



**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

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



Monday, February 25.

ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



Christopher Ballard
Chairman

Merrick Malone
Vice Chairman

Commissioners:

Melvin Miller
Commissioner

Carter D. Flemming
Commissioner

Brett J. Libresco
Commissioner

Derek Hyra
Commissioner

Chyrell Bucksell
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Chief Executive Officer

February 20, 2013

Mr. Christopher Ballard
1904 Russell Road
Alexandria, VA 22301

Re: **Monday, February 25, 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, February 25, 2013, at 7:30 p.m., Ladrey Building (Community Room) 300 Wythe Street Alexandria, VA 22314. The docket has 9 items; of which (2) are consent items and no action items.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

Ih/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)
Alexandria Resident Advisory Board (1 Electronically)
Ladrey High Rise Advisory Board (1)

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

REGULARLY SCHEDULED MONTHLY MEETING

MONDAY, FEBRUARY 25, 2013

7:30 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**
 - **Lt. Dennis Andreas of Alexandria Police Department – Neighborhood Briefing**
3. **Adopt Minutes for the January 28, 2013 Board Meeting**
4. **Vote Receipt of the Secretary-Treasurer’s Report**
5. **Board Standing Committee Reports:**
 - **Personnel/Social Services/Development and Public Relations**
6.

CONSENT DOCKET

 - 6.1 ***Vote Approval of Resolution No. 561, The Alexandria Redevelopment and Housing Authority for James Bland Housing V GP LLC for the Mixed-Finance Closing for James Bland Apartments, Phase Five and James Bland Apartments, Phase Three a Multi-Family Residential Rental Housing Project located in Alexandria, Virginia***
 - 6.2 ***Vote Approval of Resolution No. 562, The Strategic Plan for the Alexandria Redevelopment and Housing Authority***
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 OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**REGULARLY SCHEDULED MEETING
AT LADREY BUILDING COMMUNITY BUILDING
CHARLES HOUSTON RECREATION CENTER
901 WYTHE STREET
ALEXANDRIA, VA 22314**

MONDAY, JANUARY 28, 2013

7:30 p.m.

CHAIRMAN: Derek Hyra, Presiding

THOSE PRESENT: Merrick Malone, Vice Chairman
A. Melvin Miller
Carter Flemming
Stan Vosper
Karl Sandberg
Christopher Ballard
Brett Libresco

ABSENT: Chyrell Bucksell

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:38 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and citizens.

Chairman Hyra 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 the RAB had nothing to report to the Board at this time.
- b) **Alexandria Resident Association (ARA)** - Shanelle Gayden, President of the ARA was absent.

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

Lt. Dennis Andreas of Alexandria Police Department – Lt. Andreas was absence and on his behalf Officer Eric Barnes delivered a brief status report on the surrounding areas and initiatives implemented by the residential officers, street crime unit, and bike patrol.

Family Self Sufficiency (FSS) – Graduate Ms. Tireese M. Winfield is a 30 year old single mom of two girls Jamiah, 11 and Siana, 4. Ms. Winfield was raised in Alexandria, VA, and in Alexandria Public Housing. She grew up in Quaker Hill, but has resided in Old Cameron Valley, and the Berg. In 1999, Ms. Winfield joined the U.S. Army Reserves.

Ms. Winfield stated Public Housing has been a great opportunity for low-income families and families under certain circumstances; Ms. Winfield stated that she didn't want her circumstances to allow her to use Public Housing as a crutch and become complacent.

Ms. Winfield joined the FSS program back in November of 2011, when she was unemployed; her goals were to get a job, fix her credit, and save over \$3,000 dollars. Ms. Winfield accomplished this goal and never gave up on her life endeavors. Ms. Winfield stated she not only did this for herself, but to show her girls; especially her 11 year old, that anything is possible if you're willing to work hard for it. Ms. Winfield stated that her journey is not done because in 2014, she will graduate with her bachelor's degree in Accounting.

John Bohm, Senior Director Congressional Relations, Public Affairs and Field Operations at NAHRO – Legislative Briefing –

Mr. Bohm, gave a brief legislation update to the Board of Commissioners on matters that would affect a majority of housing authorities regarding HUD's FY13 Budget.

Mildrilyn Davis, Director at the Office of Housing – Housing Master Plan Briefing – Presented a brief synopsis on Alexandria Housing Master Plan. Ms. Davis mentioned from 2001 to 2011, HUD median income for the Washington, DC Metropolitan area increased by **28%**, from \$82,800 to \$106,100. The average rent for a market rate two bedroom unit in Alexandria increased by **71%**, from \$1,034 to \$1,765.

Ms. Davis mentioned seven goals and strategies of the Housing Master Plan are to: (1) Preserve long-term affordability and physical condition of assisted and market affordable rental housing; (2) Provide or secure affordable and workforce rental housing through strategic development and redevelopment; (3) Provide affordable home purchase opportunities; (4) Enable homeowners to remain in their homes. (5) Provide safe, quality housing choices and; (6) Enhance public awareness of the benefits of affordable Housing.

Ms. Davis apprised the Board of some additional findings of multi-family rental units, priced for those just at/above 80% AMI, due to the downward pressure on market affordability.

Ms. Davis informed the Board of the 90 day public comment period for the Draft. A Town Hall Meeting was convened on January 24, 7pm -9 pm at Samuel Tucker School; February 11, 7pm -9 pm at Jefferson Houston School. PC/CC Work Sessions will convene (PC Work Session on March 5th) (CC Work session on April 9th) and Public Hearing and Consideration will convene in May or June of 2013.

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, JANUARY 28, 2013 Board of Commissioners Meeting:

Chairman Hyra presented the minutes for Monday, January 28, 2013. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved unanimously with (8) Yeas to (0) Nays to accept the minutes of Monday, January 28, 2013.

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

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

Mr. Priest apprised the Board of the Artist Mark Hess, a college student at the University of Cincinnati in Ohio. Mr. Hess unveiled his new artwork at ARHA that he was inspired to create after seeing a homeless person for the first time in Washington, DC, while visiting his aunt of Alexandria. He explained that there were no homeless people in the small town of Bellefontaine, Ohio, where he grew up "It was shocking. It was humbling," he said of the experience in DC. "It made me appreciate what I had, and I decided to make a drawing to make people think about it." Mr. Priest read the thank you card sent from Mr. Hell.

Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Hyra requested a motion to accept the Secretary-Treasurer's report. Commissioner Miller moved to accept the report; the motion was seconded by Vice Chairman Malone. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer's Report.

Ms. Nisa Harper & Michelle Robinson, who are both Hopkins Tancil residents, gave a brief presentation to the Board requesting books, volunteers and snacks, for their reading program. Also, Ms. Harper's children gave a brief presentation (Asantawaa Moten, Thomas 11 years, Mikayla Alford 8 years, Derico Tyler and Asante Moten) on a variation of their studies of English and Math.

Ms. Harper questioned the Board/Staff on how many residents have been hired under the Section 3 program?

Mr. Priest replied that two persons have been hired and engaged in employment by EYA. One has now left EYA and formed his own construction company with the assistance of ARHA. Also, four Section 3 residents have been hired and are in the process of setting up their own businesses (Lawn Care and Building Maintenance). As of today, six persons have been hired under the Section 3 Program. Mr. Priest added, there is a Section 3 requirement in all of our contracts that we advertise and ultimately award. All of the development partners also have a requirement for Section 3. Mr. Priest stated in remaining phase of the last two phases of Old Town Commons. We anticipate that we would hire a lot more residences, due to the construction industry has expanded; before we couldn't hire because there wasn't enough work to keep the existing crews of subcontractors in place. Now that construction is up and moving, we anticipate more residents from the ARHA developments will be hired.

Mr. Priest explained to Ms. Harper why we are doing a survey skill assessment at Hopkins Tancil to have a more direct way to identify residents with the experience needed to connect them with various job opportunities.

Ms. Harper asked has only six residents been hired, thus far; out of how many? Mr. Priest replied there are 1200 households in public housing; and 2200 in Housing Choice Voucher.

Chairman Hyra, explained that ARHA is aware that we haven't done a sufficient job in Section 3 in terms of hiring residents. Chairman Hyra, stated that there has been several discussions by the Board to encouraged Section 3 participation.

Mr. Priest apprised Ms. Harper that in the last two years that ARHA has in conjunction with JobLink conducted over 10 training sessions for our residents exclusively. We setup with the Trade Unions four apprenticeship programs, (Carpenter, Sheet Metal, HVAC and Electrician) and received no one to come. Mr. Priest stated we have been doing a great deal reaching out under the banner of Self-Sufficiency to get our residents connected with opportunities for job creation. As you know we worked with "ARA" to promote and advance training session.

ITEM 5. BOARD STANDING COMMITTEE REPORT:

- **PUBLIC RELATIONS** – Commissioner Sandberg and Commissioner Libresco apprised the Board they met with Mr. Priest and asked the Board to go ahead with Mr. Priest's compensation package.
- **SOCIAL SERVICES** – Commissioner Vosper and Commissioner Flemming reported on Lessons Learned and Social Services.
- **DEVELOPMENT** – Commissioner Ballard and Vice Chairman Malone reported on the ARHA Multi-Site Development RFQ, Pendleton Park and VHDA. Commissioner Vosper proposed a question to the subcommittee: There appear not to be a green or energy efficient component for the RFQ? Mr. Priest stated there will be a green and energy component in the RFQ.
- **PERSONNEL** – Commissioner Miller reported they are constantly working on providing public relations and getting things out to the community with ARHA's doing. Commissioner Miller stated that the staff has been doing a tremendous job. We have received a lot more publicity after tying ourselves with the media so that our reports are favorable.

ITEM 6. CONSENT DOCKET:

- 6.1 Vote Approval of Resolution No. 559, 2013 Housing Choice Voucher Program Applicable Payment Standard**

Resolution No. 559, moved to the Action Docket by consent of the Board.

6.2 Vote Approval of Resolution No. 560, Approval to Award a Contract for Waste Collection & Disposal Services

Chairman Hyra called for action to be taken on Resolution No. 560. Commissioner Miller moved to approved Resolution 560; seconded by Commissioner Vosper. The motion passed with (8) Yeas; (0) Nays for Resolution 560.

ITEM 7. ACTION DOCKET:

7.1 Vote Approval of Resolution No. 559, 2013 Housing Choice Voucher Program Applicable Payment Standard

Chairman Hyra called for Resolution No. 559, to be moved to the Action Docket. Commissioner Miller moved to approved Resolution 559; seconded by Commissioner Vosper. The motion passed with (8) Yeas; (0) Nays for Resolution 559.

**7.2 Annual Meeting and Election of Officers for 2013, ARHA Board of Commissioners:
{Chairman, Vice Chairman and Secretary-Treasurer}**

CEO Priest called the Annual Meeting of the ARHA Board to order for the purpose of the Election of Officers for 2013. Three positions were up for consideration – Chairman, Vice Chairman, and Secretary-Treasurer.

CEO Priest opened the floor for nomination for the position of Chairman of the ARHA Board. Commissioner Miller nominated Commission Malone. Commissioner Flemming nominated Commissioner Ballard. Commissioner Miller made a motion to close the nomination and Commissioner Libresco seconded the motion. The Board voted (3) for Commissioner Malone and (5) Commissioner Ballard. The majority voted approved the appointment of Christopher Ballard as Chairman of the ARHA Board.

