JEFFERSON VILLAGE

This property consists of 69 affordable housing rental units.

For the period ending July 31, 2013, Jefferson Village generated a restricted reserve of \$78,119; this reserve is restricted for replacement and operating reserves and debt service at Jefferson Village.

XVII. Pendleton Park

This property consists of 24 LIHTC rental units.

For the period ending July 31, 2013, Pendleton Park generated a restricted reserve of \$92,594; this reserve is restricted for replacement and operating reserves and debt service obligation.

XVIII. HOUSING CHOICE VOUCHER PROGRAM

For the period ending July 31, 2013, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$832,169; this deficit will be funded with HAP reserves and set-additional set-a-side funds provided through HUD.

XIX. MOD REHAB PROJECT BASED VOUCHERS

For the period ending July 31, 2013, the Housing Mod-Rehab operated with a restricted reserve of \$22,658; this surplus is restricted for future program HAP expenses.

XX. TAX EXEMPT BOND INCOME

For the period ending July 31, 2013, The Bond Fund generated (unrestricted) surplus of \$57,648.

Please contact me if you have any questions or require additional information
Attachment(s)

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2013

Project Name	# of Units	January	February	March	April	May	June	July	August	September	Total	Income/Unit
Public Housing Units												
*Ladrey High-rise	170	\$ 44,193	\$ 44,449	\$ 44,760	\$ 44,747	\$ 48,258	\$ 44,747	\$ 44,488	\$ 43,014	\$ 43,303	\$ 401,959	\$ 255
*Samuel Madden	66	7,180	7,622	7,012	7,296	8,223	7,525	4,977	6,460	6,868	63,163	\$ 104
*Ramsey Homes	15	4,303	3,998	4,229	4,229	3,481	3,423	3,714	3,407	3,446	34,230	\$ 230
*Andrew Adkins	90	16,363	17,086	16,872	16,842	17,246	17,226	14,806	14,819	14,227	145,487	\$ 158
*4-10 Scattered Sites	50	15,673	15,788	15,842	16,132	14,605	14,645	16,520	15,244	15,799	140,248	\$ 316
*4-11 Scattered Sites	30	6,253	6,456	7,765	8,170	5,926	5,412	5,759	6,892	8,158	60,791	\$ 272
*4-12 Scattered Sites	41	9,081	9,388	8,916	8,932	9,037	9,243	9,419	9,843	10,012	83,871	\$ 244
*Park Place	38	10,130	9,874	10,208	9,844	10,630	10,327	10,349	10,149	10,161	91,672	\$ 267
*Saxony Square	5	2,871	2,871	2,871	2,871	2,766	2,766	2,766	2,230	2,230	24,242	\$ 446
*Chatham Square	52	17,937	16,308	16,496	17,114	18,590	18,844	17,887	18,123	18,024	159,323	\$ 347
*Braddock	6	2,251	2,299	2,299	2,774	2,774	2,774	2,547	2,547	2,583	22,848	\$ 431
*Whiting	24	4,591	5,091	4,213	4,662	4,711	4,719	5,000	4,860	3,737	41,584	\$ 156
*Reynolds	18	5,887	5,168	5,109	5,659	6,260	5,640	5,106	5,491	5,752	50,072	\$ 320
*Old Dominion	36	4,534	4,141	4,237	4,534	4,306	4,674	4,838	5,101	4,979	41,344	\$ 138
*West Glebe	48	6,062	6,219	6,977	7,016	6,819	6,688	7,079	7,634	6,936	61,430	\$ 145
*James Bland I	18	3,157	3,157	3,204	3,325	2,856	3,228	3,609	2,943	3,672	29,151	\$ 204
*James Bland II	18	2,288	1,650	1,688	1,636	2,332	2,134	2,560	2,597	2,090	16,885	\$ 116
*James Bland IV	44	-	-	1,233	1,558	4,226	3,834	21,810	18,123	17,187	50,784	\$ 391
**Total Public Housing		\$ 162,754	\$ 161,565	\$ 163,931	\$ 167,341	\$ 173,046	\$ 167,849	\$ 183,234	\$ 179,477	\$ 179,164	\$ 1,519,084	
Non-Public Housing Units												
*Quaker Hill LP	60	\$ 100,608	\$ 102,671	\$ 102,671	\$ 101,722	\$ 97,501	\$ 97,965	\$ 103,250	\$ 131,369	\$ 111,463	\$ 949,220	\$ 1,858
Pendleton Park I	20	28,144	28,144	28,144	28,144	28,144	28,144	30,087	28,581	28,581	256,113	\$ 1,429
Pendleton Park II	4	966	966	966	966	-	365	365	365	365	5,324	\$ 91
Mod Rehab I (Hopkins Tancil)	111	112,926	116,136	116,136	116,136	116,136	116,109	111,900	111,900	111,900	1,029,279	\$ 1,008
*Miller Homes	16	24,307	24,489	25,233	23,516	23,371	23,605	23,638	23,460	22,432	214,051	\$ 1,402
*Jefferson Village Mkt	69	89,754	88,453	80,738	80,738	80,073	78,897	85,471	79,612	81,232	744,968	\$ 1,177
Total Non-Public Housing		\$ 356,705	\$ 360,859	\$ 353,888	\$ 351,222	\$ 345,225	\$ 345,085	\$ 354,711	\$ 375,287	\$ 355,973	\$ 3,198,955	
Totals	1092	\$ 519,459	\$ 522,424	\$ 517,819	\$ 518,563	\$ 518,271	\$ 512,934	\$ 537,945	\$ 554,764	\$ 535,137	\$ 4,718,039	

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not represent the amounts collected.

*Resolution 830 units

** Public Housing total above does not include operating subsidy received from HUD.

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JULY 31, 2013

	Total		*Central Office (C.O.)				Public Housing AMP 1		
	C.O. & Public Housing		Over / (Under)		Actual		Over / (Under)		
	Total Actual	Total Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue									
Dwelling Rent	4,307,658	3,540,367	1,648,505	-	-	-	371,981	301,000	70,981
Governmental Grants	14,585,362	12,868,063	-	1,717,299	-	-	-	-	-
Local Grants	78,052	47,833	39,052	30,219	-	-	39,052	47,833	(8,781)
Management/Fee for Service	1,904,757	1,619,105	1,039,156	285,653	1,074,383	(35,227)	-	-	-
Bookkeeping Fee	56,881	52,658	56,881	4,224	52,658	4,224	-	-	-
Asset Management Fee	75,841	70,117	75,841	5,724	70,117	5,724	-	-	-
HCVF Asset Management Fee	388,746	279,300	302,281	109,446	205,217	97,064	-	-	-
Developer Fee/OTC Sale Proceeds	-	262,500	-	(262,500)	262,500	(262,500)	-	-	-
Operating Subsidy	2,206,872	1,726,282	2,206,872	480,589	-	-	412,709	331,742	80,967
Investment Income	4,785	1,575	3,655	3,210	1,164	117	1,967	-	1,967
Reserve Transfers	1,092,241	1,003,809	260,072	88,432	-	74,725	30,962	76,592	(45,630)
Other Income	421,082	230,183	150,613	190,899	1,881	17,558	48,745	43,750	4,995
Total Operating Revenue	25,122,278	21,701,791	5,782,927	3,420,486	1,477,204	1,757,274	905,415	800,917	104,499
Operating Expenses									
Administration	3,949,370	3,656,013	2,486,872	293,358	1,039,456	1,049,154	318,181	208,279	109,902
Tenant Services	146,585	297,471	89,411	(150,886)	320	19,833	61,014	83,417	(22,403)
Utilities	1,107,866	852,367	842,929	255,499	17,990	21,175	224,849	227,500	(2,651)
Ordinary maintenance & operations	1,757,379	1,764,204	1,401,147	(6,825)	348,172	378,758	197,238	193,667	3,572
Protective Services	13,837	12,833	12,779	1,004	302	1,633	693	1,750	(1,058)
General expense	1,694,641	1,504,671	834,374	189,970	288,433	286,720	103,441	86,304	17,137
Housing Assistance Payments	15,332,997	12,898,667	-	2,434,330	-	-	-	-	-
Debt Service	163,597	165,550	-	(1,953)	-	-	-	-	-
Reserves	-	550,016	-	(550,016)	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	24,166,272	21,701,791	5,667,512	2,464,481	1,694,673	1,757,274	905,415	800,917	104,498
NET INCOME (LOSS)	956,005	-	115,415	956,005	(217,469)	-	0	-	0
Less: Restricted Income	(952,054)	-	(332,882)	(952,054)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	3,951	-	(217,467)	3,951	(217,469)	-	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JULY 31, 2013

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5		Public Housing AMP 6	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
				Over / (Under)		Over / (Under)		Over / (Under)
Operating Revenue								
Dwelling Rent	247,551	191,800	55,751	87,835	25,157	17,500	158,244	119,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	725,642	589,240	136,402	312,538	8,381	6,417	83,811	67,083
Investment Income	-	-	-	-	-	-	-	-
Reserve Transfers	-	67,748	(67,748)	168,070	17,979	24,850	2,126	15,692
Other Income	21,793	11,958	9,835	9,333	177	583	3,903	3,792
Total Operating Revenue	994,986	860,747	134,240	755,942	51,694	49,350	248,085	205,567
Operating Expenses								
Administration	215,101	217,496	(2,395)	322,583	36,812	30,567	134,224	130,025
Tenant Services	1,068	53,375	(52,307)	7,583	28	1,283	292	875
Utilities	389,457	258,417	131,040	90,942	10,746	7,992	3,351	2,625
Ordinary maintenance & operations	229,236	247,217	(17,981)	226,042	2,463	5,775	71,424	44,625
Protective Services	-	-	-	-	-	-	-	-
General expense	95,887	82,522	13,366	104,825	1,645	3,733	38,793	27,417
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	1,721	(1,721)	3,967	-	-	-	-
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	930,749	860,747	70,002	755,942	51,694	49,350	248,084	205,567
NET INCOME (LOSS)	64,237	-	64,237	(0)	(0)	(0)	0	0
Less: Restricted Income	(64,237)	-	(64,237)	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	-	0	(0)	(0)	(0)	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JULY 31, 2013

	Public Housing AMP 7		Public Housing AMP 8		Public Housing AMP 9		Public Housing AMP 10	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	112,394	88,900	39,473	31,500	59,394	38,500	28,917	21,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	75,430	61,892	57,463	31,733	86,927	84,933	184,946	120,342
Investment Income	-	-	201	817	254	-	-	-
Reserve Transfers	68,104	50,925	57,109	65,683	42,742	20,067	-	-
Other Income	8,542	4,375	1,296	2,042	2,961	3,500	4,444	2,917
Total Operating Revenue	264,470	206,092	155,542	131,775	192,278	147,000	218,307	144,258
Operating Expenses								
Administration	99,938	94,733	84,280	67,725	98,649	73,267	51,668	38,617
Tenant Services	4,636	2,538	752	1,108	1,774	2,333	9,388	1,750
Utilities	4,573	3,238	12,547	11,667	5,624	9,042	35,122	2,421
Ordinary maintenance & operations	107,417	66,996	40,342	32,375	58,119	36,692	27,524	10,500
Protective Services	7,343	2,275	460	350	1,323	875	1,691	1,750
General expense	40,563	36,313	17,161	18,550	26,788	24,792	18,921	5,629
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	83,592
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	264,470	206,092	155,542	131,775	192,278	147,000	144,314	144,258
NET INCOME (LOSS)	(0)	(0)	0	0	0	0	73,993	-
Less: Restricted Income	-	-	-	-	-	-	(73,993)	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	0	0	0	0	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JULY 31, 2013