CEO Priest opened the floor for nomination for the position of Vice Chairman of the ARHA Board. Commissioner Miller nominated Commissioner Malone. Hearing no other nomination Commissioner Vosper made a motion to close the nominations; seconded by Commissioner Libresco. There were no other nominations CEO Priest announced that Commissioner Malone was elected by acclamation.

CEO Priest opened the floor for nomination for the position of Secretary-Treasurer of the ARHA Board. Commissioner Miller nominated Roy Priest. There were no other nominations. Commissioner Flemming made a motion to close the nominations. The Board voted of the vote (8) AYES and (0) Nays.

DISCUSSION

No items submitted.

ITEM 8. OTHER BUSINESS:

No other business

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

A motion was made by Vice Chairman Malone and seconded by Commissioner Libresco, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 10:20 pm

At 10:54 pm the Board reconvened in public session.

Thereupon, Commissioner Libresco made the following motion, seconded by Commissioner Hyra and adopted 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 matter identified in the motion by which are closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was approved on a roll call vote unanimously.

At 10:55 pm, Commissioner Hyra adjourned the meeting.

FINANCE



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Christopher, Chairman
Merrick Malone, Vice Chairman
Derek Hyra

Carter D. Fleeming
Brett J. Libresco
Karl Sandberg

Chyrell Bucksell
Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 25, 2013
TO: Chairperson Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer
RE: **MONTHLY FINANCIAL REPORTS FY 2013**

Since the beginning of the year the Finance Department has been working on finalizing ARHA's financial statements and closing the books for FY 2012.

Simultaneously, we have been providing year-end information to auditors for eight (8) of our various LIHTC properties and planning for the software conversion which is scheduled to be completed on March 28, 2013. We also are planning to have our financial records for FY 2012 closed and the Annual Financial Data Schedule Report submitted to HUD prior to the March 15th deadline.

ASSET MANAGEMENT




Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Derek Hyra

Carter D. Flemming
Brett J. Libresco
Karl Sandberg

Chyrell Bucksell
Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 19, 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 that 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 industry other 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 monthly reports provided by the authority basis.

The Tables and Charts provide a summary and overview of Asset Management activities and where applicable, include comparisons of performance indicators versus industry benchmarks or ARHA's own goals set forth by the Board of Commissioners or the Chief Executive Office. Other performance indicators not covered in this section may be included in the Secretary-Treasurer's report.

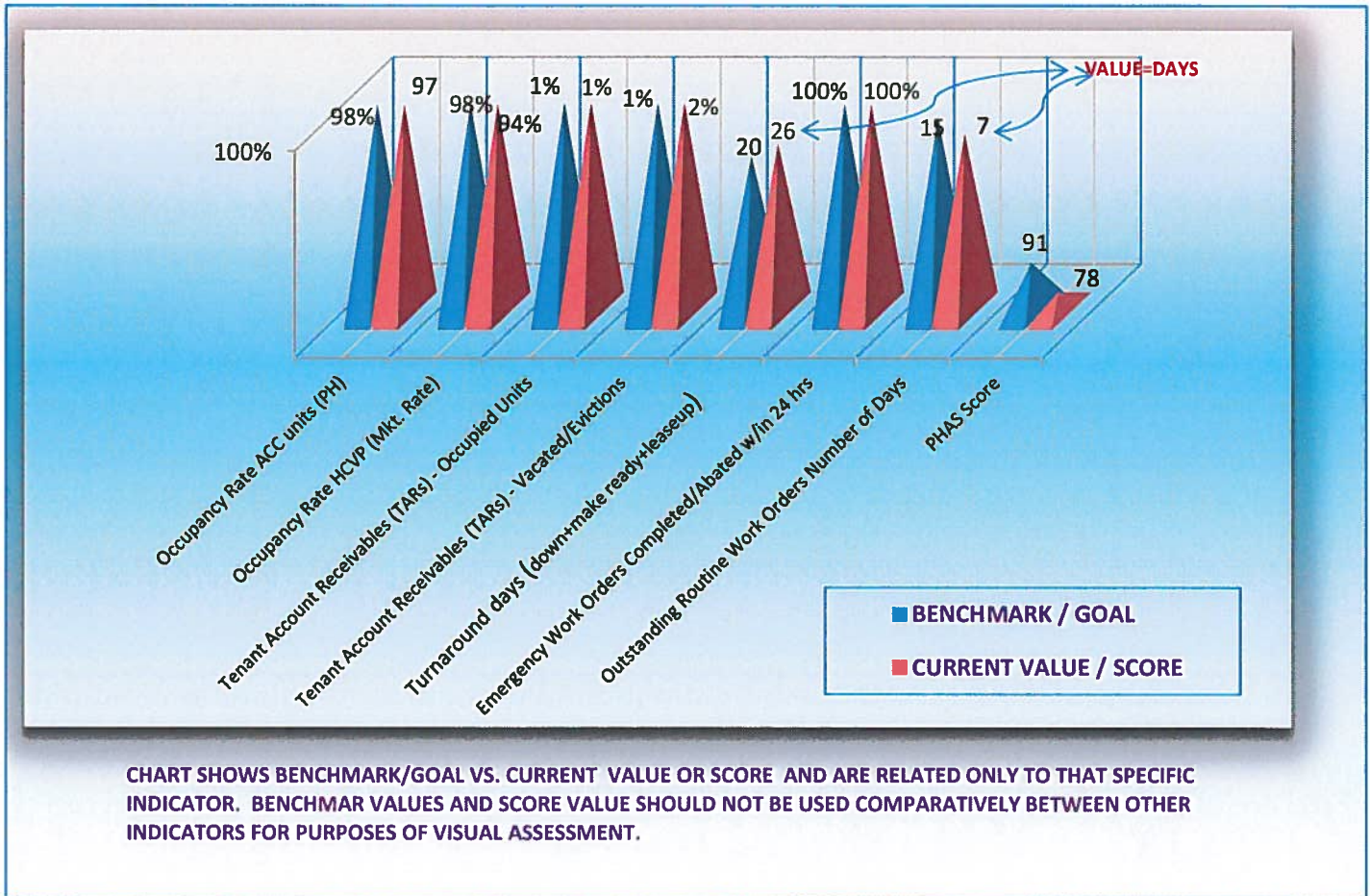
Table A below shows the performance indicators Benchmark or Goals as determined by the Board of Commissioners or the CEO. The table also shows HUD's standards for each indicator, whenever it is applicable, or a range of values assigned to the indicator, which will show the level of achievement. In some 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

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent Reported as of January 31, 2013					
INDICATOR		SCORE	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	97%	98%	98%	701 units occupied against 725 = 97 % total units available for occupancy (see PH Vacancy Tracking report details)
2	Occupancy Rate HCVP (Mkt. Rate)	94%	98%	96%-99%	237 units occupied against 253 = 94 % total units available for occupancy (see Mkt. Rate Vacancy Tracking Report details)
3	Tenant Account Receivables (TARs) - Occupied Units	1%	1%	2% = A - >2%≤4% = B - >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
	Tenant Account Receivables (TARs) - Vacated/Evictions	2%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time)	26	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	16 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	7	15	21 days	416 total work orders issued; 353 totals completed; 63 work orders remain open (including VU's, exterminator, etc.)
7	PHAS Score	78	91	90 – 100 = High Performer - 70 – 89 = Standard 60 – 69 = Near Troubled, <60 = Troubled	Standard performer as of 10/30/2011 rating (Under review)
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



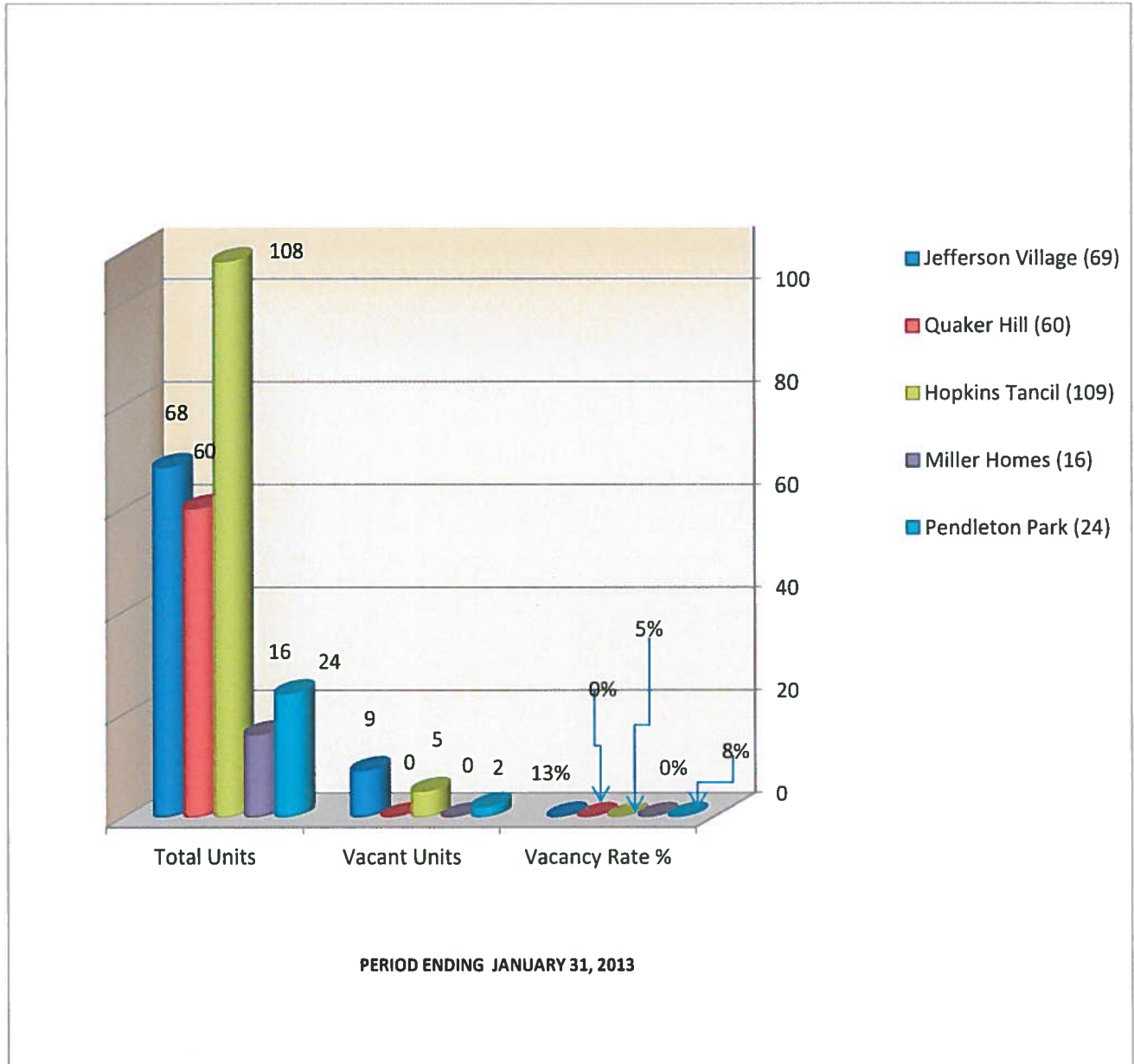
II. Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the Period Ending January 31, 2013

	Total Units	Vacant Units	Vacancy Rate %
Jefferson Village (69)	69	9	13%
Quaker Hill (60)	60	0	0%
Hopkins Tancil (109)(*)	108	5	5%
Miller Homes (16)	16	0	0%
Pendleton Park (24)	24	2	8%
TOTALS:	253	16	6% (AVG)

*Total 111 Units: one unit used by RPO, 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 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