	Public Housing AMP 11		Miller Homes		Hopkins-Tancil		Quaker Hill LP					
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget				
Operating Revenue												
Dwelling Rent	19,519	21,000	(1,481)	195,313	154,000	41,313	938,754	785,167	153,587	859,497	623,000	236,497
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	4,500	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	184,946	120,362	64,583	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	10	117	(107)	-	233	85
Reserve Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	9,530	875	8,655	1,409	5,250	(3,841)	6,869	8,750	(1,881)	13,110	5,833	7,277
Total Operating Revenue	213,995	142,237	71,758	196,722	159,250	37,472	950,133	794,033	156,100	872,926	629,067	243,859
Operating Expenses												
Administration	50,000	42,583	7,417	60,780	63,583	(2,803)	158,363	147,700	10,663	225,836	207,258	18,578
Tenant Services	8,828	1,750	7,078	28	3,208	(3,180)	50,774	87,792	(37,018)	106	3,792	(3,686)
Utilities	5,623	2,333	3,289	2,241	2,042	199	196,617	129,500	67,117	3,478	4,667	(1,189)
Ordinary maintenance & operations	22,495	17,617	4,879	13,753	27,417	(13,664)	142,232	201,542	(59,310)	53,353	64,750	(11,397)
Protective Services	967	1,750	(783)	-	292	(292)	316	583	(267)	-	-	-
General expense	24,024	8,108	15,916	11,410	23,800	(12,390)	183,725	135,217	48,509	127,459	117,250	10,209
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	54,334	54,367	(33)	52,808	52,850	(42)
Reserves	-	68,095	(68,095)	-	38,908	(38,908)	-	37,333	(37,333)	-	178,500	(178,500)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	111,937	142,237	(30,300)	88,213	159,250	(71,037)	786,362	794,033	(7,671)	463,040	629,067	(166,027)
NET INCOME (LOSS)	102,058	-	102,058	108,509	-	108,509	163,771	-	163,771	409,886	-	409,886
Less: Restricted Income	(102,058)	-	(102,058)	(108,509)	-	(108,509)	-	-	-	(409,886)	-	(409,886)
ADJUSTED NET INCOME (LOSS)**	0	-	0	(0)	-	(0)	163,771	-	163,771	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JULY 31, 2013

	Jefferson Village		Pendleton Park		Housing Choice Voucher Program	
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue						
Dwelling Rent	665,589	707,000	(41,411)	232,039	175,000	57,039
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCV/ Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	-	-	-	69	-	69
Reserve Transfers	-	-	-	-	-	-
Other Income	13,675	2,917	10,759	38,882	17,500	21,382
Total Operating Revenue	679,265	709,917	(30,652)	270,990	192,500	78,490
Operating Expenses						
Administration	72,946	70,817	2,129	41,225	54,542	(13,317)
Tenant Services	122	5,833	(5,711)	420	1,167	(746)
Utilities	61,469	51,917	9,553	21,250	23,333	(2,084)
Ordinary maintenance & operations	138,095	158,083	(19,988)	34,296	18,083	16,213
Protective Services	150	350	(200)	-	233	(233)
General expense	271,909	247,333	24,576	81,204	86,392	(5,188)
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	56,455	58,333	(1,878)	-	-	-
Reserves	-	117,250	(117,250)	-	8,750	(8,750)
Transfers	-	-	-	-	-	-
Total Operating Expense	601,146	709,917	(108,771)	178,395	192,500	(14,105)
NET INCOME (LOSS)	78,119	-	78,119	92,594	-	92,594
Less: Restricted Income	(78,119)	-	(78,119)	(92,594)	-	(92,594)
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JULY 31, 2013

	Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget
				Over / (Under)
Operating Revenue				
Dwelling Rent	-	-	-	-
Governmental Grants	765,253	648,667	-	116,586
Local Grants	-	-	-	-
Management/Fee for Service	-	-	-	-
Bookkeeping Fee	-	-	-	-
Asset Management Fee	-	-	-	-
HCVF Asset Management Fee	86,466	74,083	-	12,382
Developer Fee/OTC Sale Proceeds	-	-	-	-
Operating Subsidy	-	-	-	-
Investment Income	700	-	51	51
Reserve Transfers	-	-	-	-
Other Income	-	-	83,377	16,293
Total Operating Revenue	852,418	722,750	83,427	67,083
Operating Expenses				
Administration	53,599	54,833	18,636	46,667
Tenant Services	-	-	6,144	19,833
Utilities	-	-	-	-
Ordinary maintenance & operations	-	-	-	583
Protective Services	-	-	-	-
General expense	10,106	7,350	1,000	1,000
Housing Assistance Payments	766,055	648,667	-	-
Debt Service	-	-	-	-
Reserves	-	11,900	-	(11,900)
Transfers	-	-	-	-
Total Operating Expense	829,761	722,750	25,779	67,083
NET INCOME (LOSS)	22,658	-	57,648	57,648
Less: Restricted Income	(22,658)	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	57,648	57,648

**Loss reduces unrestricted reserves

ASSET MANAGEMENT

ASSET
MANAGEMENT



Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller


Carter D. Flemming
Brett J. Libresco
Chyrell Bucksell

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 18, 2013

TO: Chairman Christopher Ballard, and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT**

I. Performance Indicators for Board Monitoring

The Asset Management Department is responsible for the management and operations of ARHA's public housing developments, including but not limited to all leasing activities, rent collections, maintenance and grounds, and the enforcement and compliance of ARHA policies, as well as HUD, State and local government regulatory requirements.

ARHA's Admission and Continuing Occupancy Plan, also referred to as the ACOP, is the official document to set forth all policies in accordance with HUD's regulations and other policies approved by the ARHA Board of Commissioners.

In addition to the ACOP policies, HUD requires all Public Housing Authorities to abide by certain rules and regulations designed to measure the PHA's performance against national benchmarks, as well as other industry standards used to measure the operational and financial status of the organization.

The following report provides an overview of the Asset Management performance, including but not limited to the following activities:

- Leasing and Occupancy
- Tenant's Account Receivables (TAR)
- Vacant units turnaround time (down time + make ready [turn-over] + lease up time)
- Work Orders performance pursuant to HUD standards
- Public Housing Assessment Systems (PHAS) score, annually revised by HUD, based on information gathered by HUD from electronic submittals, REAC inspections and other components provided by the authority.

The Tables and Charts provide a summary and overview of Asset Management activities and where applicable, include comparisons of performance indicators versus HUD standards, industry benchmarks or ARHA's own goals. Further performance indicators not covered in this section may be included in the Secretary-Treasurer's report.

Table A below shows the Performance Indicators Benchmark and Goals, as determined by the Board of Commissioners or the CEO. Additionally, Table-A shows HUD's standards for each indicator, whenever it is applicable, or a range of values assigned to the indicator, which shows the level of achievement. In some cases, ARHA's benchmarks may be higher than HUD's standards.

Comments contain information pertinent to each indicator to help in the analysis of the scores shown below. Some of the scores are percentile values, while other scores are numerical values based on specific units. Chart "A" provides a graphic presentation of Table A.

Table A

Performance Indicators for Board Monitoring Report Period Ending August 31, 2013

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent					
INDICATOR		SCORE	BENCHMARK /GOAL	HUD'S STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	98%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	2%.	1%	2% = A - >2%≤4% = B - >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B, >4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
	Tenant Account Receivables (TARs) - Vacated/Evictions	1%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time)	35	19	20	Vacant units down time + make ready time + lease up during the reporting period (30 days) ≤ 20 days =A,
5	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100% = A	51 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	8	15	21 days	619 total work orders issued; 426 total completed; 193 work orders remain open (including VU's, exterminator, Inspections (UPCVS, HQS), system transfer, etc.)
7	PHAS Score	80	91	90 – 100 = High Performer - 70 – 89 = Standard	Standard performer rating as of the 2012 Period (UNDER REVIEW)
				60 – 69 = Near Troubled, <60 = Troubled	
SPECIAL PROJECTS					
Disposition Action Saxony Square & Park Place					See attached
Replacement Units					See attached
ARHA Strategic Plan					See attached

Chart A

Performance Indicators for Board Monitoring Reporting Period Ending August 31st, 2013

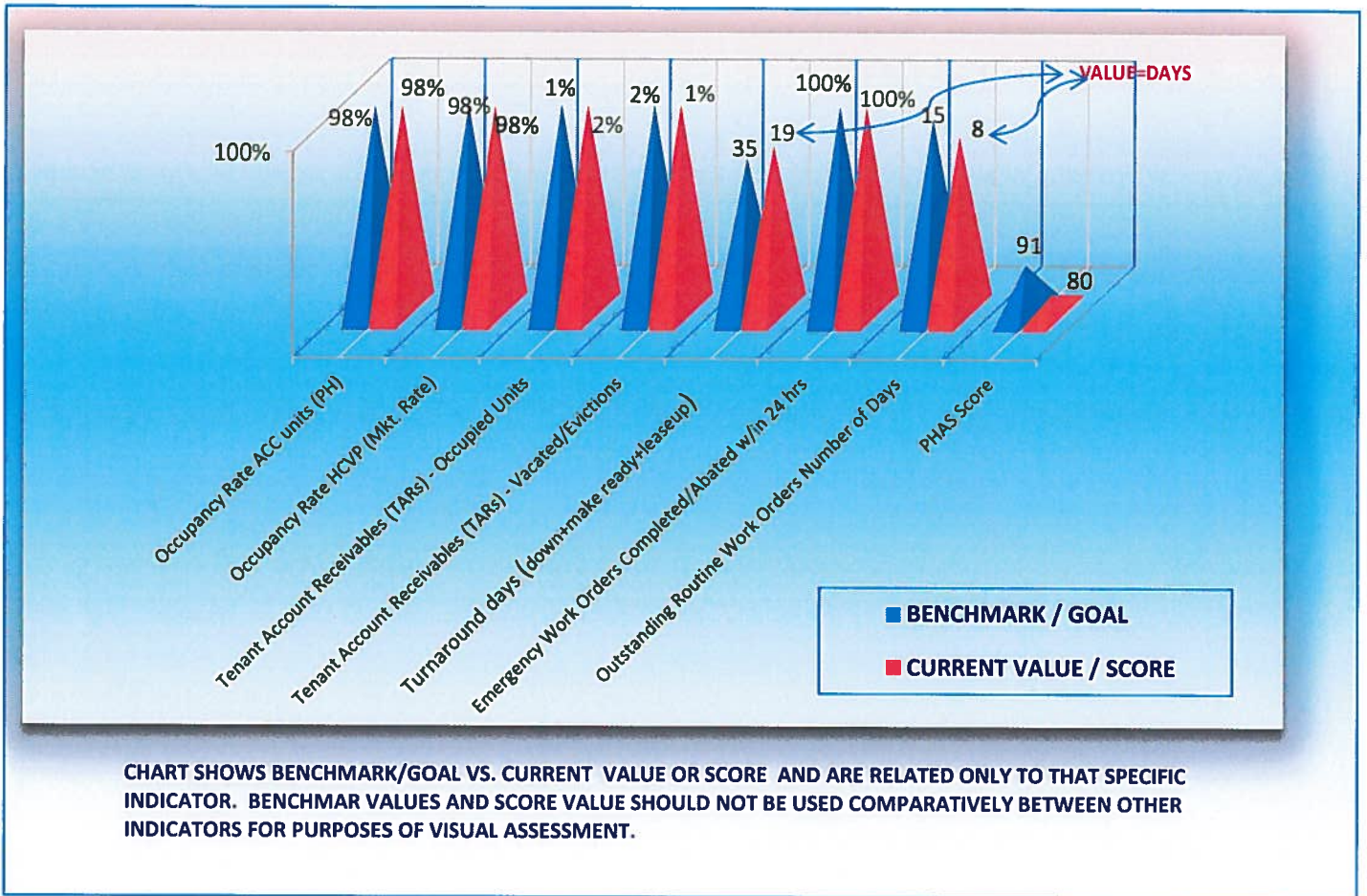


Table B

Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the Period Ending August 31st, 2013

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (*)	69	4	5%
Quaker Hill	60	2	3%
Hopkins-Tancil Courts (**)	108	1	1%
Miller Homes	16	0	0%
Pendleton Park	24	0	0%
TOTALS:	277	7	2% (AVG) (***)

(*) Total units + 69. One (1) unit occupied by a RPO – net lease units = 68

(**) Total 111 Units: one (1) unit occupied by a RPO, two (2) units converted into the Ruby Tucker Center. Net unit count 108.

(***) Percentile values have been rounded up or down for chart purposes.

Chart B below provides a graphic representation of the above Table B showing the vacancy activity report for Market Rent and Section 8 units for the current reporting period.