III. Vacancy Activity Tracking Report for ACC Units for the Period Ending January 31, 2013

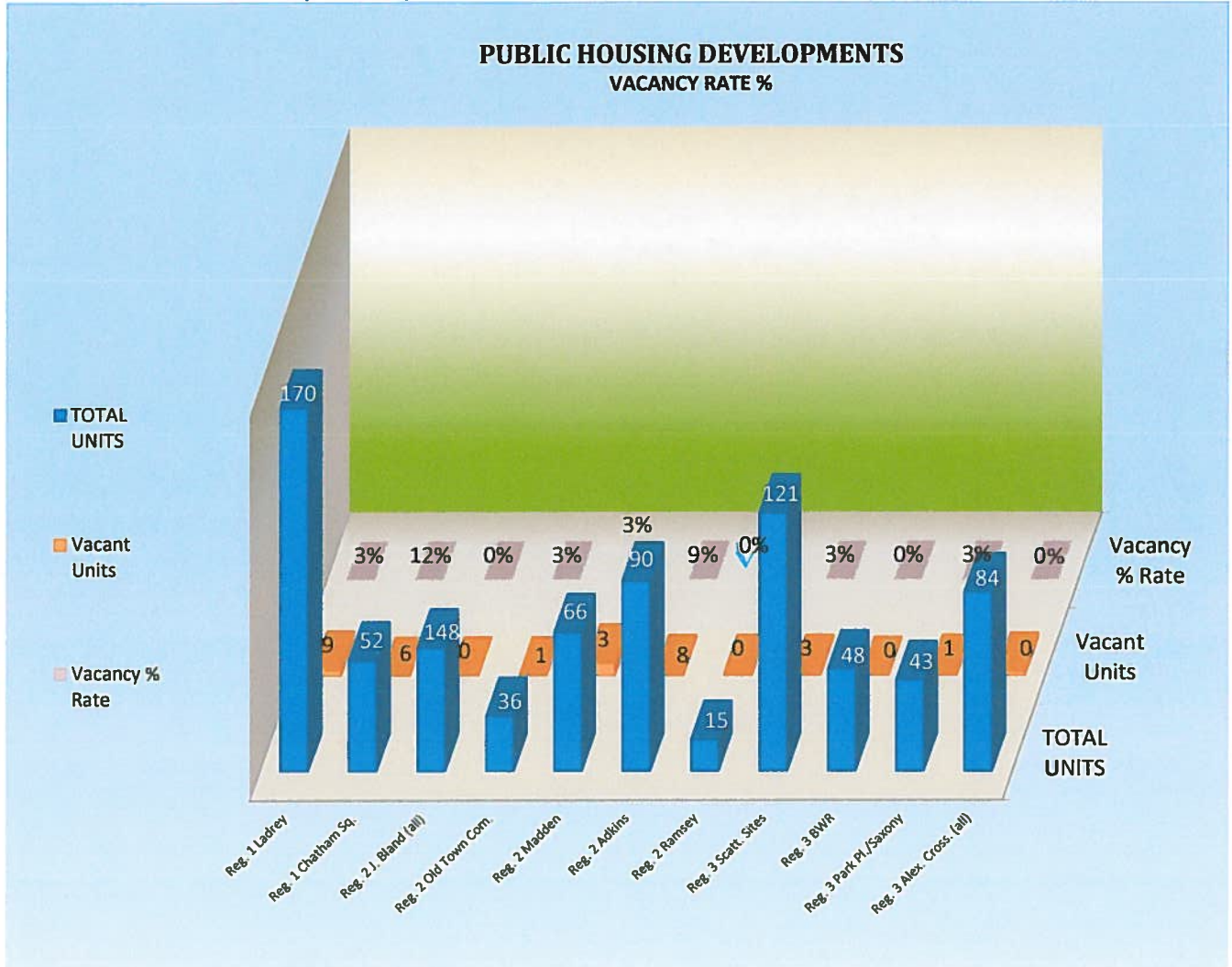
	TOTAL UNITS	VACANT/DEMO OFF- LINE UNITS	TOTAL UNITS OCCUPIED	OCCUPANCY RATE %	VACANCY RATE %
Ladrey (170 – one RPO unit)	170	5	165	97%	3%
Andrew Adkins (3) (*)	90	3	87	97%	3%
Samuel Madden Homes (2)	66	4	62	95%	5%
Ramsey Homes	15	0	15	100%	0%
Scattered Sites I	50	0	50	100%	0%
Scattered Sites II	41	1	40	98%	2%
Scattered Sites III	30	0	30	100%	0%
Park Place	38	1	37	97%	3%
Saxony Square	5	0	5	100%	0%
Alexandria Crossing at Old Dominion	36	2	34	95%	5%
Chatham Square	52	6	46	88%	12%
Braddock	6	0	6	100%	0%
Whiting	24	0	24	100%	0%
Reynolds	18	1	17	94%	6%
Alexandria Crossing at West Glebe	48	0	48	100%	0%
Old Town Commons (all)	36	1	35	97%	3%
TOTALS: (VALUES ROUNDED UP/DOWN)	725	24	701	n/a	3%
(1) S. Madden Homes: off line unit used by Alexandria Residents Association (ARA)					-1
(2) Andrew Adkins Homes : 1-RPO unit & 3 off line units for substantial rehab (mod/fire)					-3

(*) Current vacancy rate reflects units being held for transfers from last phase of James Bland redevelopment and two (2) units off line due to fire/casualty.

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 January 31, 2013

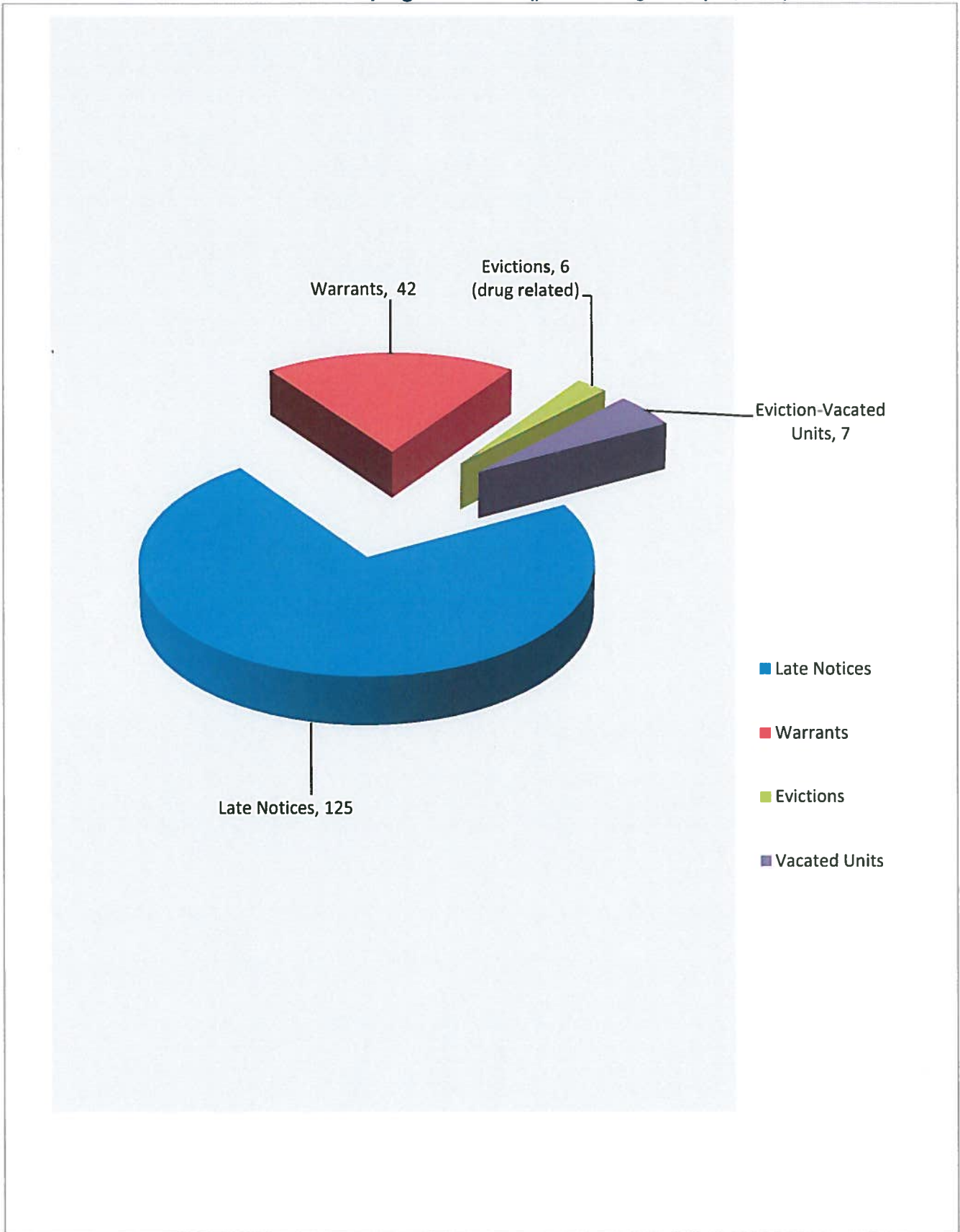


IV. Year-to-Date Administrative & Legal Activities

The year-to-date number of evictions executed is seven (7). From the total number of evictions carried out y/t/d, six (6) evictions were drug related.

Chart “D” is based in the number of administrative and/or legal actions taken by staff to enforce Lease Agreements, including but not limited to failure to pay rent or other charges, late notices, Court warrants of eviction and actual number of evictions carried out by court order during the current reporting period.

Chart D – Year to Date Administrative/Legal Activities (period ending January 31, 2013)






BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:
Christopher Ballard, *Chairman*
Merrick Malone, *Vice Chairman*
Derek Hyra

Carter D. Flemming
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Karl Sandberg

Chyrell Bucksell
Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 14, 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 82% of the annual contributions contract (ACC) with 100% of the budget authority expended. All voucher issuance and new applicant leasing activity has been suspended due to funding constraints with the exception of tenant protection vouchers for the Pendleton Park and James Bland developments. 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.