Chart B
Vacancy Activity Report Market Rate & Section 8 Units

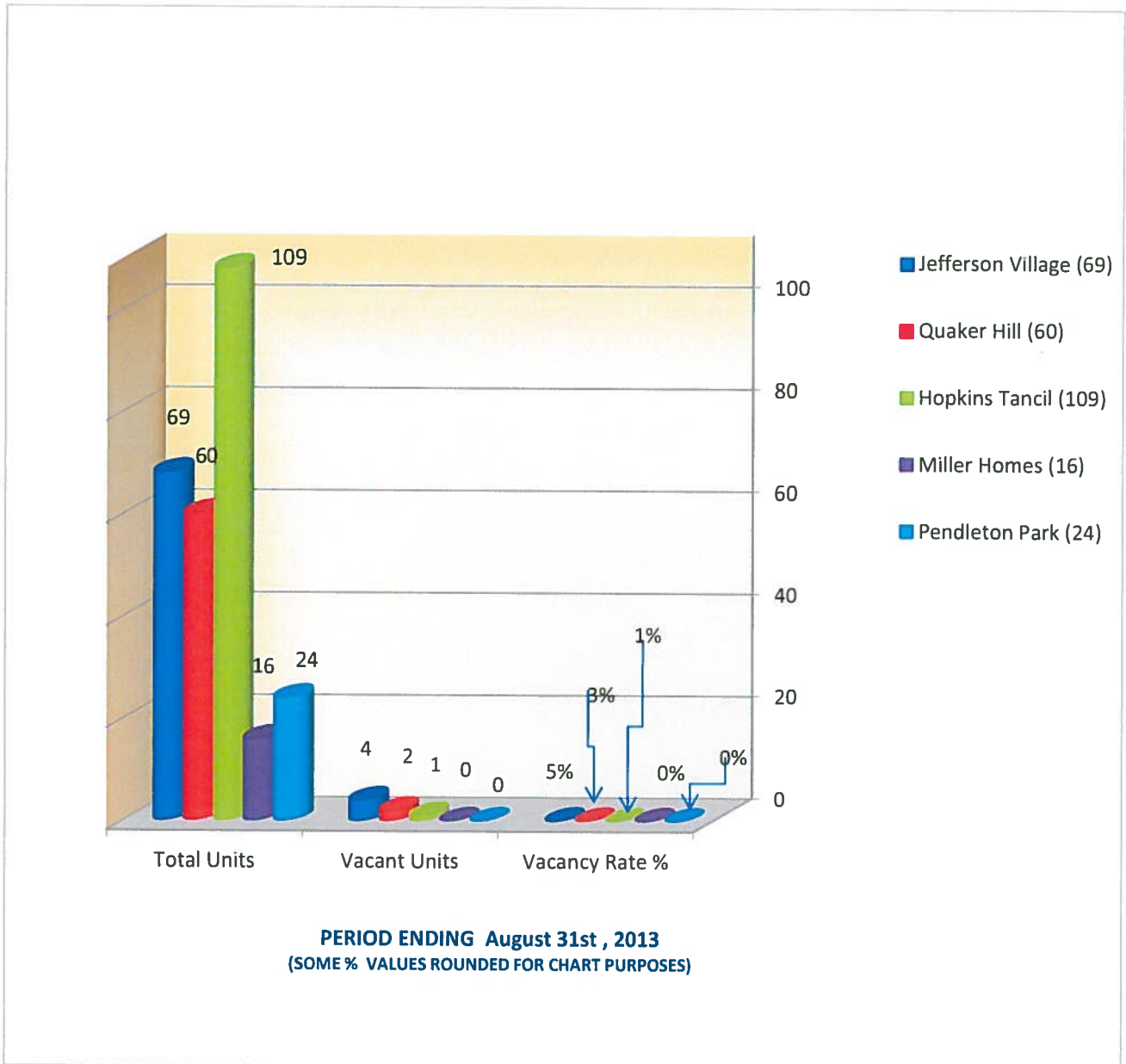


Table C

**Vacancy Activity Tracking Report for ACC Units
for the Period Ending August 31st , 2013**

	TOTAL UNITS	VACANT/DEMO OFF- LINE UNITS	TOTAL UNITS OCCUPIED	OCCUPANCY RATE %	AVERAGE VACANCY RATE %
Ladrey Building (170 – one RPO unit)	170	6	164	96%	4%
Andrew Adkins Homes (*)	90	6	84	95%	5%
Samuel Madden Homes (2)	66	1	65	98%	2%
Ramsey Homes	15	0	15	100%	0%
Scattered Sites I	50	0	50	100%	0%
Scattered Sites II	41	0	41	100%	0%
Scattered Sites III	30	1	29	97%	3%
Park Place Condos	38	0	38	100%	0%
Saxony Square Condos	5	0	5	100%	0%
Alexandria Crossing at Old Dominion	36	0	36	100%	0%
Chatham Square	52	1	51	98%	2%
W. Braddock Rd.	6	0	6	100%	0%
W. Whiting St.	24	0	24	100%	0%
S. Reynolds St.	18	0	18	100%	0%
Alexandria Crossing at West Glebe	48	2	46	96%	4%
Old Town Commons (all phases)	80	0	80	100%	0%
TOTALS: (VALUES ROUNDED UP/DOWN)	769	17	752	n/a	2%
(1) S. Madden Homes: off line unit used by Alexandria Residents Association (ARA)					-1
(2) Andrew Adkins Homes : 1-RPO unit & 1 off line unit for substantial rehab (modernizat5ion)					-1

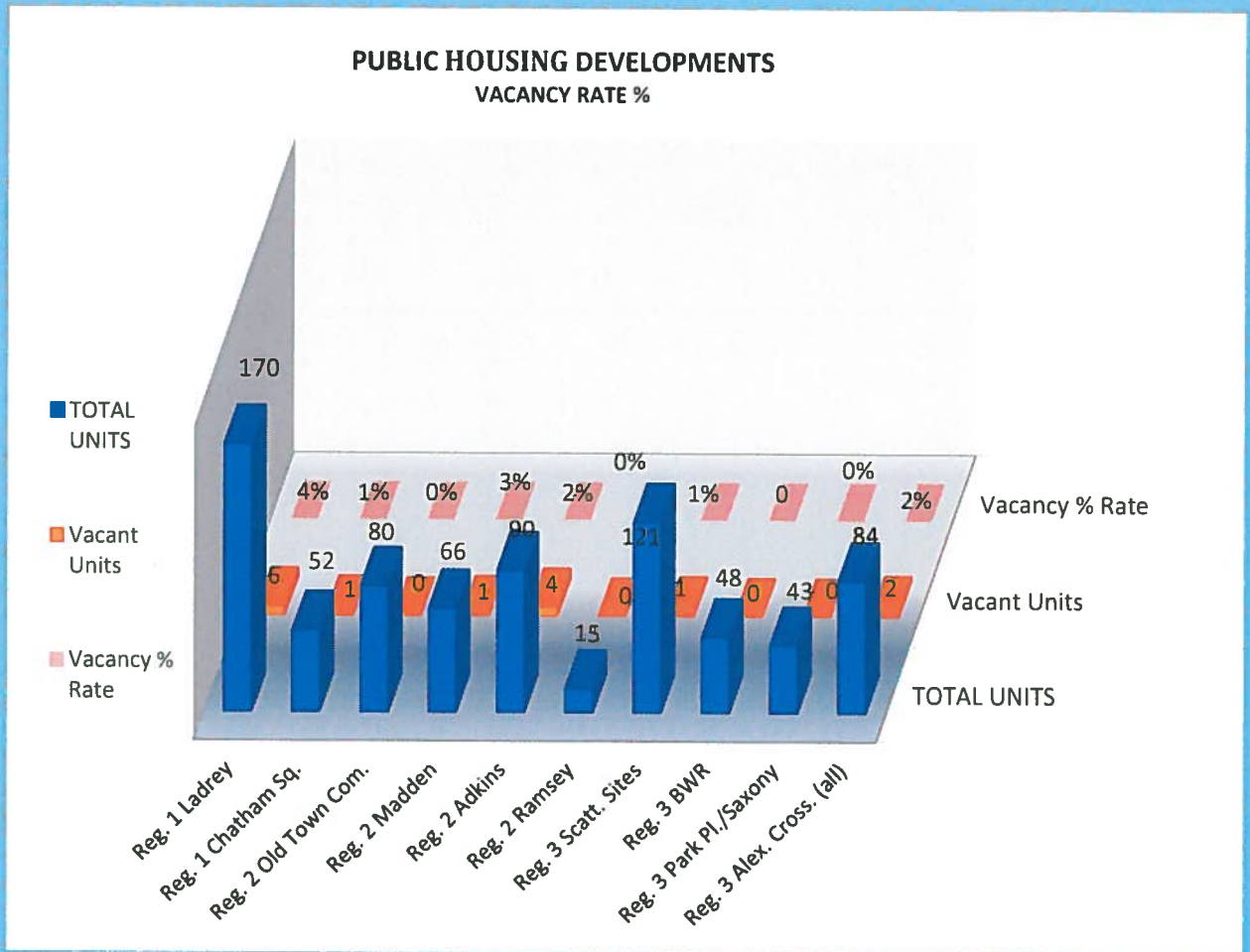
(*) Current vacancy rate does not reflect unit occupied by the RPO.

The Chart C below shows the vacant unit activity per sites. Please note that some developments have been accumulated under one name due to the limitations of the graph (i.e.: Scattered Sites I, II and III, are all under “Reg. 3 Scattered Sites”, Braddock, Reynolds and Whiting are under “BWR”, etc.)

All vacancy rate values are percentiles. Vacant Units are numeric values based on actual number of units concentrated within the development description shown in the chart.

Chart C

Vacancy Activity for Public Housing Units as of August 31st , 2013



II. Year-to-Date Administrative & Legal Activities

The year-to-date number of executed evictions resulting in vacant units due to legal action and the total number of evictions related to drug activities are shown in Chart D below, by individual y/t/d accumulative totals.

The outcomes shown in Chart D are based on the number of administrative and/or legal actions taken by staff to enforce Lease Agreements, including late notices due to failure to pay rent or other charges. Court warrants which resulted in an actual eviction carried out by court order during the current reporting period and the previous periods (Y/T/D).

Chart D

**Year to Date Administrative & Legal Activities
Period Ending as of August 31st, 2013.**

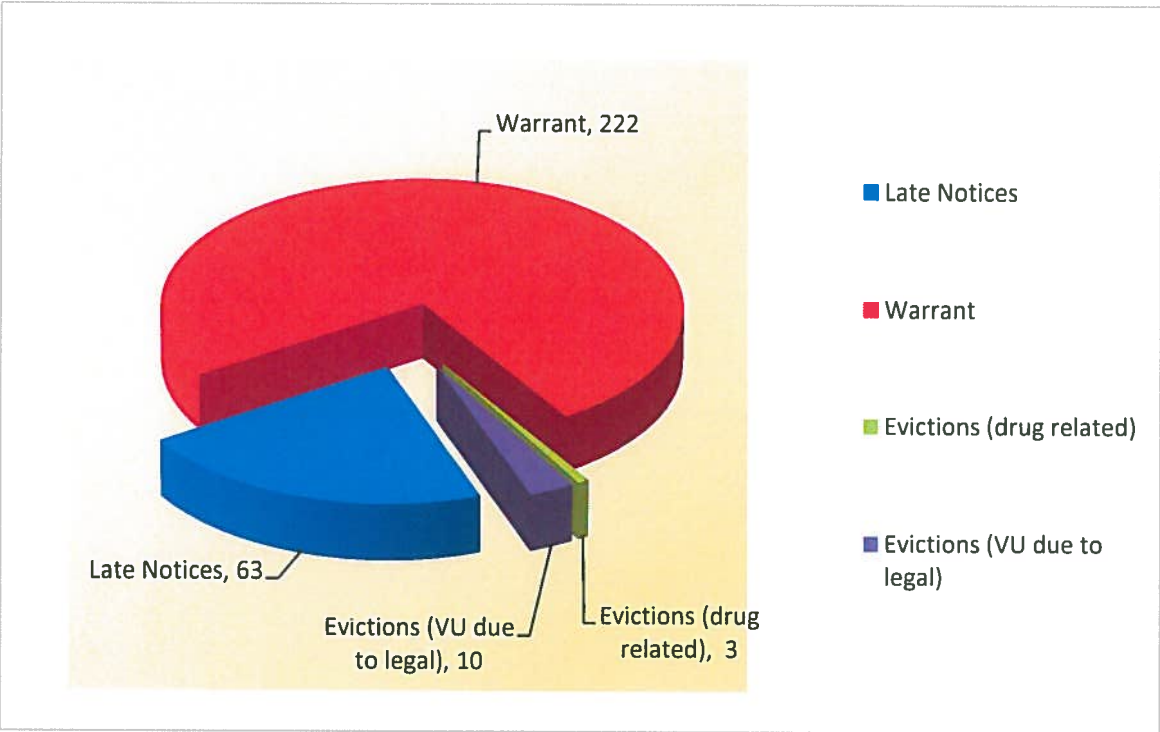


Chart Data reflects accumulative values of the described action from January 1st 2013 up to the closing date of the current reporting period.