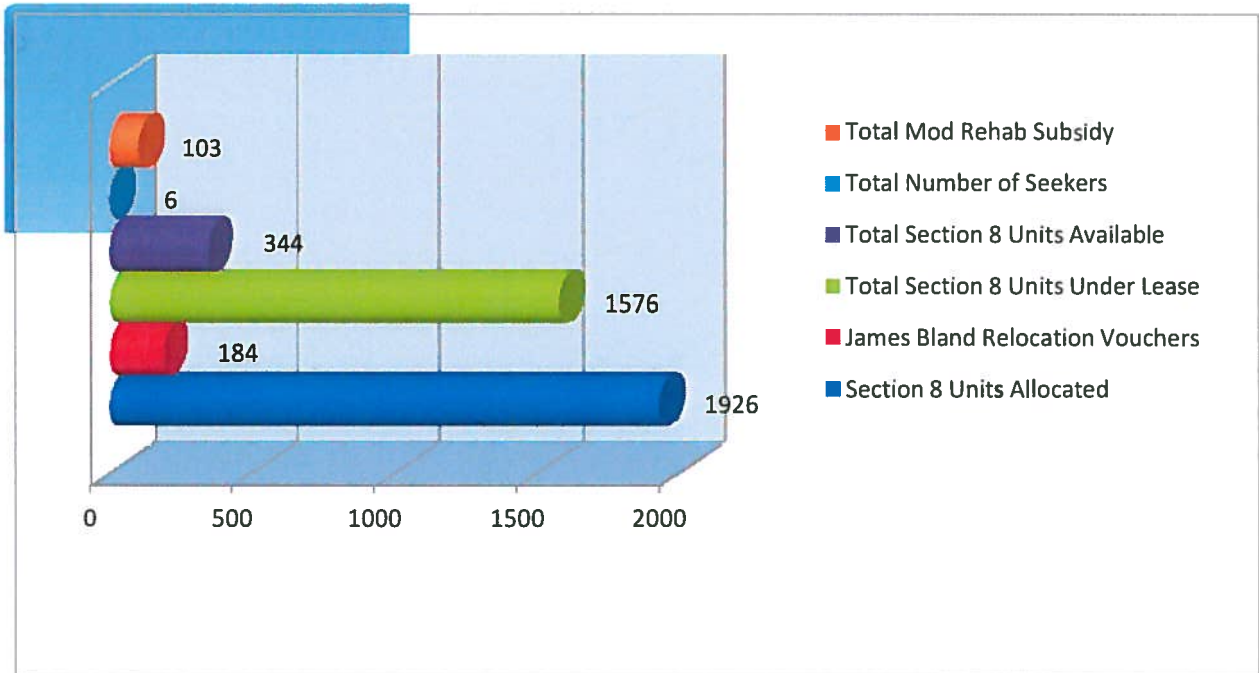


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.

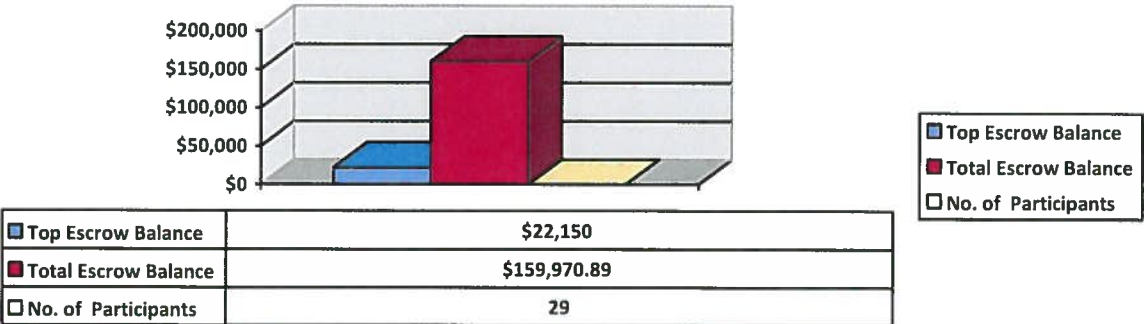
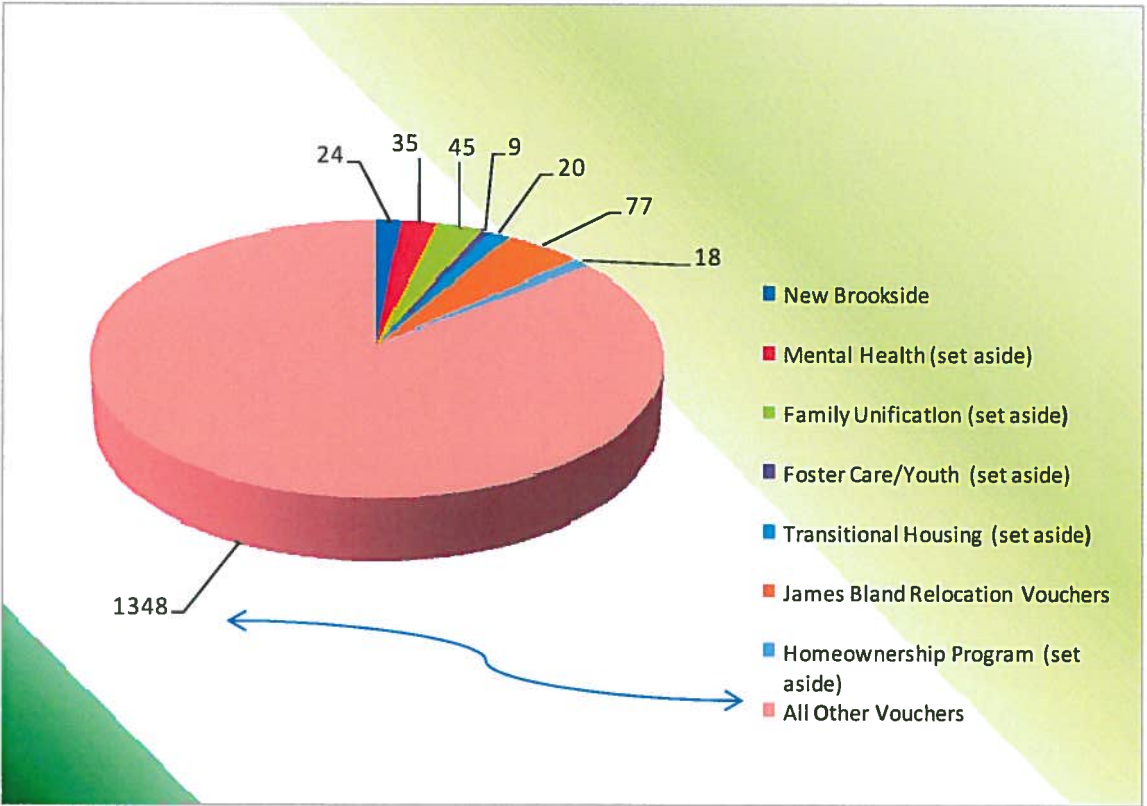


CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.





Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Derek Hyra

Carter D. Flemming
Brett J. Libresco
Melvin Miller

Chyrell Bucksell
Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: February 20, 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 January:

- 59 participants and guests were served;
- 22 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 104; and
- The total lunch meals served were 119.

Summary of Services/Activities for the month of January:

- Health, Wellness, and Medical Services – 43 clients participated in a fitness training, yoga, and bowling;
- Assessments – There were two for the month of January
- Referrals – There was one for the month of January; and
- Activities – 59 clients participated in an array of activities and programs which included: a day at the AMC Hoffman’s Theater, the Cyber Seniors/Cyber Teens Computer Classes with our T.C. Williams High School Pathways partners, shopping trips to Kingstowne Center, Seven Corners Center, Landmark Plaza, Stein Mart Store, Lorton Dollar Tree Store with breakfast at IHOP, the “Caring & Sharing” discussion group, and assorted trivia and table games.

SENIOR SERVICES – LADREY HIGHRISE

Summary of Services for the month of January:

- Health and Medical Services – 10 residents participated in visits with the Nurse, the Blood Pressure Clinic, Medical Updates, or completed Medicaid Applications;
- Assessment /Family Planning – 4 residents were assisted with Hospital Discharge/Transition, Mental Health, Hoarding Management, or Adult Protective Services;
- Referrals – There were no referrals for the month of January;

- Senior Services – 5 residents were provided with general assistance which included completing applications, making appointments, file updates, new resident orientation, communicating with Social Services, and home visits;
- Activities – 8 residents participated in the Senior Luncheon sponsored by Third Street Baptist Church and the shopping trip to Wal-Mart;
- Donations – 250 residents participated in the weekly Trader Joe’s Distribution, which donated \$4100 in food for the month, 150 residents participated in the Safeway Food Distribution, which contributed \$850 in bread/pastries , 45 residents participated in a food distribution from Mt. Jezreel Baptist Church, which contributed \$500 in food and baked goods, and the ALIVE End of the Month Food Distribution served 300 Ladrey Residents and families from the community; and
- There were no volunteer hours for the month of January.

FAMILY SOCIAL SERVICES – FAMILY RESOURCE LEARNING CENTER @ CHARLES HOUSTON

Programming Information for the months of January:

Homework/Tutoring Student Contacts: 407 contacts This is proving positive results. Some of the students are receiving honor roll, principal honor roll and have brought grades up.

Community Reading at FACE location : 12-15 Children 4 Wednesdays this month 2 hours each session. Students read, SOL review activity and receive a meal.

12 Adult volunteers total hours 64 hours

January 19 Service Day 18 children participated at Lee Center I celebration of Martin Luther King Birthday.

Jireh’s Place Girl’s Group collaboration with Ruby Tucker 12 students

Parent Support Group Guest Speakers : Lynn O’Connell, Computer Core, and Goal Setting

Vision Board exercise. The Support Group now has officers and it is collaborating with FSS and Resident Council members to expand membership. This group is supported by Sabrina Walker.

Community Engagement and Expansion Activities:

In an effort to encourage and increase ARHA resident participation in civic, school activities The following have occurred:

- January 6** Meeting with Bill Campbell, School Board Member. Three ARHA representatives (2 Resident Council Representatives and 1 ARHA staff)
- January 8** Jefferson Houston P.T.A. (5 ARHA representatives)
- January 10** School Board Meeting (3 Adult ARHA representatives and 4 children)
- January 19** 18 children residents and 3 adult residents Service Day
- January 19** Special Education I.E.P session at Face Location 3 parents

- January 24** School Board 3 ARHA adult representatives and 4 children Our ARHA children Presented at the meeting. Gave their views on the new Reading Curriculum that ACPS is implementing. Students that spoke were from Jefferson Houston School They were very well received by the School Board Members and the audience.
- January 27** Met with Tony Suggs and 2 ARHA resident representatives to assist in planning a Men Of Courage event.
- January 28** ARHA Board meeting. 6 residents attended.
- January 28** Attended Facilitators training for What's Next Alexandria
- January 29** ARHA resident council representative attended What's Next Alexandria Meeting and a ARHA staff facilitated a group.

Other meetings: We have met with ACPS, Ruby Tucker staff and Family Resource Learning Center staff to formally collaborate activities that can be supported by FACE Centers. The upcoming Financial Tax Session is a collaboration between FSS and FAC Center. 2/20/13

We have also initiated a project entitled "Education Connection". On each Tuesday in the month we will be going to schools in this region (Jefferson Houston, George Washington, Maury and Lyles Crouch) supporting the school and our families in the education of our children.

Challenge: With increasing use of the Charles Houston facility for fee based programming the need for a place where there is not a fee attached is becoming more relevant for our population who are not always able to pay for these services which seem to be increasing. This is especially problematic for the Teen population who are not involved with Power Up or Momentum program offered by the recreation department.

FAMILY SOCIAL SERVICES – RUBY TUCKER FAMILY CENTER

Programming Information for the month of January:

- Active Students – 57
- Avg. Daily Youth Attendance – 18
- Active Adults – 60
- Final count for donations for January still pending

The Momentum/ Inauguration Service Learning Projects were a huge success. ARHA partnered with ACPS and hosted service learning projects at three different locations around the city including Nannie Lee Recreation Center, T.C. Williams Land Mark Satellite Campus, and Charles Barrett recreation Center. RTFC staff helped coordinate these activities which included participation by the Mayor, city council members, ARHA board members and other city officials.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Christopher Ballard, *Chairman*
 Merrick Malone, *Vice Chairman*
 Derek Hyra


Carter D. Flemming
 Brett J. Libresco
 Karl Sandberg

Chyrell Bucksell
 Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 19, 2013

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

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

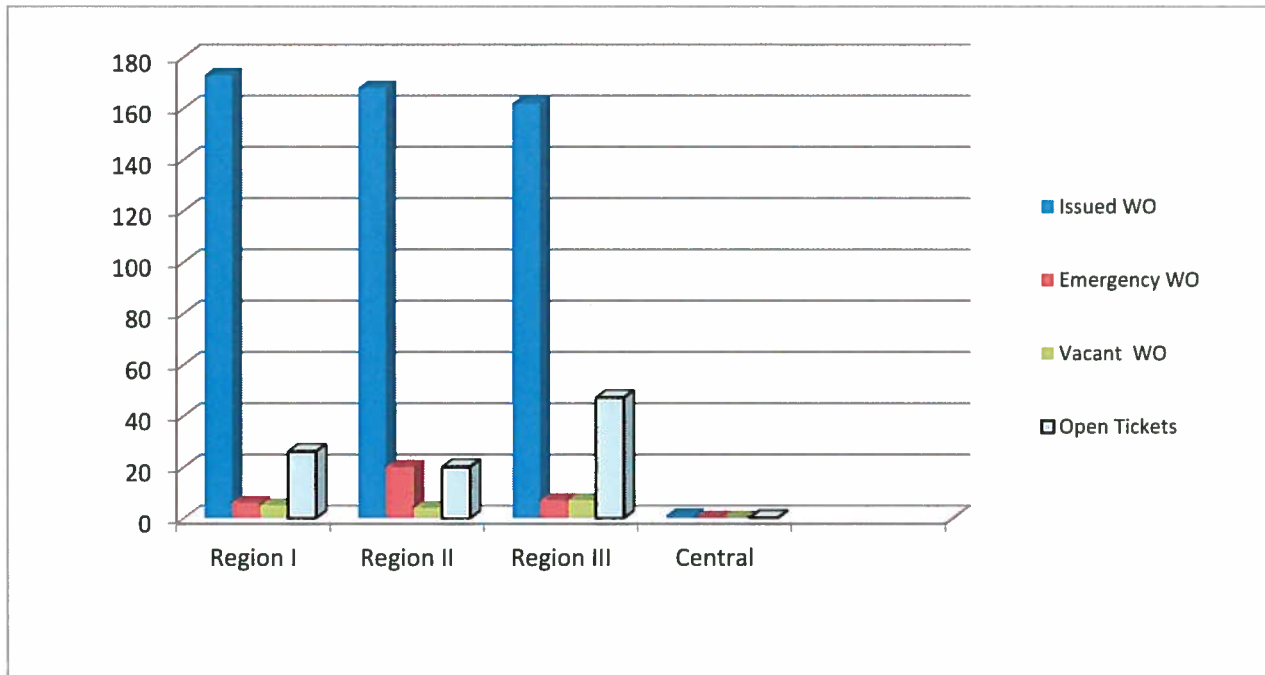
A total of 504 work orders (W.O.) were issued during the current reporting period. Following is Table I, which provides a breakdown of the work orders. Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (AMP).

Issued W.O.s	504	Includes all work orders generated from 1/1/2013 to 1/31/2013
Completed W.O.s	411	Includes all work orders completed from 1/1/2013 to 1/31/2013
Emergency W.O.s	33	Includes all emergency work orders issued and completed within 24 hours
Urgent W.O.s	3	Includes all work orders completed that are not considered health or safety hazards but may require immediate attention
Vacant Unit	16	Includes all vacant unit work orders generated from 1/1/2013 to 1/31/2013
Open W.O.s (1) see note below	93	Includes routine WO, exterminator services, and vacant units WO summary is as of the closing of the period ending 1/31/2013

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

Region I = 5.17%
 Region II = 3.98%
 Region III = 9.34%
 Facilities = 0.0%

Chart I – Work Orders by Regions



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. Capital Fund's Substantial Rehabilitation of Vacant Units:

One unit at Andrew Adkins Homes remains off-line for substantial rehabilitation and is scheduled for completion and lease up for March 1st 2013.

2. Vacant Units Turn Over:

The Department had a total of thirteen units undergoing rehabilitation work and ten of those units have been completed and turned over to Asset Management for leasing as of the closing of this report.

3. The two fire damaged units at Andres Adkins Homes have been fully renovated and leased as of the closing of the current reporting period.

4. Emergency Generator Replacement:

The replacement of the Emergency Generator at Ladrey High-rise has been completed and all electrical and mechanical inspections passed. Final inspection is pending of the running test by the manufacturer, to be completed in middle February 2013.

The old diesel model was obsolete and required major overhauling to keep it running. The new generator operates with clean natural gas and is energy efficient; also the backup power was increased by 50% (Kwh) over the old generator output.

DEVELOPMENT



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Derek Hyra

Carter D. Flemming
Brett J. Libresco
Karl Sandberg

Chyrell Bucksell
Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 20, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: **DEVELOPMENT UPDATE**

PENDLETON PARK

Update to be discussed in Executive Session.

JAMES BLAND IV

There has been no change on this since the last report. The work on this block continues well ahead of schedule. Two triplexes (6 units) were turned over to ARHA and the housing staff is currently qualifying occupants for these completed units. See Table 1 of this report for the contract delivery and lease up dates; the actual dates will be filled in as the work progresses. All of the townhomes in this phase are sold as well as 40 of the 44 condo units (see Figure 1 and Figure 2).

ARHA has signed a letter of agreement that will allow EYA to install temporary signage at the 16-unit ARHA walkup building located at 805 N. Patrick Street in this phase. There will be a 4'-wide x 6'-tall wooden sign installed perpendicular to N. Patrick Street in front of the 805 N. Patrick Street ARHA building. There will also be a 42"-wide x 20'-tall banner that will hang from the corner of the apartment building at 805 N. Patrick Street. This signage is for the purpose of marketing the remaining for-sale units in both James Bland IV, III and V. For image see Figure 4.

JAMES BLAND III/V

We are working on all matters related to this closing. A resolution is before the Board in this report that will allow the Chief Executive Officer to execute all of the closing documents for the last phase of this Old Town Commons effort. Closing is expected to occur around mid-March.

James Bland III demolition commenced on January 18th.

EYA has reservations for 18 townhomes. There are 62 townhomes and condominiums in this phase. The market rate effort was being financed by Virginia Commerce Bank, which was bought by United Bank. The financing was approved, however the commitment expiration date was February 28, 2013. At the time the team determined that the affordable units would not be closed prior to expiration of that commitment, EYA was able to go back to VCB and negotiate an extension of the commitment to the end of March.

Demolition is underway.....



ANNIE B. ROSE GROUND LEASE

We have finalized the documents and they will be before the Board in March of 2013.

BOND PROGRAM

No change from the last report regarding the Alexandria Housing Development Corporation (“AHDC”) strategy to refinance and rehabilitate the Arbelo, Lacy Court and Longview properties that it acquired from RPJ last year by using ARHA issued bonds.

TABLE 1: ARHA ACC 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	11/28/2012	11/13/2012	2/21/2013		901 Madison Street
Lot 18b	11/28/2012	11/13/2012	2/21/2013		905 Madison Street #201
Lot 18c	11/28/2012	11/13/2012	2/21/2013		905 Madison Street #301
Lot 21a	11/28/2012	11/20/2012	2/21/2013		911 Madison Street #301
Lot 21b	11/28/2012	11/20/2012	2/21/2013		911 Madison Street #201
Lot 21c	11/28/2012	11/20/2012	2/21/2013		915 Madison Street
<u>Building 31</u>					
Lot 7a	2/28/2013		5/2/2013		916 Montgomery Street
Lot 7b	2/28/2013		5/2/2013		912 Montgomery Street #201
Lot 7c	2/28/2013		5/2/2013		912 Montgomery Street #301
Lot 10a	2/28/2013		5/2/2013		902 Montgomery Street
Lot 10b	2/28/2013		5/2/2013		906 Montgomery Street #201
Lot 10c	2/28/2013		5/2/2013		906 Montgomery Street #301