Commissioners:
Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
 Brett J. Libresco
 Chyrell Bucksell

Karl Sandberg
 Daniel Bauman
 Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 6, 2013
TO: Christopher Ballard, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer
SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 79% of the annual contributions contract (ACC) with 105% of the budget authority expended. All voucher issuance and new applicant leasing activity has been suspended due to funding constraints. The waiting list is closed. See various Charts related to the HCVP activities during the current reporting period.

Chart A: Housing Choice Voucher Program Utilization Rate and Leasing Activities for current period.

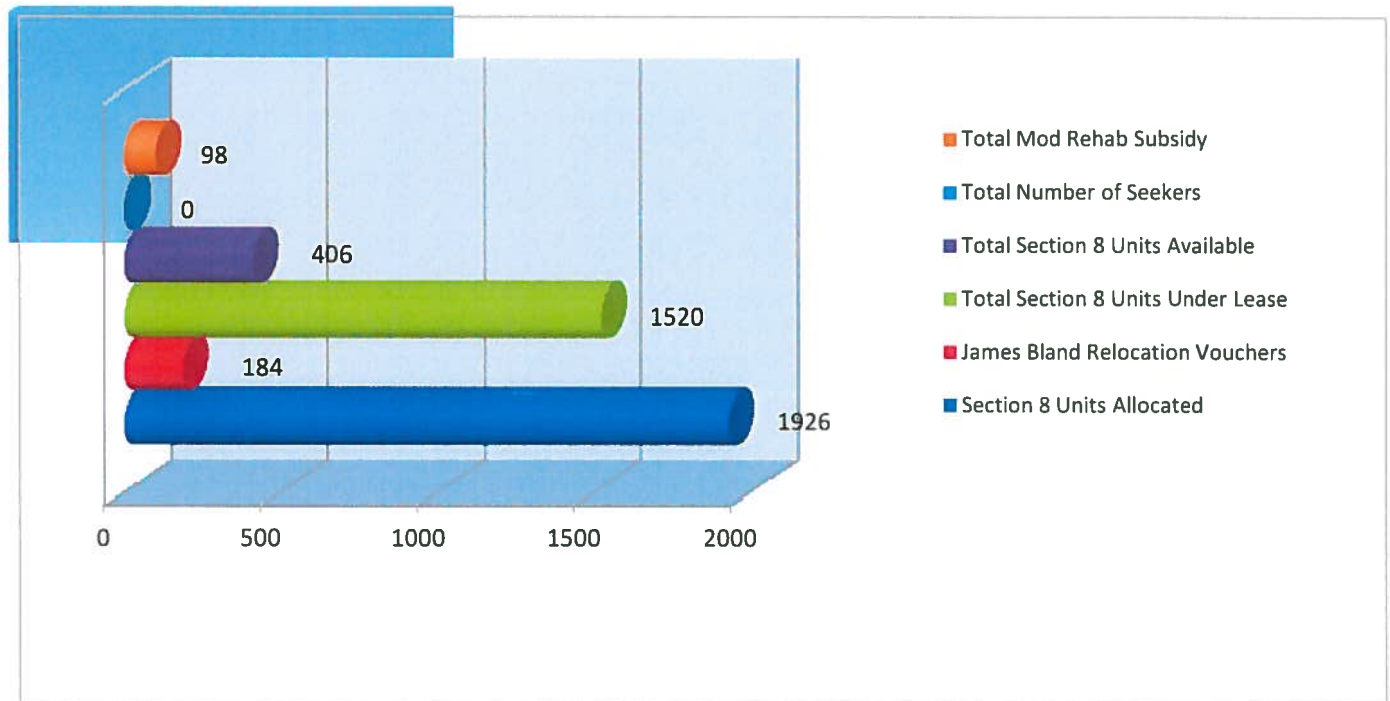


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.

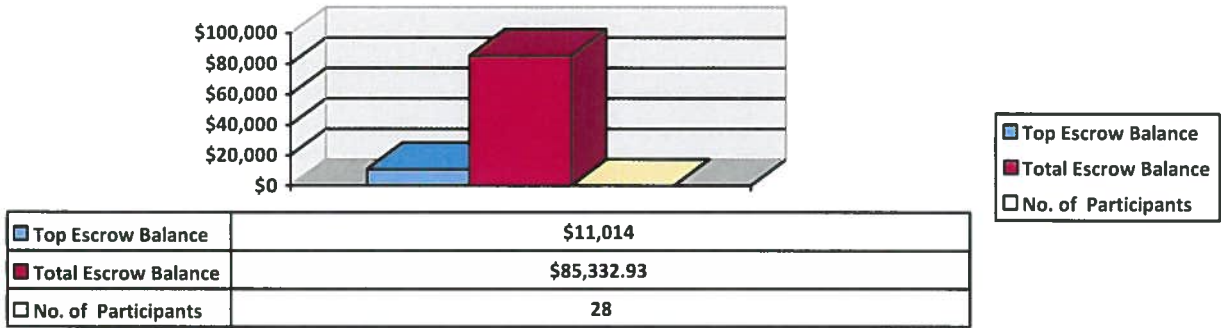
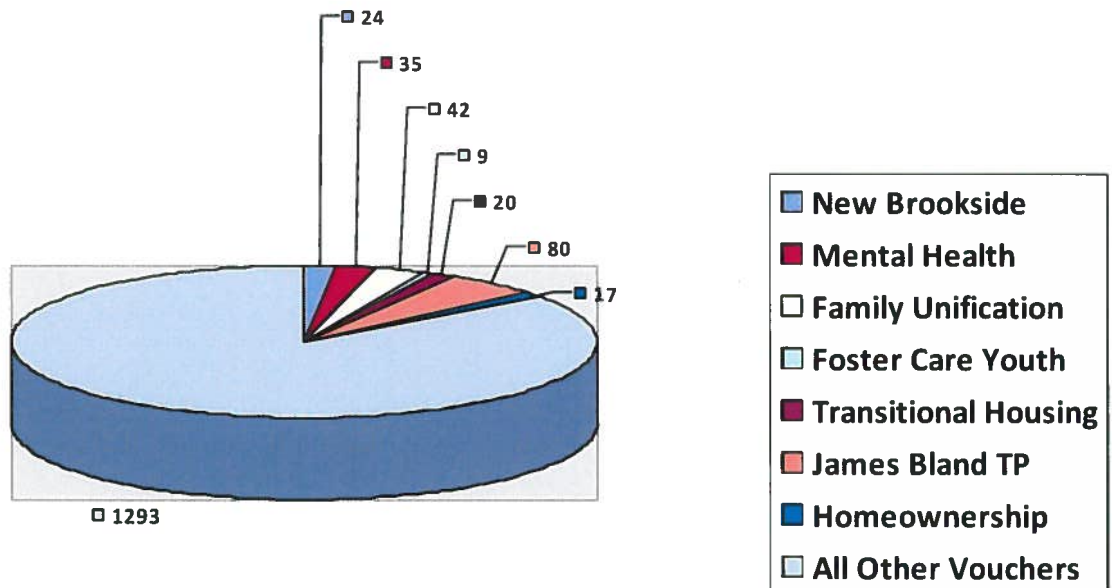


CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.





Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
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Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 17, 2013

TO: ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: SOCIAL SERVICES SUMMARY OF ACTIVITIES

SENIOR SERVICES – KRUNCH BUNCH/CHARLES HOUSTON SENIOR CENTER

Participant Information for the month of July and August:

- 62 participants and guests were served in July and 64 were served in August;
- 20 ARHA and Annie B. Rose residents were served in July and 19 were served in August;
- The total breakfast meals served were 171 for July and 89 for August; and
- The total lunch meals served were 175 for July and 114 for August.

Summary of Services/Activities for the month of July and August:

- Health, Wellness, and Medical Services – 62 clients in July and 64 in August (duplicated count) participated in daily walking, bowling, and water works @ the Charles Houston Recreation Center pool;
- Assessments – There were 5 for the month of July and 3 for the month of August;
- Referrals/Deaths – There was 1 Referral and no Deaths for both July and August;
- Activities – 62 clients in July and 64 clients in August (duplicated count) participated in a variety of activities and programs which included: assorted table and trivia games, craft projects, shopping excursions to Seen Corners Center, Manassas Mall, Forest Village Mall, Waldorf Town Center Fair Oaks Mall, Spotsylvania, VA, and the stores of Kingstowne Center, excursions to Bladensburg Waterfront Park, Ocean City, MD, National Harbor, Charles Towne, WVA, the NVRC for the Deaf and Hard of Hearing, a picnic at Ft. Ward Park, and the Annual Center sponsored Carnival.

SENIOR SERVICES – LADREY HIGHRISE

Summary of Services for the month of July and August:

- Health and Medical Services – 87 residents for July and 101 residents for August participated in visits with the Nurse from Lighthouse Home Health, the Ladrey Walking Group, Zumba Classes, the Live Well Program, the Blood Pressure Clinic, the Podiatrist Clinic, Medicare Counseling, Medicaid/SNAP Assistance, completed Medicaid Applications, a Walgreens presentation on the Home Drug Delivery Program, and the ANSI Health and Screening Seminar sponsored by the Alexandria Health Department;
- Assessment /Family Planning – 20 residents for July and 15 residents in August were assisted with Family Planning, Home Visits, Hoarding Management, Hospital Discharge/Planning Information, or Adult Protective Services;
- Referrals – 21 referrals were provided in July and August for assistance with Companion Aide/Home Health Care Services, Senior Taxi, Rental Assistance, Medical Bill Assistance, and Medical Equipment/Prescription Assistance;
- Senior Services – 57 residents for July and 36 residents in August were provided with general assistance which included completing applications, making appointments, file updates, Case Management planning with the Office of Aging, and communicating with Social Services;
- Activities – 52 residents in July and 255 in August participated in events sponsored by Community Partners and Organizations. These included the Church Services provided by Oakland Baptist Church, Fox Chase Baptist Church, Ebenezer Baptist Church a senior luncheon and Church Services sponsored by Third Baptist Church, the SAAVY Senior Luncheon sponsored by Christ Church, a Fish Fry sponsored by Ebenezer Baptist Church, Bingo sponsored by Christ Church, the National Night Out Celebration, the monthly shopping trip to Wal-Mart and monthly birthday recognition;
- Donations – 150 and 130 Ladrey Residents participated in the ALIVE End of the Month Food Distribution for July and August respectively, which also served 180 additional families from the community and \$5,000 were received in medical supply donations; and
- There were 15 and 16 volunteer hours, all provided for the Ladrey Library, during the months of July and August respectively.

FAMILY SOCIAL SERVICES – FAMILY RESOURCE LEARNING CENTER @ CHARLES HOUSTON

Programming Information for the month of August:

- Residents participated in several activities for the month including the Inner Visions Parent Support Group Meetings;
- Students participated in programming with Charles Houston Recreation Center and continued the Snuggle, Cuddle, and Read Summer Literacy Program and working with the Wright to Read Organization;
- Attended Gov. Bob McDonnell's Town hall Meeting on Education at TC Williams High School;
- Discussed programming information for the coming year with Jireh's Place Girls Group and worked with the Jefferson Houston PTA for the Ice Cream Social, ACPS Back To School Night, the Jefferson Houston Open House, and other plans for the upcoming school year; and
- Participated in the ACPS Middle School Workgroup, the Youth Master Plan Meeting, and the Alexandria Firefighters Kids Cutz Back to School Event.