FIGURE 1

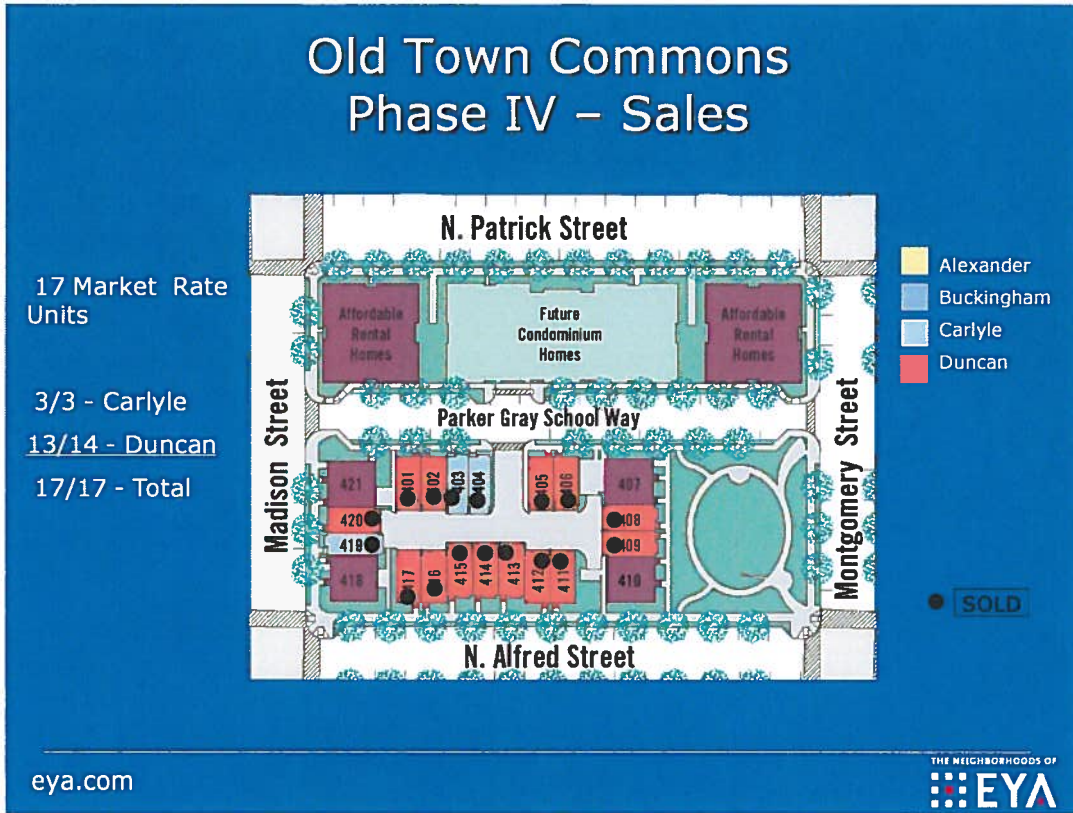


FIGURE 2

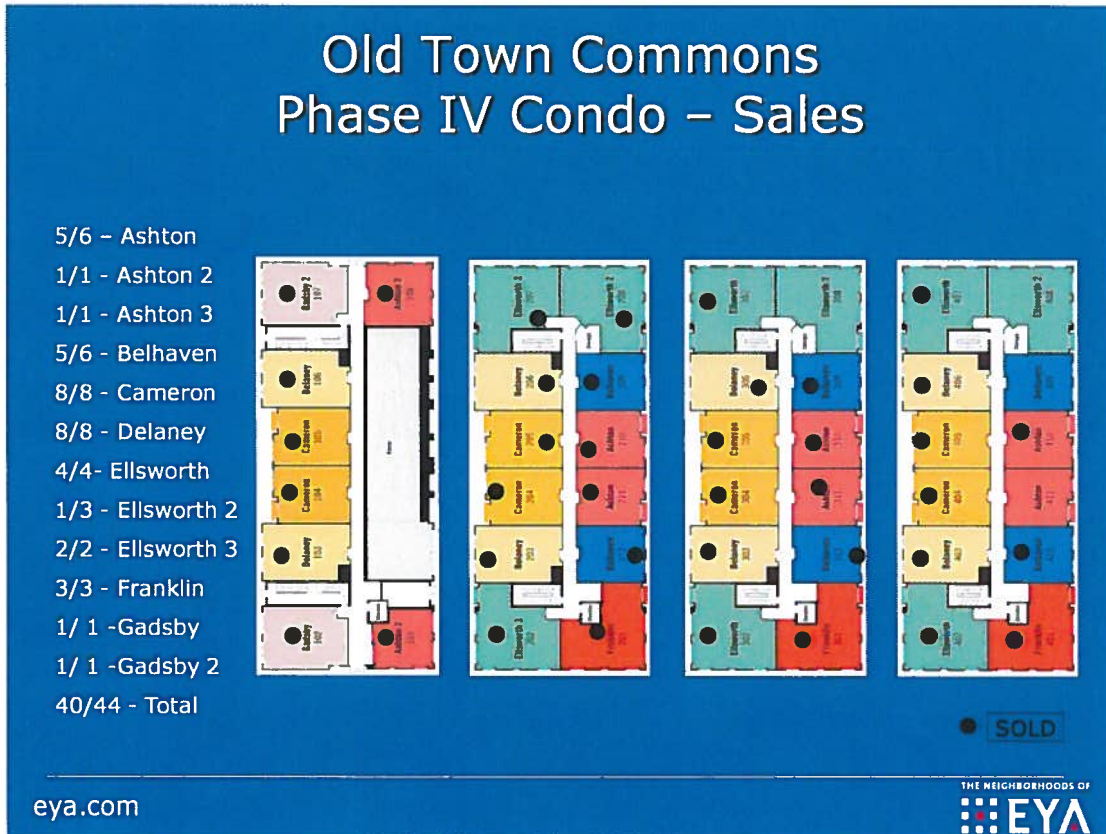
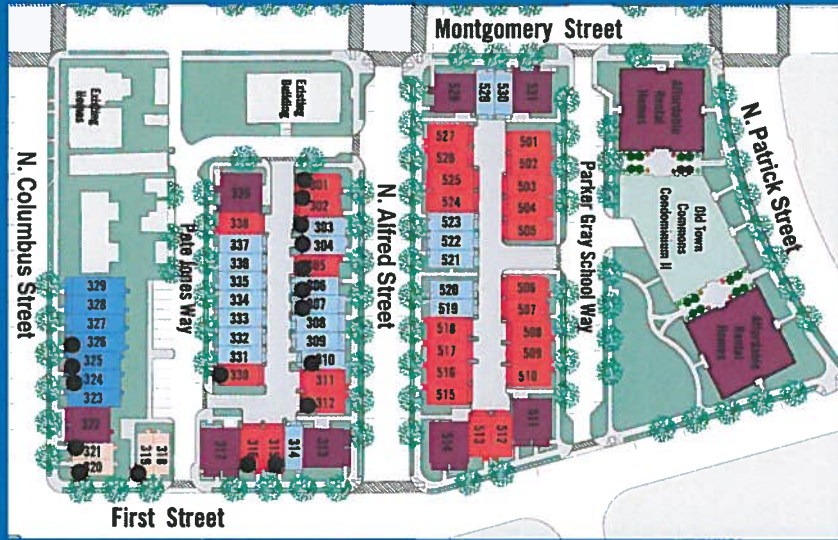


FIGURE 3

Old Town Commons Phase V – Reservations

- 3/7 - Buckingham
- 3/4 - Alexander
- 7/29 - Duncan
- 5/22 - Carlyle
- Total - 18/62



eya.com



Corner of North Patrick and Madison Streets



OLD TOWN COMMONS

MODEL HOMES
OPEN DAILY 11AM-6PM

SALES CENTER
571-312-8910

EYA.com

NEW TOWNHOMES AND CONDOMINIUMS

EYA.com

Corner of North Patrick and Madison Streets



Signage Photograph 1

CONSENT DOCKET



Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Derek Hyra

Carter D. Flemming
Brett J. Libresco
Karl Sandberg

Chyrell Bucksell
Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 20, 2013

TO: Chairman Christopher Ballard and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: VOTE TO APPROVE RESOLUTION NO. 561, OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY FOR JAMES BLAND HOUSING V GP LLC FOR THE MIXED-FINANCE CLOSING FOR JAMES BLAND APARTMENTS, PHASE FIVE AND JAMES BLAND APARTMENTS, PHASE THREE A MULTI-FAMILY RESIDENTIAL RENTAL HOUSING PROJECT LOCATED IN ALEXANDRIA, VIRGINIA

ISSUE:

ARHA was awarded a 2012 allocation of low income housing tax credits ("*Tax Credits*") for its James Bland III and V redevelopment efforts; which were combined in order to complete both blocks in one phase. In order to secure the funds, we must close on the transaction.

DISCUSSION:

ARHA has implemented plans for the revitalization of the former James Bland public housing complex. In continuance of those plans, ARHA had previously caused to be organized a Virginia limited partnership, James Bland Housing V Limited Partnership (the "*Partnership*"), for the purpose of owning, developing and operating a low-income rental housing development containing 54 public housing units to be known as James Bland Apartments, Phase Five (the "*Development*"). ARHA also has previously caused to be organized a Virginia limited liability company wholly owned by the Authority known as ARHA James Bland Housing V GP LLC (the "*General Partner*") for the purposes of serving as the general partner of the Partnership, and the Authority serves as the initial and withdrawing general partner of the Partnership. After publication of an RFP, ARHA selected Boston Capital to act as its partner and equity provider in this transaction and now needs to execute the required documentation for a closing. Boston Capital brought Wells Fargo into this last phase of James Bland, in order to provide a construction loan.

In order to facilitate the Development, the Authority is required to execute certain agreements necessary to evidence and consummate the mixed-finance closing of the Development (the “*Closing*”), including, but not limited to, the Regulatory and Operating Agreement, the Partnership Agreement, the Guaranty Agreement, the Development Agreement, the Purchase Option Agreement, the Wells Fargo Loan Documents, the ARHA Loan Document and other documents, contracts, certifications or other instruments as necessary (collectively the “*Transaction Documents*”). ARHA in its role as the General Partner for the Partnership is required to execute the Transaction Documents on behalf of the Partnership necessary to evidence and consummate the Closing. In order to do this, the Board must authorize persons to act on its behalf in the closing.

RECOMMENDATION:

That the Board of Commissioners appoint Christopher Ballard, as Chairman of the Board of Commissioners of the Authority, Merrick Malone, as Vice-Chairman of the Board of Commissioners of the Authority, and Roy Priest, in his capacity as Chief Executive Officer of the Authority and Secretary of the Board of Commissioners of the Authority (each, an “*Authority Designee*”) as the authorized agent of the General Partner and ARHA and authorize and direct him to enter into, execute, and deliver the Transaction Documents and all documents necessary for the closing more particularly described in the Resolution.

FISCAL IMPACT:

Anticipated Total Capital Contribution of \$10,889,988 to a Maximum Increase in Capital Contributions to \$11,978,572.

**RESOLUTIONS OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING ACTIONS OF THE ALEXANDRIA REDEVELOPMENT AND
HOUSING AUTHORITY AND JAMES BLAND HOUSING V GP LLC
FOR THE MIXED-FINANCE CLOSING FOR JAMES BLAND APARTMENTS,
PHASE FIVE AND JAMES BLAND APARTMENTS, PHASE THREE A MULTI-
FAMILY RESIDENTIAL RENTAL HOUSING PROJECT LOCATED IN
ALEXANDRIA, VIRGINIA**

RESOLUTION No. 561

WHEREAS, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36, Code of Virginia of 1950, as amended (the “*Act*”), the Alexandria Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the “*Authority*”), is authorized to exercise all the powers set forth in the Act, which include, among other things, the power, within its area of operation or as otherwise permitted under Section 36-23 of the Act, to make loans for assistance in planning, development, acquisition, rehabilitation, construction and equipping of facilities used primarily for multi-family residences in order to promote decent, safe and sanitary housing in the Commonwealth of Virginia, to issue its revenue bonds from time to time for such purposes and to pledge all or any part of its revenues derived by the Authority in connection with any such loans made by the Authority to secure the payment of such revenue bonds; and

WHEREAS, the Authority has implemented plans for the revitalization of the former James Bland public housing complex, located in Alexandria, Virginia, to be developed in five phases (the “*Redevelopment Plan*”);

WHEREAS, the Authority has completed three of the five phases of the Redevelopment Plan (Phase One, Phase Two and Phase Four);

WHEREAS, the Authority desires to close on Phase Three and Phase Five of the Redevelopment Plan simultaneously;

WHEREAS, the Authority has previously caused to be organized a Virginia limited partnership, James Bland Housing V Limited Partnership (the “*Partnership*”), for the purpose of owning, developing and operating twelve (12) public housing units referred to as James Bland Apartments, Phase Three and forty-two (42) public housing units referred to as James Bland Apartments, Phase Five (collectively now referred to as James Bland Apartments, Phase Five and referred to herein as, the “*Development*”);

WHEREAS, the Authority has previously caused to be organized a Virginia limited liability company wholly owned by the Authority known as James Bland Housing V GP LLC (the “*General Partner*”) for the purposes of serving as the general partner of the Partnership;

WHEREAS, the Authority wishes for the Partnership to develop the

Development in the manner and pursuant to the terms and conditions of the letter of intent for the Development, issued by Boston Capital or its affiliate (“*BC*”) dated July 5, 2012 and revised July 23, 2012 (the “*Investor Letter of Intent*”) and wishes to induce BC and BC I Mid-West LLC, and their respective affiliates, successors and assigns as affiliates of BC to invest as limited partners in the Partnership (together, the “*Limited Partners*”);

WHEREAS, the Authority wishes for the Partnership to develop the Development in the manner and pursuant to the terms and conditions of the letter of intent for the Development, issued by Wells Fargo Bank, N.A. or its affiliate (“*Wells Fargo*”) dated July 3, 2012 and revised August 20, 2012 (“*Lender Letter of Intent*”) and wishes to induce Wells Fargo to make a construction loan to the Partnership for the construction of the Development (the “*Construction Loan*”);

WHEREAS, in order to facilitate the Development, the Authority and the General Partner are required to enter into the Amended and Restated Agreement of Limited Partnership (the “*Partnership Agreement*”) for the Partnership, admitting the Limited Partners to the Partnership, withdrawing EYA Development, Inc. as the initial limited partner, and making other necessary revisions;

WHEREAS, in order to induce BC to invest through the Limited Partners, EYA Construction, Inc. (“*EYA*”), a Virginia corporation, has agreed to guaranty certain Construction Completion (as such term is defined in the Partnership Agreement) obligations and certain credit adjuster obligations pursuant to the terms of a guaranty agreement between EYA, the Partnership and BC I Mid-West LLC (the “*EYA Equity Guaranty*”);

WHEREAS, in order to induce Wells Fargo to make the Construction Loan, EYA has agreed to guaranty the timely completion of the construction of the Development pursuant to the terms of a guaranty agreement between EYA and Wells Fargo (the “*EYA Construction Loan Guaranty*”);

WHEREAS, in order to induce BC to invest through the Limited Partners, the Authority has agreed to be a guarantor of certain aspects of the Development and to guaranty certain obligations of the General Partner, but not including the obligations of the EYA Equity Guaranty, pursuant to the terms of a guaranty agreement between the Authority, the Partnership and BC I Mid-West LLC (the “*ARHA Equity Guaranty*”);

WHEREAS, in order to induce BC through the Limited Partners, the Authority has agreed to act as the developer for the Development under the terms of a development agreement for the Development (the “*Development Agreement*”);

WHEREAS, in order to induce Wells Fargo to make the Construction Loan, the Authority has agreed to be a guarantor of certain aspects of the Development, but not including obligations of the EYA Construction Loan Guaranty, pursuant to the terms of a guaranty agreement between the Authority and Wells Fargo (the “*ARHA Construction Loan Guaranty*”);

WHEREAS, in connection with the Construction Loan, (i) the Partnership will enter into a certain loan agreement, note, deed of trust, any ancillary documents related thereto, certificates, and any other agreements required by Wells Fargo, (ii) the General Partner will enter into certain ancillary documents related thereto, certificates, and any other agreements required by Wells Fargo, and (iii) the Authority will enter into certain ancillary documents related thereto, including but not limited to the ARHA Construction Loan Guaranty, certificates, and any other agreements required by Wells Fargo (collectively, the “*Construction Loan Documents*”);

WHEREAS, in order to facilitate the Development, the Authority has agreed to act as the management agent for the Development under the terms of a management agreement for the Development (the “*Management Agreement*”);

WHEREAS, in order to facilitate the Development, the Authority must transfer title to the site of the Development to the Partnership pursuant to an option to purchase agreement (including any amendments thereto, the “*Purchase Option Agreement*”);

WHEREAS, in order to facilitate the Development, the Authority has committed to make a permanent loan to the Partnership of approximately \$2,903,296, utilizing funds from land sale proceeds and borrowed funds (the “*Authority Permanent Loan*”);

WHEREAS, in connection with the financing of the Development, the Partnership will enter into the Authority Permanent Loan, to be evidenced by a certain loan agreement, note, deed of trust, regulatory agreement, and any ancillary documents related thereto, including but not limited to guaranty agreements, certificates, and other agreements (collectively, the “*Permanent Loan Documents*”);

WHEREAS, in order to facilitate the Development, the Authority is required to execute certain agreements necessary to evidence and consummate the mixed-finance closing of the Development (the “*Closing*”), including, but not limited to, the Regulatory and Operating Agreement, the Partnership Agreement, the ARHA Equity Guaranty, the Development Agreement, the Purchase Option Agreement, the Construction Loan Documents, the Permanent Loan Documents and other documents, contracts, certifications or other instruments as necessary (collectively the “*Transaction Documents*”);

WHEREAS, in order to facilitate the Development, (i) the General Partner is required to execute the Transaction Documents on behalf of the Partnership (and on its own behalf) and (ii) the Authority is required to execute the Transaction Documents, to which it is a party, necessary to evidence and consummate the Closing;

WHEREAS, the Authority shall submit to HUD for its approval such Transaction Documents as may be required to be approved pursuant to HUD requirements for mixed-finance operating subsidy only transactions (“*Evidentiary Documents*”);

WHEREAS, in connection with the Development, the Authority and HUD are required to enter into a Mixed-Finance Amendment for the Development to the Annual Contributions Contract between them (the “*Mixed Finance Amendment*”).

NOW, THEREFORE, BE IT RESOLVED by the Authority that the persons hereinafter named be authorized and instructed to take all steps necessary and appropriate to achieve the following:

- (i) obtain final HUD approval of the mixed-finance proposal for the Development, including approval of the Evidentiary Documents;
- (ii) consummate the financial closing with the Partnership, BC and Wells Fargo in order to make available the required funds to facilitate the construction and permanent financing of the Development;
- (iii) enter into, execute, and deliver a Regulatory and Operating Agreement with the Partnership to set aside and operate all 54 units of the Development as public housing units;
- (iv) enter into, execute, and deliver the Mixed-Finance Amendment to provide for the provision of operating subsidy funds for the construction of the Development;
- (v) enter into, execute, and deliver the Construction Loan Documents;
- (vi) enter into, execute, and deliver the Permanent Loan Documents and to make the Authority Permanent Loan;
- (vii) enter into, execute, and deliver the ARHA Equity Guaranty, the Management Agreement and the Development Agreement;
- (viii) enter into, execute, and deliver the Purchase Option Agreement;
- (ix) provide for, execute and deliver such other Transaction Documents, contracts, certifications or other instruments as may be necessary or appropriate in order to facilitate the Closing;
- (x) authorize the proper officers and staff of the Authority to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing;
- (xi) appoint Christopher Ballard, as Chairman of the Board of Commissioners of the Authority, Merrick Malone, as Vice-Chairman of the Board of Commissioners of the Authority, and Roy Priest, in his capacity as Chief Executive Officer of the Authority and Secretary of the Board of Commissioners of the Authority (each, an “*Authority Designee*”) as the authorized agent of the General Partner and ARHA and authorize and direct him or her to enter into, execute, and deliver the Transaction Documents and all documents requested by BC in connection with its investment as Limited Partner in the Partnership, including but not limited to the Partnership Agreement, the Development Agreement, the

Management Agreement and the ARHA Equity Guaranty, and all documents requested by Wells Fargo in connection with its Construction Loan to the Partnership, including but not limited to the Construction Loan Documents;

- (xii) authorize, empower, and direct the Authority Designee to execute, deliver, file, and publish any required certificates of the Partnership with the Commonwealth of Virginia;
- (xiii) authorize Roy Priest, in his capacity as Chief Executive Officer of the Authority and Secretary of the Board of Commissioners of the Authority, to execute and affix the Authority seal to any required certificates of the Authority or the Partnership;
- (xiv) authorize, empower, and direct the Authority Designee, Roy Priest, in his capacity as Chief Executive Officer of the Authority, and other officers or staff of the Authority to furnish to BC and Wells Fargo all materials requested by BC in connection with its investment as Limited Partner in the Partnership and requested by Wells Fargo in connection with the Construction Loan;

provided that all such documents and actions have been reviewed and approved for legal sufficiency by Klein Hornig LLP, as counsel to the Authority and provided further that all required HUD approvals have been received.

AND BE IT FURTHER RESOLVED, that each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Transaction Documents and such other documents as contemplated thereby are hereby in each and every respect authorized, approved, ratified and confirmed; and it is further

RESOLVED, that the Authority shall make such loans or advances to, or investment in, the Partnership as the Authority Designee deems necessary and appropriate, and for the Authority on behalf of itself, the General Partner, and the Partnership, to undertake that business and those activities approved by these Resolutions, and that the Authority Designee is authorized to execute such documents or agreements evidencing such advances, loans or investment on behalf of the Authority for itself and as the General Partner of the Partnership, and that the Authority Designee or Roy Priest, in his capacity as the Chief Executive Officer of the Authority, is directed to establish and maintain such records and books as may be necessary to the appropriate and ongoing record-keeping of the foregoing; and it is further

RESOLVED, that all acts, transactions, or agreements undertaken prior to the adoption of these Resolutions by the Authority Designee in the name of or for the account of the Authority, the General Partner or the Partnership, in connection with the foregoing matters are hereby ratified, confirmed and adopted by the Authority; and it is further

RESOLVED that the Authority Designee, acting singly, is hereby authorized, empowered, and instructed to enter into, acknowledge, amend, and/or deliver on behalf of the Authority and its instrumentalities and on behalf of the General Partner and/or the Partnership any and all such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effect the consummation of the transaction described above.

Adopted this _____, 2013.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Derek Hyra, Chairman

By: _____
Roy O. Priest, Secretary Treasurer/CEO

CERTIFICATE

The undersigned Secretary of the Alexandria Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct and complete copy of a resolution duly adopted by the Commissioners of the Alexandria Redevelopment and Housing Authority present and voting at a meeting duly called and held on _____, 2013 and that such Resolution No. 561 has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof.

WITNESS my hand as of _____, 2013.

Roy Priest, Secretary and CEO

[SEAL]



Commissioners:

Christopher Ballard, *Chairman*
Merrick Malone, *Vice Chairman*
Derek Hyra

Carter D. Flemming
Brett J. Libresco
Karl Sandberg

Chyrell Bucksell
Melvin Miller

Roy Priest, Chief Executive Officer

DATE: February 11, 2013

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

FROM: Roy Priest, Chief Executive Officer

SUBJECT: VOTE TO APPROVE RESOLUTION NO.562, THE STRATEGIC PLAN FOR THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

ISSUE:

The Alexandria Redevelopment and Housing Authority (ARHA) in partnership with the Office of Housing for the City of Alexandria authorized MDStrum Housing Services, Inc., to prepare a strategic plan that would analyze and assess the values, vision, mission, goals, strategies and resources for the next ten years. The strategic plan consists of a Facilities Plan; an Operations Plan; a Financial Plan; and, the Implementation Plan. The strategic plan was prepared to analyze key drivers of ARHA's business operations in order to build capacity and effective processes to support the on-going implementation of its mission and to ensure the long term sustainability of the organization and its real estate assets.

DISCUSSION:

The strategic plan was prepared to focus on the establishing new approaches, goals and strategies in the following areas:

1. Affordable Housing
2. Resident Self-Sufficiency and Quality of Life
3. Community Economic Development
4. ARHA Community Relationship
5. ARHA Viability

The MDStrum Housing Services, Inc., team performed extensive due diligence to collect pertinent data and perform critical analyses; identify relevant needs and opportunities; review and re-define ARHA's mission and vision; establish specific goals and strategies; and create a plan that coincides and/or complements the HUD Strategic Plan, the City of Alexandria Strategic Plan, as well as the City of Alexandria Master Plan. In addition, the due diligence was designed to capture feedback

from key stakeholders, including the ARHA Board of Commissioners, Resident and Community Partners, ARHA Department Heads, as well as ARHA Supervisor and staff. Further, the Plan was developed through input and consensus; the deliberation in defining a clear mission and vision; an assessment of the most appropriate Authority-wide goals and objectives; the design of workable strategies; the desire to maximize opportunities; the need to promote sustainability and benefits; and, the ability to integrate new approaches, strategies and procedures into existing plans and agreements.

RECOMMENDATION:

The ARHA Board of Commissioners vote to approve Resolution No. 562, to adopt the ARHA Strategic Plan.

FISCAL IMPACT:

None

**THE ARHA BOARD OF COMMISSIONERS
AUTHORIZES APPROVAL OF THE STRATEGIC PLAN**

RESOLUTION No. 562

WHEREAS, the Alexandria Redevelopment and Housing Authority in partnership with the City of Alexandria authorized MDStrum Housing Services, Inc., to conduct a strategic analysis and develop a plan that would assess the economic, social, physical and resource capabilities and capacities of the Authority.

WHEREAS, the ARHA envisions Alexandria with a range of affordable housing options that provide residents with a springboard to increased levels of prosperity and an improved quality of life.

WHEREAS, ARHA envisions itself as a viable and capable partner with its residents, the city, the private sector and the community in the preservation and creation of sustainable neighborhoods.

WHEREAS, ARHA is a leader in the provision, preservation and expansion of high quality affordable housing and the empowerment of low and moderate-income families in Alexandria.

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 to approve the ARHA Strategic Plan.