Participant/Process Information for the month of July and August:

- Active Students – 62/ New Youth Registrations – 8/ # Inactive Students - 44
- Avg. Daily Youth Attendance – 17/ # Relocated Youth – 72/ # Youth Contacts – 501
- Active Adults – 40/ New Adult Registrations – 2/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- Active Volunteers – 37/New Volunteers – 4/# Volunteer Hrs – 258/Community Service Volunteers – 3/Community Service Volunteer Hours - 17;
- Center Donations - \$425 which included food, clothing, and supplies for the center; and
- Partnerships - The Virginia Cooperative Extension has partnered with RTFC to offer a Cooking Matters course for Families. The class will run for six weeks and is open to adult residents and their children. Participants will receive a cook book, groceries for each session, and a certificate of completion at the end of the course.

RTFC, along with Montgomery Street Learning Center and the FSS Program, participated with FACE in the ACPS Back to School Night. Buses were provided which allowed 75 residents and their children to attend the resource event at TC Williams High School. We are also continuing to work with the FACE Center to develop a calendar of events for both parents and students during the upcoming school year.

Programming Information for the month of July and August:

- Summer camp dominated the programming at RTFC during them months of July and August. Students were given the opportunity to partake in a variety of fieldtrips that included the Navy Museum, Smithsonian Science/Magic Shows, and a mule drawn boat ride. In addition, AAAS awarded a grant to conduct a Summer Science Camp for 2nd – 6th graders. Students learned about the physical sciences and had the opportunity to conduct actual experiments.
- The Reading Connection also offered additional read aloud sessions to help prevent summer learning loss and set up special sessions that included a Metro Bus Driver, Alexandria Fire Fighters, and a professional marathon runner and philanthropist. The highlight of the summer was a special session with four Washington Mystics players and their mascot PAX. The players read books, showcased a professional athlete’s workout routine, and provided autographed copies of “Pete The Cat” books. The Washington Mystics also provided tickets for students to attend a total of 3 home games over the summer.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Christopher Ballard, <i>Chairman</i>	Carter D. Flemming	Karl Sandberg
Merrick Malone, <i>Vice Chairman</i>	Brett J. Libresco	Daniel Bauman
Melvin Miller	Chyrell Bucksell	Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 16, 2013

TO: Chairman Christopher Ballard and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer *Roy Priest*

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

A total of 619 work orders (WO) were issued during the current reporting period. Following is Table I, which provides a breakdown of the work orders. Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (AMP).

Issued W.O.s	619	Includes all work orders generated during the current reporting period.
Completed WO's	426	Includes all work orders completed during the current reporting period.
Emergency WO's	51	Includes all emergency work orders issued and completed within 24 hours.
Urgent WO's	11	Includes all work orders completed that are not considered health or safety hazards but may require immediate attention.
Vacant Unit	18	Includes all vacant unit work orders generated during the current reporting period.
(1) Open WO's see note below	193	Work orders summary includes routine, exterminator services, contracts, and vacant unit's turnovers as of the closing of the reporting period.

(1) Open work order tickets by regional Asset Management groups, as seen below, includes ongoing UPCS inspections for REAC:

Region I = 13%

Region II = 9%

Region III = 17%

Facilities = 0%

PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

A. Current Facilities and Modernization activities in progress as of the closing of this report include:

1. Vacant Units Turn Over

The Department had received eighteen units for rehabilitation and/or turn over work, twelve of those units have been completed and turned over to Asset Management for leasing as of the closing of this report.

2. Fee for Services

The Department has been engaged in vacant unit's turnovers for various AMP's, ongoing HVAC and Electrical repairs at ARHA properties.

Punch list work for Pendleton Park was completed according to VHDA punch list.

3. Preventive Maintenance (PM)

HVAC preventive maintenance has been an ongoing activity that will continue through the cooling season. Electrical PM for exterior lighting property wide has been started and will also continue through early autumn.

4. Capital Fund Program

Work in progress or already completed at the closing of this report, includes substantial rehab of a vacant units (4), Ladrey Emergency Generator, exterior building repairs to various sites, such as fence, roofing and erosion control, Ladrey Building exterior (concrete and sidewalks) and the elevator cabin retrofit.

DEVELOPMENT

DEVELOPMENT




Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
Chyrell Bucksell
Brett J. Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 16, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: **DEVELOPMENT UPDATE**

JAMES BLAND IV

We are completing all tasks for the final cost certification and state designation (8609 Application) of this phase. The 8609 Application is due to VHDA 6 months after the date of the last Certificate of Occupancy which was June 7th, making the 8609 due to VHDA on December 7, 2013. In completing these tasks we are validating the final costs and confirming compliance with governing prevailing wage requirements. Once our work is complete, the cost certification information will be forwarded to a 3rd-Party CPA who will complete a Final Cost Certification (FCC). This FCC is the final piece needed to complete the 8609 Application. The initial tenant files have been scanned and forwarded to the Asset Management staff and our investor partner.

We are also completing steps necessary for payment of the 3rd Capital Contribution of \$2,418,536. All requirements for the payment of this equity are for the most part satisfied with the exception of the 8609 Application submission. All homes are sold and settled in this Phase.

JAMES BLAND III/V

Construction is progressing well on this phase. As of September 5th (date of last certificate for payment from EYA), the land development was 68.5% completed; the triplex construction is 1.16% completed and the multifamily buildings are 0.1% completed.

EYA has taken reservations for twelve condominiums (Figure 1), and 24 townhouse units (Figure 2). Graphics are located at the end of this report.

PENDLETON PARK

This update will be discussed in Executive Session.

ALEXANDRIA TRILOGY BOND ISSUE

Alexandria Housing Development Corporation (“AHDC”) filed a completed HUD D4 loan application on June 14 with Richmond HUD and the application has passed the preliminary review hurdle. After reviewing the application, HUD found the contents to be present and complete so assigned the application an FHA processing number. HUD approval for the application is expected by September 30th. AHDC has also solicited and received proposals from three prospective bond purchasers and plans to make a final selection on the purchaser once the HUD loan is approved. They have hired a 3rd party relocation team who began work the week of July 15th. On July 18th, they held four (4) introductory sessions for the residents to meet the new team and discuss basic information available to the residents at this time. AHDC has completed a household-by-household preliminary assessment and are awaiting the delivery of the consulting team’s database so they can begin their official certification process. The requisite 120-day Notice will be issued in September and the goal is to gather the best information possible on the households prior to that notice being issued. AHDC filed a 4% Low-Income Housing Tax Credit Allocation Application to VHDA the first week of August. They have secured the requisite City CEO support letters for the submission.

TABLE 1: ARHA ACC TRIPLEX UNIT SCHEDULE: JAMES BLAND IV

	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In-Service (per Contract)</u>	<u>ARHA Placed-In-Service (Actual)</u>	<u>Unit Address</u>
<u>Building 28</u>					
Lot 18a	12/23/2012	11/13/2012	2/21/2013	3/12/13	901 Madison Street
Lot 18b	12/23/2012	11/13/2012	2/21/2013	2/21/13	905 Madison Street #201
Lot 18c	12/23/2012	11/13/2012	2/21/2013	2/15/13	905 Madison Street #301
Lot 21a	12/23/2012	11/20/2012	2/21/2013	2/20/13	911 Madison Street #301
Lot 21b	12/23/2012	11/20/2012	2/21/2013	3/12/13	911 Madison Street #201
Lot 21c	12/23/2012	11/20/2012	2/21/2013	3/12/13	915 Madison Street
<u>Building 31</u>					
Lot 7a	3/3/2013	3/28/2013	5/2/2013	5/10/13	916 Montgomery Street
Lot 7b	3/3/2013	3/28/2013	5/2/2013	4/16/13	912 Montgomery St. #201
Lot 7c	3/3/2013	3/28/2013	5/2/2013	4/11/13	912 Montgomery St. #301
Lot 10a	3/3/2013	3/28/2013	5/2/2013	5/31/13	902 Montgomery Street
Lot 10b	3/3/2013	3/28/2013	5/2/2013	5/1/13	906 Montgomery St. #201
Lot 10c	3/3/2013	3/28/2013	5/2/2013	4/30/13	906 Montgomery St. #301

TABLE 2: ARHA MULTI-FAMILY UNIT SCHEDULE: JAMES BLAND IV

		<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In-Service (per Contract)</u>	<u>ARHA Placed-In-Service (Actual)</u>
BUILDING 33: ADDRESS 805 NORTH PATRICK STREET					
Rental Floor 1					
Unit 1	#101	4/4/2013	4/16/13	6/3/2013	5/31/13
Unit 2	#102	4/4/2013	4/16/13	6/3/2013	5/29/13
Unit 3	#103	4/4/2013	4/16/13	6/3/2013	5/30/13
Unit 4	#104	4/4/2013	4/16/13	6/3/2013	5/23/13
Rental Floor 2					
Unit 1	#201	4/4/2013	4/16/13	6/3/2013	5/30/13
Unit 2	#202	4/4/2013	4/16/13	6/3/2013	5/16/13
Unit 3	#203	4/4/2013	4/16/13	6/3/2013	5/23/13
Unit 4	#204	4/4/2013	4/16/13	6/3/2013	5/23/13
Rental Floor 3					
Unit 1	#301	4/24/2013	4/17/13	6/23/2013	5/15/13
Unit 2	#302	4/24/2013	4/17/13	6/23/2013	5/22/13
Unit 3	#303	4/24/2013	4/17/13	6/23/2013	5/20/13
Unit 4	#304	4/24/2013	4/17/13	6/23/2013	5/31/13
Rental Floor 4					
Unit 1	#401	4/24/2013	4/17/13	6/23/2013	5/31/13
Unit 2	#402	4/24/2013	4/17/13	6/23/2013	5/30/13
Unit 3	#403	4/24/2013	4/17/13	6/23/2013	5/30/13
Unit 4	#404	4/24/2013	4/17/13	6/23/2013	5/29/13
BUILDING 35: ADDRESS 835 NORTH PATRICK STREET					
Rental Floor 1					
Unit 1	#101	5/14/2013	5/20/13	7/13/2013	7/1/13
Unit 2	#102	5/14/2013	5/20/13	7/13/2013	7/5/13
Unit 3	#103	5/14/2013	5/20/13	7/13/2013	7/12/13
Unit 4	#104	5/14/2013	5/20/13	7/13/2013	7/12/13
Rental Floor 2					
Unit 1	#201	5/14/2013	5/20/13	7/13/2013	7/5/13
Unit 2	#202	5/14/2013	5/20/13	7/13/2013	7/11/13
Unit 3	#203	5/14/2013	5/20/13	7/13/2013	7/10/13
Unit 4	#204	5/14/2013	5/20/13	7/13/2013	7/12/13
Rental Floor 3					
Unit 1	#301	6/2/2013	6/5/2013	8/1/2013	7/29/13
Unit 2	#302	6/2/2013	6/5/2013	8/1/2013	7/29/13
Unit 3	#303	6/2/2013	6/5/2013	8/1/2013	7/29/13
Unit 4	#304	6/2/2013	6/5/2013	8/1/2013	7/29/13
Rental Floor 4					
Unit 13	#401	6/2/2013	6/5/2013	8/1/2013	7/31/13
Unit 14	#402	6/2/2013	6/5/2013	8/1/2013	7/31/13
Unit 15	#403	6/2/2013	6/5/2013	8/1/2013	7/31/13
Unit 16	#404	6/2/2013	6/5/2013	8/1/2013	7/29/13