The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

**Christopher Ballard, Chairman
ARHA Board of Commissioners**

Date

**Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners**

Date

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OTHER BUSINESS



MEDIA ADVISORY
FOR IMMEDIATE RELEASE
February 5, 2013

Contact: Sandra Fowler
703-549-7115 Ext.231

**The Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners
Elects New Board Chairman**

At the January 28, 2013 monthly meeting, the Alexandria Redevelopment & Housing Authority (ARHA) Board of Commissioners elected Mr. Chris Ballard as Chairman; he replaces Mr. Derek Hyra who served as Chairman for one year. Mr. Merrick Malone was re-elected as Vice Chairman.

Mr. Ballard, is the founder and co-president of McWilliams|Ballard, he began his career in new home sales and marketing over 20 years ago working for local developers such as Hazel/Peterson and Charles E. Smith. In 1996, Chris partnered with Ross McWilliams to form McWilliams|Ballard, now the market leader for new home sales and marketing on the East Coast. Chris holds a BA in Economics from George Mason University, and an MS in Real Estate from Johns Hopkins University. Mr. Ballard was appointed to the Board March 23, 2010.

Mr. Merrick Malone is a real estate developer, transactional attorney and former public official and currently serves as a Principal and Executive Vice President of the Robert Bobb Group LLC, a Restructuring and Real Estate/ Economic Consulting and Development Firm. Mr. Malone was appointed to the Board in April 2010. Mr. Ballard and Mr. Malone will serve one year terms.

Mr. Roy Priest who serves as the ARHA Chief Executive Officer was re-elected Secretary-Treasurer.

The nine-member Board of Commissioners, appointed by the Alexandria City Council and Mayor, is responsible for oversight and policy- making for the Alexandria Redevelopment & Housing Authority. Commissioners are volunteers who serve four-year terms.

ARHA Board of Commissioners meetings are held on the fourth Monday evening of every month. The meetings are open to the public and are held in various locations in Alexandria, Virginia.

Alexandria Redevelopment and Housing Authority (ARHA) is a public agency that preserves affordable housing opportunities for Alexandria's low and moderate income residents by providing safe and sanitary living conditions. The agency also provides educational and career advancement opportunities to residents through social service programs. For more information, visit www.arha.us

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The Alexandria Redevelopment And Housing Authority Board Of Commissioners Elects New Board Chairman

Posted By [jamie](#) On February 5, 2013 @ 6:33 pm In [City Hall,Top Stories](#) | [Comments Disabled](#)

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ACTion Alexandria Celebrates Two Years Of Community Action, Ideas And Impact

Posted By [jamie](#) On February 7, 2013 @ 2:40 pm In [Non-Profits,Top Stories](#) | [Comments Disabled](#)

ACTion Alexandria, Alexandria's online platform for community change, celebrates its second anniversary in Feb. 2013. Launched by ACT for Alexandria on Feb. 7, 2011, in just two short years, ACTion Alexandria has become the online hub for residents interested in becoming more civically engaged locally and in supporting local nonprofit organizations through city-wide crowdsourcing and crowdfunding efforts. ACTion Alexandria's more than 3,212 members regularly respond to urgent needs in the community and discuss important community issues using its online forums.

There's a lot to celebrate at ACTion Alexandria. During its two years in existence, ACTion Alexandria has helped to broker \$539,924 in community investment by forming strategic partnerships and awarding grants and prizes to local nonprofit organizations. ACTion Alexandria has also partnered with the City of Alexandria on several projects to encourage increased citizen engagement using its online tool set.

Highlights

- During the second year of our annual online fundraising event Spring2ACTION, we helped 72 nonprofits raise more than \$320,000 in 24 hours. This year's event on April 17 will be even bigger and better.
- ACTion Alexandria crowdsourced \$15,000 in playground "spruce up grants." Residents nominated their local playgrounds and voted to help select the winners of the Project Play Spruce Up Grants in partnership with the Childhood Obesity Action Network and Smart Beginnings.
- ACTion Alexandria helped secure a \$75,000 KaBOOM! playground grant for ARHA's Hopkins-Tancil Court neighborhood. Two hundred volunteers and The Washington Capitals built a brand new playground on September 13, 2012.
- ACTion Alexandria teamed up with the City of Alexandria on the "What's Next Alexandria" civic engagement initiative in which residents are drafting new principles of engagement for planning projects in Alexandria.
- ACTion Alexandria gave away \$2,500 in grants and prizes to three youth focused projects in the "Green Ideas Challenge" sponsored by the Dominion Foundation.

ACTion by the Numbers

- 3,212 community members = 2.29% participation rate by total population
- 3,920 items donated by residents for Alexandria nonprofits (medicine, books, food, diapers, etc.)
- 495 actions taken on the site by Alexandria citizens to support local nonprofits
- 229 ideas submitted by residents in idea challenges
- 6393 votes cast during community idea challenges by approximately 2,000 residents

The project, launched by ACT for Alexandria, Alexandria's community foundation, and its partner, the City of Alexandria, provides visitors with opportunities for local action on behalf

of nonprofit organizations working to improve the community. ACTION Alexandria also received funding from the Knight Foundation, the Bruhn-Morris Family Foundation and the RunningBrooke Fund of ACT for Alexandria.

About ACTION Alexandria

ACTION Alexandria is Alexandria's online platform for community change, connecting neighbors and local organizations to share ideas, create action and make an impact.



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Ian Hawkins

From: Roy Priest
Sent: Thursday, February 14, 2013 7:45 PM
To: Ian Hawkins
Subject: FW: ARHA Resident Association Update February 2013

Ian:

Board Book material from Shanelle.

From: Shanelle Gayden [<mailto:shanellegayden@gmail.com>]
Sent: Tuesday, February 12, 2013 1:07 PM
To: shanelle Gayden
Subject: ARHA Resident Association Update February 2013

Good Afternoon!

This email includes valuable information that will benefit you and your family. Please feel free to share with others.

Tonight February 12th at 7pm Jefferson Houston will have a PTA Meeting that will discuss the school takeover. It is very critical that you attend if you are a parent as well as share with every parent that has a child that attends Jefferson Houston. I will also have a sign up sheet available for those interested in assisting with Parent Resource Center at Jefferson Houston during school hours. Keep in mind this is a activity that will give you community service hours.

Wednesday February 13th at 5:30pm is the weekly snuggle cuddle and read located at 1013 Montgomery Street. Volunteers are always needed to make a difference. Please contact me personally or Ms. Rawlings to sign up.

Wednesday February 13th at 6:30pm **ALL Middle School Parents** are encouraged to attend parent workshop "Can We Talk" at Jefferson Houston. You will discover ways to communicate effectively with your adolescent. Dinner will be served. Please don't miss out on opportunity that will benefit you and your adolescent.

Thursday February 14th from 4:00pm-5:00pm Jefferson Houston will be having a Parent Workshop- "Eating Healthy on A Budget"- It will be fun, please join if you can.

Parent Teacher conferences at Jefferson Houston will be held February 13th , 14th, and 15th at various times. I encourage you to be as involved as you can especially with the transition of the new school development. If you have a issue with transportation please let me know so that are carpool can possibly be assigned through the Buddy System. If you are not familiar with the Buddy System, it is basically a group of residents that are willing to volunteer to help others in various ways such as transportation. Moving forward in 2013 you will see more of the Buddy System implemented.

Thursday February 21st from Noon-4pm there will be a interview workshop sponsored by Offender Aid and Restoration and Job Link at Charles Houston Recreation Center. Strategies for interviewing, dressing for success and opportunities will be available at this meeting.

Saturday February 23rd from 10am-Noon The third and final meeting for the youth master plan will take place at William Ramsay Elementary School located at 5700 Sanger Ave, Alexandria VA. This is a meeting that will

keep you informed about upcoming changes that will impact the youth and also connect you with ways to help.

Monday February 25th beginning at 7:30pm is the ARHA Board Meeting located at the Ladrey High Rise Building. I encourage all residents to attend if your able. Every board meeting has valuable information that may affect you. If there is a transportation issue please let me know ASAP to connect you with someone in the Buddy System that may be able to assist you.

BLACK HISTORY MONTH ACTIVITY~ AFRICAN DRUMMING

This month the family and community engagement center (FACE) has African Drumming for the February workshops. Free interpreters and child care provided upon request for all workshops. Pizza is served after workshop. Please register your family by Phone [703-824-6865](tel:703-824-6865) or via email www.acps.k12.va.us/face-centers

The Schedule is as follows:

Every Tuesday from February 5-19 at 6:30pm at John Adams Elementary

Every Wednesday from February 6-20 at 6:30pm at Cora Kelly (STEM School)

Every Thursday from February 7-21 at 6:30pm at T.C. Williams High School

Have Wonderful Day!

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Peace and Blessings

Shanelle Gayden

“Serving the youth by truly making a difference in the eyes of a child”

www.creativemindsmentoring.org

[1-888-600-1408](tel:1-888-600-1408)

Family Self Sufficiency (FSS)
Graduation: Ms. Tireese M. Winfield



Derek Hyra, Chairman / Tireese Winfield
/Nora Lopez and Roy Priest, CEO



Ms. Tireese Winfield



The Winfield Family



FOR IMMEDIATE RELEASE

CONTACT: Sandra Fowler, ARHA, 703-549-7115, Ext 231 Jason Ellis/ jellis@arha.us 703-535-3175

Alexandria City Day of Service

WHAT: The City of Alexandria, Alexandria Redevelopment Housing Authority, Alexandria City Public Schools and Volunteer Alexandria will celebrate the 57th presidential inauguration with a day of service. Teen and adult volunteers will engage our city's youth in reading activities geared towards the creation of their very own storybook which will be signed by the First Family. This day of service is designed for elementary school aged children in the city of Alexandria to teach them the importance of giving back to their community. Participants will also receive books at the end of the day. High school students will facilitate the event in each location with the support of teachers and volunteers.

WHY: On Jan. 21, 2013, our nation will celebrate Dr. Martin Luther King Jr. Day (MLK Day), a national holiday during which we honor the legacy of the civil rights leader Dr. King through a day of service and volunteering.

This year, MLK Day commemorations will coincide with the Presidential Inauguration, so the President is asking all citizens to join him in participating in a [National Day of Service](#) on Saturday, Jan. 19. The Presidential Inaugural Committee announced that it will host a wide range of volunteering events in Washington, DC, and around the country. Additionally, the Committee is encouraging people to [pledge a commitment](#) to serve after MLK Day throughout 2013.

WHEN: Saturday, January 19, 2013 from 2:00pm-4:00pm.

WHERE: ARHA has three locations for our Day of Service 2:00PM to 4:00PM:

Lee Recreation Center – **Mayor, William D. Euille**
1108 Jefferson St.
Alexandria, VA

Charles Barrett Recreation Center – **Councilman, John Taylor Chapman**
1115 Martha Custis Drive Alexandria, VA

T.C. Williams Satellite- **Mr. Melvin Miller, ARHA Board of Commissioners**
Landmark Mall (1st Level) Alexandria, VA

Alexandria Redevelopment and Housing Authority

The Alexandria Redevelopment and Housing Authority (ARHA) is a public agency that has established itself in Virginia as a leader in the provision, preservation and expansion of high quality affordable housing and the empowerment of low and moderate income families in the city of Alexandria. ARHA owns and manages 883 units of publicly assisted housing. Of this total number 713 are family assisted units with another 170 units for elderly and disabled individuals. ARHA also provides educational and career advancement opportunities to residents through social service programs in an effort to help residents on a path of self-sufficiency. Of the over 7,000 residents served, roughly 1/7th are children ages 4 to 17. Operating under the slogan of "Building Community Partnerships" ARHA takes great pride in working with a diverse group of partners to deliver value added programs and services to residents. For more information, visit www.ARHA.us

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