FIGURE 1: PHASE V SALES

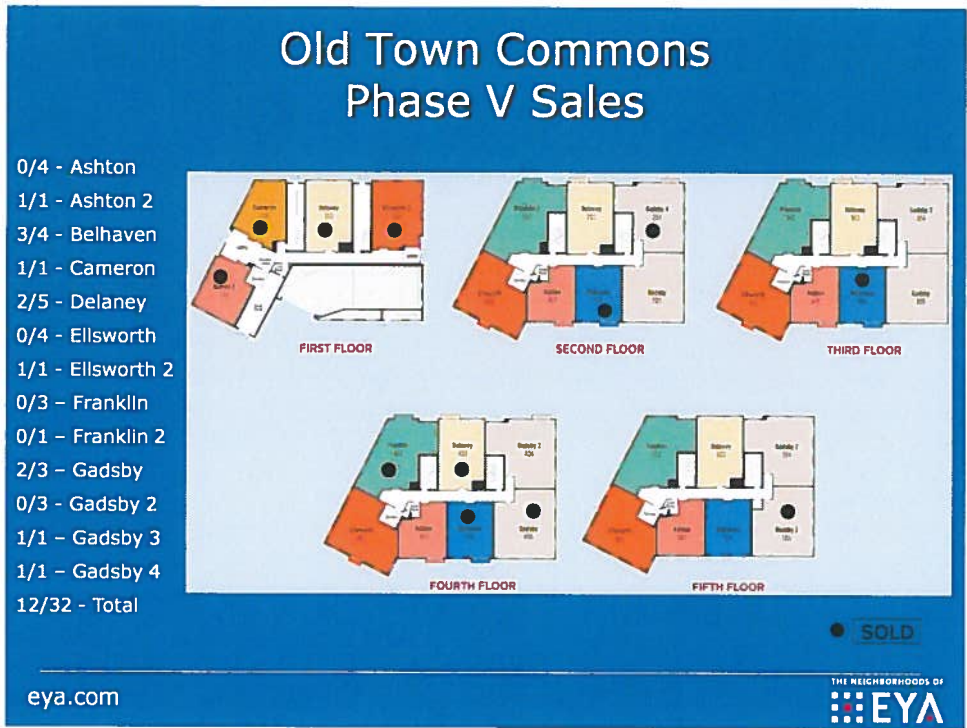
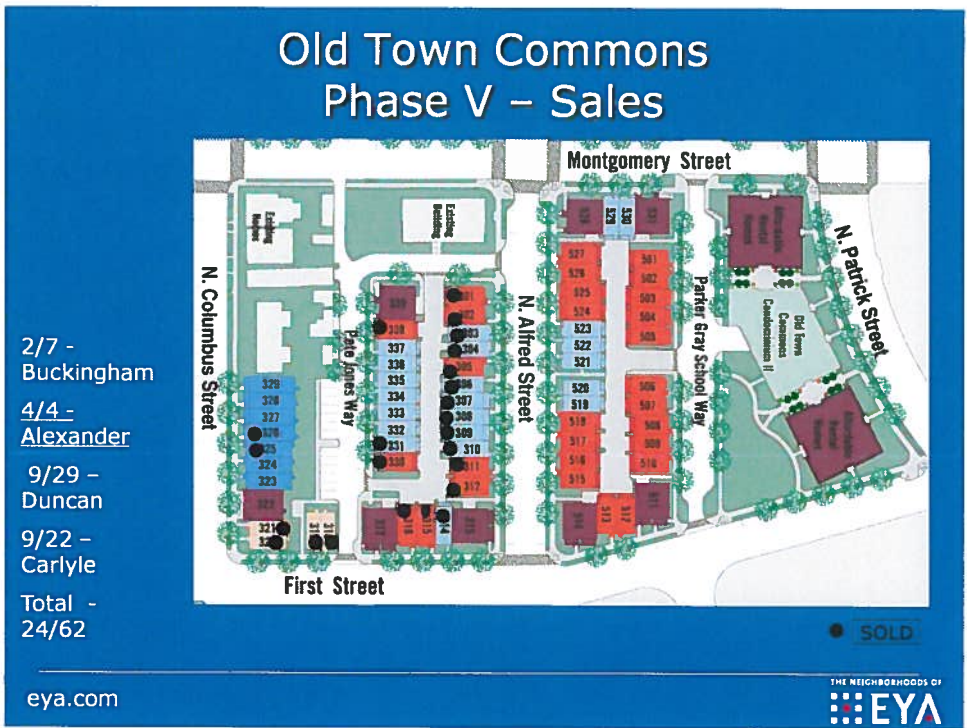


FIGURE 2: PHASE V TOWNHOUSE SALES



CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Christopher Ballard, *Chairman*
Merrick Malone, *Vice Chairman*
Melvin Miller


Carter D. Flemming
Chyrell Bucksell
Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: August 19, 2013

TO: Chairperson Christopher Ballard, and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary/Treasurer 

SUBJECT: **VOTE APPROVAL OF RESOLUTION NO. 571, TO SUBMIT TO HUD THE ANNUAL CONTRIBUTION CONTRACT FOR THE 2013 CAPITAL FUND GRANT**

ISSUE:

The U.S. Housing Act of 1937 (Act), 42 U.S.C. 1437, which authorizes HUD to provide Capital Fund Program (CFP) Grant awards for formula grants and, where applicable, Replacement Housing Factor grant(s) for Public Housing Agencies (PHA) for Fiscal Year 2011 and requires the PHA to sign the Annual Contribution Contract (ACC) Amendment to comply with the CFG statute (section 9 of the Act, as amended and the regulations including 24 CFR Parts 905, 941 and 968).

DISCUSSION:

HUD approved the CFP Grant for Fiscal Year 2013 for the Alexandria Redevelopment and Housing Authority pursuant to the Act and requires the PHA to submit a signed ACC amendment to comply with the CFG statutes and regulations, including a signed Resolution by the Board of Commissioners approving the submittal by the Chief Executive Officer.

RECOMMENDATION:

That the ARHA Board of Commissioners approves the action of the Chief Executive Officer in submitting the Annual Contribution Contract Plan to HUD.

FISCAL IMPACT:

There is no fiscal impact.

THE ARHA BOARD OF COMMISSIONERS

**APPROVAL TO SUBMIT TO HUD THE ANNUAL CONTRIBUTIONS
CONTRACT FOR 2013 CAPITAL FUND GRANT**

RESOLUTION No. 571

WHEREAS, ARHA, is required to submit to the HUD Secretary an Annual Contribution Contract for the approved Capital Fund Program (CFP) Grant awards for formula grants and, where applicable, Replacement Housing Factor grant(s) for Public Housing Agencies (PHA) for Fiscal Year 2013; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the Annual Contribution Contract for the 2013 Capital Fund Program (CFP) Grant awards; and

WHEREAS, ARHA has completed HUD requirements to submit the Annual Contribution Contract for the 2013 Capital Fund Program (CFP) Grant awards; and

WHEREAS, HUD requires that the Annual Contribution Contract for the 2013 Capital Fund Program (CFP) Grant awards be submitted on or before September 30, 2013; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the Annual Contribution Contract to HUD, is hereby ratified and approved.

Adopted this September ____, 2013.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Christopher Ballard, Chair

by: _____
Roy Priest, Chief Executive Officer

Its: _____

Its: _____



Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller


Carter D. Flemming
Chyrell Bucksell
Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: September 23, 2013

TO: Chairman Christopher Ballard, and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary/Treasurer 

SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 572, TO IMPLEMENT ARHA'S SMOKING CESSATION AND SECONDHAND SMOKE REDUCTION PROGRAM**

ISSUE:

HUD Notice PIH-2009-21 (HA) strongly encourages Public Housing Authorities (PHAs) to implement on-smoking policies on some or all of their public housing units. Supporting HUDs notice, the City of Alexandria is considering a resolution supporting the Alexandria Redevelopment and Housing Authority smoking cessation and secondhand smoke reduction project initiative recommended by the Public Health Advisory Commissions and the Clean and Smoke Free Air Coalition of Alexandria.

According to 24 CFR 903.7 (e) - HUD requires PHAs to update the Annual Agency Plan, including a statement of operation and management, and the rules and standards that will apply to their projects when the PHA implements a non-smoking policy.

DISCUSSION:

HUD is encouraging PHAs to adopt non-smoking policies based on the health issues related to smoking and secondhand smoking. The elderly and young populations, as well as people with chronic illnesses, are especially vulnerable to the adverse effects of smoking. Further, because Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, causing respiratory illness, heart disease, cancer, and other adverse health effects in neighboring families.

To that effect, the City of Alexandria has budgeted \$35,000 from contingent reserves to support a smoking cessation program at ARHA. This initiative is to be implemented through a partnership with the Public Health Advisory Commissions and the Clean and Smoke Free Air Coalition of Alexandria, and the Alexandria Department of Health serving as the fiscal agent.

The Coalition will collaborate with ARHA to (a) adopt a smoke free housing policy for ARHA residents; (2) offer tobacco cessation services to residents seeking to quit smoking and (3) evaluate the effectiveness of the effort in reducing exposure to secondhand tobacco smoke among ARHA residents.

This project has four key goals: (1) the adoption of a comprehensive smoke free housing policy; (2) reduce the level of exposure of ARHA children and youth to secondhand smoke in their homes; (3) motivate and assist current tobacco users who are residents of ARHA to quit; and (4) expand access and utilization by ARHA residents to affordable and effective comprehensive smoking cessation services.

The timeframe to accomplish the above goals is estimated to be approximately from three to six months, as it involves staff and volunteers training, public meeting with ARHA residents and the distribution of educational materials to support this initiative.

RECOMMENDATION:

The ARHA Board of Commissioners approves the initiative supporting the Alexandria Redevelopment and Housing Authority smoking cessation and secondhand smoke reduction project initiative, as recommended by the Public Health Advisory Commissions and the Clean and Smoke Free Air Coalition of Alexandria.

FISCAL IMPACT:

There is no fiscal impact.

**THE ALEXANDRIA REDEVELOPMENT AND
HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**APPROVAL TO IMPLEMENT ARHA'S SMOKING CESSATION AND SECONDHAND
SMOKE REDUCTION PROGRAM**

RESOLUTION No. 572

WHEREAS, ARHA is required to review the Agency Plan when there are policy changes, pursuant to 24 CFR 903.7 (e); and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to policy changes; and

WHEREAS, ARHA staff seeks to implement a smoking cessation and secondhand smoke reduction project initiative in partnership with the Public Health Advisory Commissions and the Clean and Smoke Free Air Coalition of Alexandria, and subsequently request the Board of Commissioners approval as ARHA policy;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Executive Director in implementing the Smoking Cessation and Scondhand Smoke Reduction Program, is hereby ratified and approved.

Adopted this September 23, 2013

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Christopher Ballard, Chair

by: _____
Roy Priest, Chief Executive Officer

Its: _____

Its: _____



Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

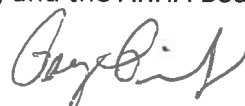
Carter D. Flemming
Chyrell Bucksell
Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: August 19, 2013

TO: Chairperson Christopher Ballard, and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary/Treasurer 

SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 573, TO SUBMIT TO HUD THE 2014 ANNUAL PLAN AND 5-YEAR ACTION PLAN**

ISSUE:

The Quality Housing and Work Responsibility Act of 1998 require that Public Housing Authorities submit the Annual Agency Plan and the 5-Year Action Plan (the "Plan") 75 days prior to the close of each fiscal year.

DISCUSSION:

Effective October 1, 1999, each public housing agency shall submit to the HUD Secretary an annual public housing Agency Plan and 5-Year Action Plan under Section 511 of the Quality Housing and Work Responsibility act of 1998 (QHWRA). The Agency Plan must include the Authorities Annual and 5-Year Action Plans and the procedures shall provide that ARHA developed the Plan in consultation with the Residents Council members and the public and ensure that the Plan is consistent with the City's Consolidated Plan. A certification provided by the City asserts that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy. The plan was submitted to the public on three meetings, as well as to the Resident Council for review and comments on 7/15, 7/16, 7/17/2013, 8/15 and 9/23/2013. Public Notices and advertising where placed on the official bulletin Board of the City of Alexandria web site, ARHA web site, and other public locations within the City of Alexandria. The minutes related to the public meetings, Resident Councils and the Resident Advisory Board are recorded in the Plan.

RECOMMENDATION:

The ARHA Board of Commissioners approves the attached Agency Plan, and authorizes Staff to submit the Plan to HUD for review and approval.

FISCAL IMPACT:

There is no fiscal impact.

**THE ALEXANDRIA REDEVELOPMENT AND
HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**APPROVAL TO SUBMIT TO HUD
THE 2014 ANNUAL AGENCY PLAN AND 5-YEAR ACTION PLAN**

RESOLUTION No. 573

WHEREAS, ARHA is required to submit to the HUD Secretary an annual public housing Agency Plan and 5-Year Action Plan (“the Plan”) under Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the Annual Agency Plan; and

WHEREAS, ARHA has completed the Annual Agency Plan and 5-Year Action Plan in consultation with the resident councils and in consistency with the City’s Consolidated Plan, it contains a certification by the City of Alexandria that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy; and

WHEREAS, ARHA has advertised and held public hearing and comments from the public and resident advisory board, which have been incorporated in the Plan; and

WHEREAS, HUD requires that the 2014 Annual Agency Plan and 5-Year Action Plan be submitted on or before October 15th, 2013;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the “Plan” to HUD, is hereby ratified and approved.

Adopted this September 23, 2013

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Christopher Ballard, Chair

By: _____
Roy Priest, Chief Executive Officer

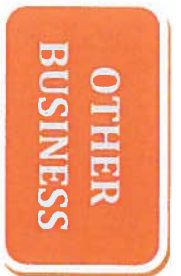
Its: _____

Its: _____

ACTION DOCKET



OTHER BUSINESS



United States Senate
Washington

FOR IMMEDIATE RELEASE
Mon., September 16, 2013

CONTACT: Kevin Hall (Warner) 202 228 6884
Amy Dudley (Kaine) 202 224 9688

**SENS. WARNER & KAINE URGE HUD TO CONSIDER
REGULATORY RELIEF FOR HOUSING AUTHORITIES**

*~ Increased budgetary pressure restricts tenant
services and long-term planning ~*

WASHINGTON -- U.S. Sens. Mark R. Warner (D-VA) and Tim Kaine (D-VA) have sent a [letter](#) to Housing and Urban Development (HUD) Secretary Shaun Donovan urging him to take additional steps to help Virginia housing authorities alleviate the worst effects of severe budget cuts caused in part by sequestration. Sens. Warner and Kaine called on HUD to help authorities streamline program operations while ensuring resident and community needs are met.

In addition to serving as a safety net for Virginians, redevelopment and housing authorities are important drivers of the Commonwealth's economy. For example, the Norfolk Redevelopment and Housing Authority annually creates \$121.5 million for the city economy, in addition to 1,200 jobs.

Text of the letter is below and available [here](#).

September 13, 2013

*The Honorable Shaun Donovan
Secretary, U.S. Department of Housing & Urban Development
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, D.C. 20410*

Dear Secretary Donovan:

We write about the current funding and regulatory situation of Virginia's redevelopment and housing authorities.

We have been working with members of the Virginia Association of Housing and Community Development Officials (VAHCDO) on ways to mitigate the severe budget situation that has been caused

in part by sequestration. Housing authorities across the Commonwealth have contacted us about funding constraints experienced from recent sequester cuts. Redevelopment and housing authorities in the Commonwealth of Virginia serve as an important safety net for lower income citizens who cannot afford housing at prevailing market rates. They are also important drivers of the local economy.

For example, the William & Mary Mason School of Business found that Norfolk Redevelopment and Housing Authority annually created \$121.5 million for the city economy, in addition to 1,200 jobs with an average wage of \$46,434, while in the midst of a severe recession. Dozens of other authorities in communities across the Commonwealth replicate this good work.

Historically low funding levels for HUD programs jeopardize these vital contributions. Because these authorities are facing increasingly deep budget cuts, we believe there are steps HUD could take to help authorities streamline program operations while ensuring resident and community needs are met. These steps include:

- Ensuring assessment systems and processes reflect the tight budgets housing authorities are working in. Housing authorities are currently receiving only 69% of their administrative fees, in addition to other program cuts. We appreciate any flexibility and streamlining HUD can provide on assessment systems.*
- Working with Congress to allow housing authorities to use operating reserves for capital improvements. Housing authorities have had this ability in the past and we recognize that housing authorities need flexibility.*
- Streamlining the rulemaking process related to public housing authorities to ensure rulemaking is fast-tracked but still allows for public comment.*

Thank you for your timely attention to these issues. We appreciate your continued work with redevelopment and housing authorities in this challenging budget environment.

Sincerely,

*Tim Kaine
U.S. Senator*

*Mark R. Warner
U.S. Senator*

###

Denise Goode
Office of U.S. Senator Mark R. Warner
World Trade Center
101 West Main Street
Suite 4900
Norfolk, VA 23510
757.441.3079 direct
757.441.6250 fax



KaBOOM! selects ARHA to promote their national campaign

Saturday, September 7, 2013 –

DC based production crew from GMMB started setting up around 7:00AM for a day long shoot in the Hopkins-Tancil development. The day's activities included doing video shoots of children and families engaged in a variety of outdoor activities. Approximately 40 ARHA youth and 10 adult residents were used in the shoot in addition to 15 others who were brought in for the production to provide some more diversity. Two ARHA staffers were also present, serving as the site coordinators for the day's activities. Scenes were shot of kids playing on and around the playground, working in a garden, having fun in sprinklers, interacting with adults, and using a variety of outdoor recreational items. Youth were also used to do voiceovers that will be incorporated in the video and a father and daughter were selected to do a special highlight piece.

The film shoot was coordinated by and funded through KaBOOM! who partnered with ARHA last year to install the current playground located in Hopkins Court. ARHA was contacted because of the great experience KaBOOM! had with the agency last year building the playground and they wanted to use the Hopkins-Tancil development as the site to film their national campaign to encourage kids to engage in outdoor play. KaBOOM! has built thousands of playgrounds across the country and it truly is an honor that they would select ARHA and the City of Alexandria to highlight and promote this national campaign. The agency only had a week to plan for the shoot which included getting media releases from participants, informing residents about the impending shoot and ensuring that the site was in excellent, camera-ready condition.

GMMB provided breakfast and lunch for all the participants in the shoot and when the day came to a close around 5:00PM all the props used in the shoot were donated to the Ruby Tucker Family Center. ARHA will receive a copy of the finished video along with photos taken throughout the day. The video will premiere at a leadership conference to be held in Baltimore, MD on September 23 and 24, and ARHA Program Director; Jason Ellis will be a specially invited guest. This opportunity is a testament to the hard work the agency has done over the past few years to be true to its guiding principle of “building community partnerships”.

- **Written by Jason Ellis**

THE LADREY GAZETTE

SEPTEMBER 2013



MEDICARE & THE NEW HEALTH CARE LAW- The Affordable Care Act passed by Congress and signed by President Obama this year will go into effect October 1, 2013. The guaranteed Medicare benefits you currently receive will remain the same. Your choice of doctor will be preserved. There will be more details in the 2014 Medicare and You Handbook coming this fall. **Don't give your personal Medicare information to anyone who isn't a trusted source. Remember- rely on trusted sources of information about Medicare.**

MANAGE YOUR MEDICATIONS- Talk with your health care provider about what medicine you're taking, what is prescribed for, when to take it (before, during, or after meals) and how to take your medications. **PLEASE PAY ATTENTION TO WARNING STICKERS, be sure to read all labels.**



SEPTEMBER BIRTHDAYS

Mr. Johnny Bates
Ms. Elizabeth Brandon
Mr. Julius Campbell Sr.
Mr. Minas Desta
Ms. Azam Eveland
Mr. Arthur Finke
Ms. Lucille Johnson
Ms. Meron Solomon
Ms. Jannie Terry

SEPTEMBER HOLIDAY

September 2nd – Labor Day

September 5th - Rosh Hashanah-

September 8th - National Grandparents Day

September 14th - Yom Kippur

SPOTLIGHT ACTIVITIES

WAL-MART- Thursday, September 5th @ 8:00AM. Please remember to limit your items to 2 bags per person. Please sign up on the Community bulletin board.

17th Annual Senior Appreciation Picnic- Friday, September 6th 11:00 AM -2:00PM in the Ladrey Courtyard. Hope to see you all there!!!

National Grandparent's Day- Sunday, September 8th. Alfred Street Baptist Church will be distributing gifts for grandparent's day. The gifts are limited so please sign up on the Community bulletin board.

Ladrey Resident Advisory Board Meeting (LRAB) - Every 2nd Wednesday of the month. The next meeting will be held Wednesday, September 11, 2013 from 5:00pm-6:15pm. Mr. Otis Weeks, President of the Ladrey Resident Advisory Board is asking all residents to come out and meet the 2013 LRAB Candidates.

Ladrey Resident Advisory Board Elections Will Be Held Mid-September, Flyers Will Be Distributed With Exact Date and Time

YOUR HEALTH

NURSE VISITS- Nurse Christine, Lighthouse Home Health will be here every 2nd Tuesdays of month at 10:30AM in the Ladrey Clinic. Nurse Christine's next visit will be Tuesday, September 10, 2013.

FLU VACCINE- There will be a Walgreens representative coming to give flu vaccinations on Wednesday, September 18, 2013 from 9:00am – 11:00am. Please bring your Medicare card with you to the Community Room.

PODIATRY CLINIC- The foot doctor will be at Ladrey on Thursday, September 19, 2013 from 10:00am-2:00pm in the Ladrey Clinic. Please sign up on the Health bulletin board.

A MESSAGE FROM MANAGEMENT

Annual Recertification- When you receive your first notice regarding recertification, please begin to prepare your documents to bring to the management office. Failure to recertify may cause for termination of your lease agreement.



Important Phone Numbers for You To Know . . .

LADREY STAFF DIRECTORY

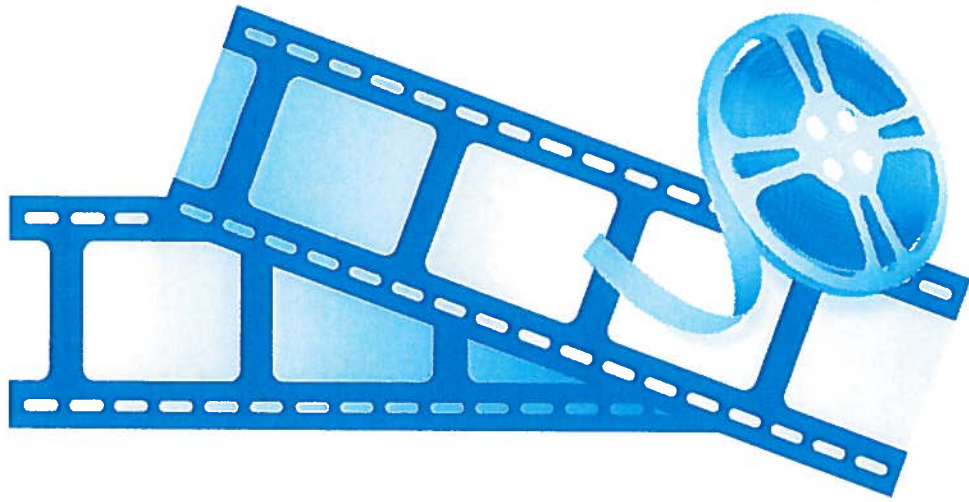
Bernardette Curtis-Lambert, Region 1 Regional Property Managers,
(703) 549-7115, ext., 307

Sharon Crenshaw, Leasing & Occupancy Specialist II,
(703) 549-7115, ext., 258

Stephanie Saunders, Leasing & Occupancy Specialist I,
(703) 549-7115, ext., 323

Starr Robertson, Social Services Coordinator
(703) 549-7115, ext., 312

ARHA Main Number.....703-549-7115
Maintenance 24-hour Hotline703-823-2742



Family Film Night

Join us Every Friday Beginning...

**Friday, August 30th
at 7:15 pm**

The festivities will be held
at Charles Houston Recreation Center, 701 Wythe St
(Lawn near Poolside entrance)

Bring a blanket and/or chair and enjoy
Movies under Moonlight with your family and friends!



For additional information or Show Titles please contact HOU
OTC Neighborhood Resource Center

HOU: 571.257.7103

THE NEIGHBORHOODS OF

EYA

life within walking distance®

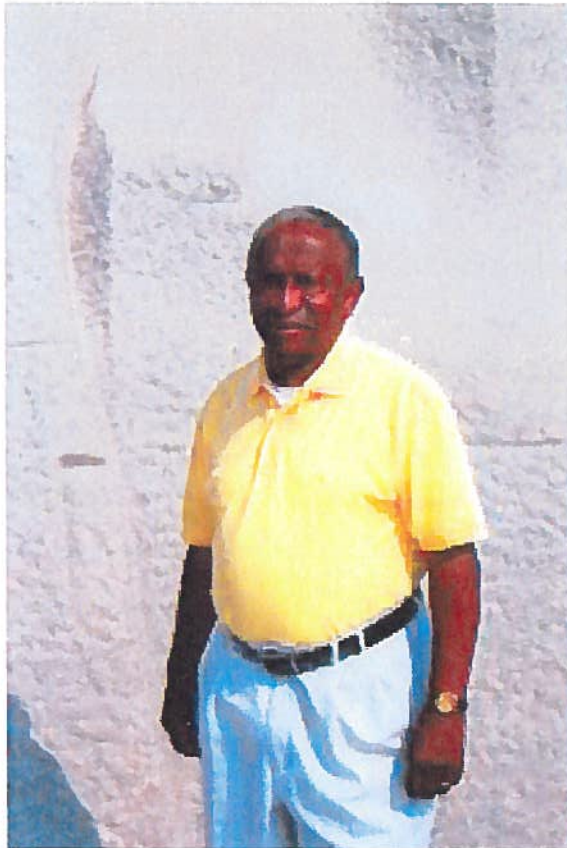


An Alexandria Dream

August 28, 2013

By Carla Branch
alexandrianews.org

"One is astonished in the study of history at the recurrence of the idea that evil must be forgotten, distorted, skimmed over. We must not remember that Daniel Webster got drunk but only that he was a splendid constitutional lawyer. We must forget that George Washington was a slave owner . . . and simply remember the things we regard as creditable and inspiring. The difficulty, of course, with this philosophy is that history loses its value as an incentive and example; it paints perfect man and noble nations, but it does not tell the truth." -W. E. B. Dubois



Melvin Miller (Photo: Katie Smythe)

On Aug. 27, 1963, "My Boyfriend's Back" was at the top of the pop music chart; *Cleopatre* was the movie that everyone was talking about; Washington, DC and the suburbs were bracing for the March On Washington; W. E. B. Dubois died at 95 and Alexandria held a special election to fill a City Council seat left vacant when John Ewald died. One of the four candidates for that seat was A. Melvin Miller, an African-American.

Miller moved to Alexandria in 1958 and got involved in Civil Rights issues immediately. "I was practicing law then and represented people who were involved in demonstrations and on other Civil Rights issues," Miller said. "In 1960, we successfully desegregated the lunch counters and in 1961, the restaurants were desegregated. By 1963, a group of us got together and decided the time was right for an Africa-American to run for office because there were no African-Americans on City Council or School Board.

"We picked the special election because there was only a 30-day campaign and it was at the end of the summer. I'm not sure we thought we would win but at least there was a chance. We knew it was going to depend on who came out to vote," Miller said.

They were known as the Secret Seven, a group of African-American leaders who fought to end segregation in all aspects of Alexandria life. "There was the NAACP, the Departmental Progressive Club and the Durant Civic Association," Miller said. "All of us belonged to these organizations and we would get together and work things out to determine which organization was going to take the lead on a particular issue.

"Colonel Johnson was supposed to run for the vacant Council seat but the night before we had to turn in the paperwork to run for the office, Colonel Johnson came to the meeting and told us that his wife didn't want him to run. We had to select another candidate and I was chosen," Miller said.

While the group had negotiated some changes in Alexandria, it was still a very segregated city. T. C. Williams High School would not open for another two years and there were very few African-American children attending either Francis C. Hammond or George Washington High School. The African-American students still, for the most part, attended Parker-Gray High School. Also, there were still neighborhoods where African-Americans could not purchase homes.

"Some of our group were active in the Human Relations Commission or whatever they called it at the time and I got some political support from those folks," Miller said. "I remember that Mel Bergheim held a coffee for me at his home in the West End. For the most part, though, my support came from the black community."

What were the issues during that election? "They weren't much different than they are now," Miller said. "People were concerned about taxes and services. We didn't talk much about desegregation because the fact that I was running made it clear that that was an issue."

[Miller lost to Nicholas Colasanto by 2178 votes, 3503 to 1325. However, Miller finished ahead of a candidate named Fath, who received 1124 votes and another candidate named Snapp, who received 479 votes.](#)

"Nick Colasanto was well known around town," Miller said. "His brother was a judge and I guess the best way to describe Nick is that he was a good old boy."

"I don't remember much about what he said during the campaign but I do remember what he said to me that night after the election. We held what was supposed to be my victory party at the Elks Home and Nick held his event at the Eagles Lodge, which was just around the corner. After we got the results, some of us went around to his event to congratulate him. He asked me if I was going to the march the next day and when I told him yes, he said that was a good thing," Miller said.

Rev. George Parker was the first African-American to serve on City Council. He was elected in 1870. John A. Seaton was the first African-American member of the Board of Aldermen, serving from 1871 to 1873. Another African-American, T. B. Pinn, served on the Common Council from 1871 to 1873. The first African-American who was elected to City Council after Reconstruction was Ira Robinson, who served from 1970 to 1973. In all, eight African-Americans have been elected to City Council since 1970. Miller ran unsuccessfully for mayor in 1976. Bill Euille was elected the City's first African-American mayor in 2003.

The March



Bus that may have brought people to the March on Washington in 1963 (Photo: Katie Smythe)

The March On Washington occurred on Aug. 28, 1963. "It was pulled together fairly quickly and none of us knew what to expect," Miller said. "In Alexandria, we were preoccupied with my campaign so we weren't really focused much on what was going on with the march.

"A. Philip Randolph and Whitney Young were behind the march and they pulled Bayard Rustin in to actually organize it. There wouldn't have been a march if Bayard hadn't gotten it organized.

"Of course, all of the Civil Rights groups finally got involved and the leaders from those groups were invited to speak," Miller said.

The Secret Seven got a bus for Alexandrians who wanted to go to the march. "Bob Terrell and the NAACP took the lead on that and the bus picked everyone up at the NAACP office, which was at the corner of Queen and Fayette streets," Miller said. "The bus dropped us off at the exit just before the 14th Street Bridge and we walked from there.

"As we walked across the bridge, there really weren't very many people so we still wondered if this march was going to amount to anything. Apparently Randolph had tried to pull a March On Washington together in the 1940's but nothing came of it. When we didn't see many people that morning, we thought the 1963 version might be disappointing," Miller said.

The group started at the Washington Monument and Miller walked from there to the Lincoln Memorial. "I got all the way to the steps of the Lincoln Memorial and by that time, people were coming from everywhere," he said. "The crowd was amazing."

Miller doesn't remember much about the speeches that day. "I just remember the crowd," he said. "By the time Martin [Dr. Martin Luther King, Jr.] spoke, I was headed back across the bridge to catch the bus. We had all gotten separated and we wanted to make sure the bus was there when we got to it.

"He had made the 'I have a dream' part of that speech before and it wasn't really until later that it became so famous. When my children were growing up, every Sunday morning they woke up to a recording of Dr. King's speeches so I had a chance to hear it many times after that day in 1963," Miller said.

The march had a profound impact on the Civil Rights movement. "The real impact of the 1963 March on Washington was what people took from the march back home with them," Miller said. "The march empowered people to go home and work for change.

"The Civil Rights Act passed in 1964 and the Voting Rights Act passed in 1965. As much as I like Jack Kennedy, I'm not sure he could have gotten the legislation through Congress that Lyndon Johnson was able to accomplish," Miller said.

Miller, who worked at the Federal Housing Administration in 1963, ultimately retired from the U. S. Department of Housing and Urban Development. He served on the Alexandria School Board and is still a member of the Alexandria Redevelopment and Housing Authority Board. He is proud of the many changes that have come about in the last 50 years but still has concerns.

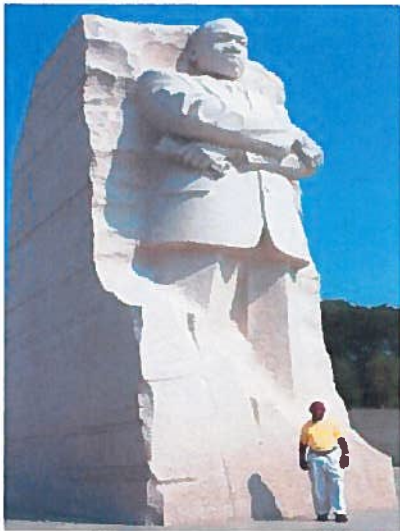
"We have accomplished a lot," he said. "My greatest concern now is the continuing economic disparity and I'm not quite sure what we can do about that. Johnson made some inroads with his Great Society programs and there have been other programs that have helped. However, even though African-Americans are permitted to purchase a home anywhere in Alexandria, how many can afford to do so?

"If a white person and an African-American dress up in a suit and go for a job interview, the first thing that people notice is the color of their skin. I can overcome a lot but not always the fact that the first thing many people still notice is the color of my skin," Miller said.

Many of his dreams have been realized. "My children have had many advantages," he said. "I taught them that the way to accomplish change is to recognize that there are rules and master them. That is how we accomplished what we did in those early days."

What about now? "I really wonder what it would take to get people involved in any sort of a demonstration if we tried," Miller said. "For the most part, it doesn't matter whether you are black or white. People just generally aren't moved to hold marches or any other kind of demonstration.

"In 1963, the March on Washington was about jobs and freedom. People who came took risks. The march was scheduled in the middle of the week to keep participation down because most people, it was thought, weren't going to skip work to come to a demonstration. This year, the 50th anniversary march was scheduled for the weekend to make it more convenient. It has been interesting to look at then and now," Miller said.



Melvin Miller at MLK Memorial (Photo: Katie Smythe)

"A little less complaint and whining, and a little more dogged work and manly striving, would do us more credit than a thousand civil rights bills." - W. E. B. Dubois





City of Alexandria, Virginia

Alexandria Beautification Commission

P. O. Box 178

Alexandria, Virginia 22313



August 26, 2013

Mr. Roy Priest
Chief Executive Officer
Alexandria Redevelopment and Housing Authority
600 North Fairfax Street
Alexandria, VA 22314

Dear Mr. Priest:

Congratulations--the Alexandria Beautification Commission is pleased to inform you that the Vegetable Gardens at Tancil Court have been selected as a 2013 Alexandria Beautification Award winner.

Earlier this year, our Commission members toured the City looking for award candidates in the categories of Residential; Commercial; Public; and Service. Your property and/or project were judged on the following criteria: visibility from the public right of way; plant colors, textures and forms; maintenance; proportion; landscaping accents and elements; relationship and enhancement to the neighborhood; and noticeable improvement.

Your award will be presented during the Beautification Awards Ceremony to be held on Monday, September 30, 2013. An invitation will follow. The ceremony will include a slide presentation of this year's winners. Mayor William D. Euille and members of City Council are expected to attend and present your certificate.

Please hold the date. We look forward to seeing you at the ceremony.

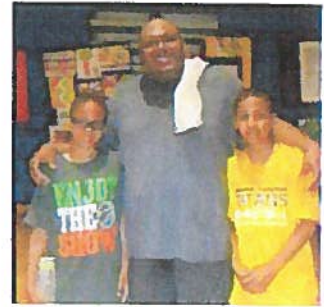
Sincerely,

Cathleen Curtin

Co-Chairperson
Alexandria Beautification Commission

**THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
“HOOP IT UP” AT THEIR 4TH ANNUAL YOUTH ARTS FESTIVAL WITH A BASKETBALL
TOURNAMENT FOR FATHERS AND SONS/DAUGHTERS**

June 8 2013, The Alexandria Redevelopment and Housing Authority (ARHA) along with its partners: The Alexandria Department of Recreation and Cultural Activities, The Arts Commission, Alexandria City Public Schools, DASH Bus, Northern Virginia Urban League and The Campagna Center teamed up to host a special Father’s Day event at its’ 4th Annual Youth Arts Festival that was held at George Washington Middle School, Alexandria, Virginia.



The Father’s Day Celebration was a Hoop It up Basketball Tournament for Fathers, Sons and Daughters. This was a great community building event bringing people from across Alexandria. Twenty (20) teams entered that consisted of 6 players per team: 2 adults and 2 children (boys and girls between the age of 9 – 16) played with each adult parent. Each team was guaranteed a minimum of two games. The tournament was organized into two divisions: Division 1- ages 9 to 12 and Division 2 – ages 13 to 16.



The games were spirited and competitive. There were some extremely talented and athletic young people and some demonstrated skill that showcased them as future players and leaders on the court and in the community. There was added excitement to the game when Former WNBA Star Simone Edwards of the Seattle Storm entered the tournament to play and helped her team to win 1st Place.



Washington Redskin Coach Keith Burns (formerly with the Denver Broncos) stopped by with his family to watch the games. Keith’s daughter Danielle who attends Fordham University and plays basketball for the Fordham Rams joined the tournament. Awards were given to the winning teams placing 1st and 2nd place in both divisions.



Some of the fathers’ stated that they had never played with their kids and left excited because the tournament provided a memorable and valuable experience for them and their children. Hopefully, we will see them again next year at the 5th Annual Youth Arts Festival and Fathers’ Day Celebration.



