



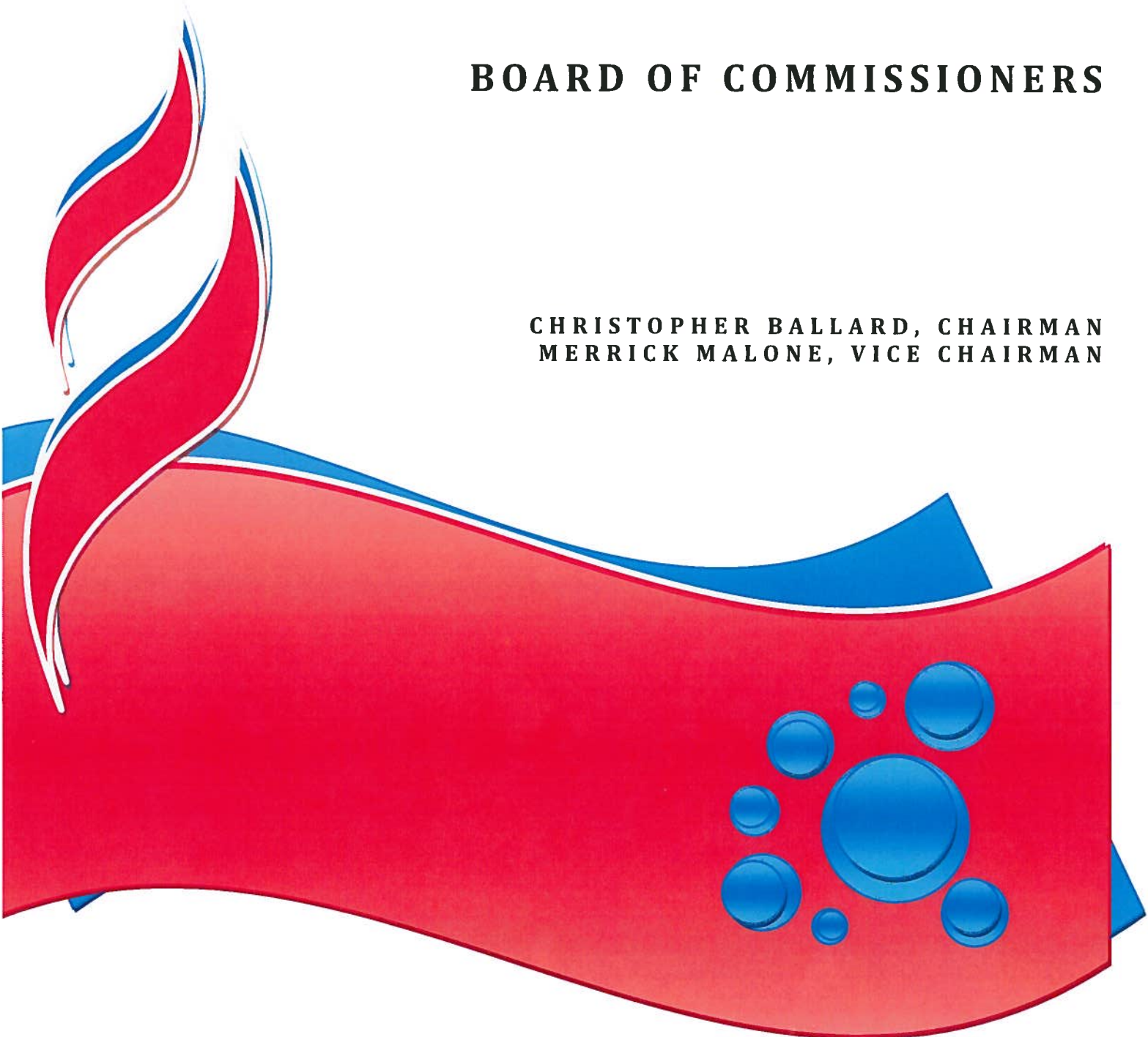
Tuesday, May 28, 2013

**ALEXANDRIA REDEVELOPMENT  
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

**BOARD OF COMMISSIONERS**

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





April 16, 2013

Mr. Christopher Ballard  
1904 Russell Road  
Alexandria, VA 22301

Re: Tuesday, May 28, 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 Tuesday, May 28, 2013, at 7:00 p.m., Charles Houston Recreation (multi-purpose room) Alexandria, VA 22314. The docket has (9) items; of which (3) 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)

**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*

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

**REGULARLY SCHEDULED MONTHLY MEETING**

**TUESDAY, MAY 28, 2013**

**7:00 PM**

**CHARLES HOUSTON RECREATION CENTER (*Multi-Purpose Room*)  
ALEXANDRIA, VA 22314**

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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**
  - **Momentum Leadership Program – Jason Ellis, Program Coordinator**
  
3. **Adopt Minutes for Monday, April 22, 2013 Board of Commissioners 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 to Approve Resolution No. 567, The Alexandria Redevelopment and Housing Authority Authorizing the issuance of up to \$17,500,000 Revenue Bonds for the Purpose of Financing the Acquisition, Rehabilitation and Equipping of Multi-Family Residential Rental Housing Projects Located in the City of Alexandria, Virginia***
  
  - 6.2 ***Vote to Approve Resolution No. 568, Establishing New Signatories for all Authority Controlled Checking and Saving Accounts***
  
  - 6.3 ***Vote Approve of Resolution No. 569, Authorizing Commercial Credit Card Account (“CARD ACCOUNT”) Relationship with SunTrust Bank***
  
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, APRIL 22, 2013  
7:30 p.m.**

**CHAIRMAN:** Christopher Ballard, Presiding

**THOSE PRESENT:** Merrick Malone, Vice Chairman  
A. Melvin Miller  
Derek Hyra  
Carter Flemming  
Karl Sandberg  
Brett Libresco  
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 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, apprised the Board of the upcoming election of officers. There was limited participation from the residents of ARHA. Also, Mr. Weeks mentioned that the food bank is requesting that ARHA become a 501 C3 Tax Exempt Entity. Mr. Weeks had no further information to relay to the Board.
- b) **Alexandria Resident Association (ARA)** - Shanelle Gayden, President of the ARA, 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.

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

Chairman Ballard presented the minutes for Monday, April 22, 2013. Commissioner Miller moved to accept the minutes as corrected; the motion was seconded by Commissioner Flemming. The motion was approved unanimously with (8) Yeas to (0) Nays to accept the minutes of Monday, April 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 Commissioner Carter. The motion was approved unanimously (9) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report.

**ITEM 5. BOARD STANDING COMMITTEE REPORT:**

The Chairman reported that with the resignations of Commissioner Vosper. He further emphasized: 1) The need for continuing the committees; and, 2) Who would serve on the committees deemed to be necessary.

- **PERSONNEL** – No report
- **SOCIAL SERVICES** – No report
- **DEVELOPMENT** – No report
- **PUBLIC RELATIONS** – No report

**ITEM 6. CONSENT DOCKET:**

- 6.1 **Vote Approval of Resolution No. 563, Authorizing the Amendment of the Ground Lease between the Alexandria Redevelopment and Housing Authority and Pendleton Housing Limited Dividend Housing Associates.**

***The Board unanimously moved Resolution 563, from the Consent Docket to the Action Docket.***

- 6.2 **Vote Approval of Resolution No. 564, Authorizing 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**

*The Board unanimously moved Resolution 564, from the Consent Docket to the Action Docket.*

- 6.3 **Vote to Approve Resolution No. 565, Approving ARHA Budget for Fiscal Year 2013**

*The Board unanimously moved Resolution 565, from the Consent Docket to the Action Docket.*

**ITEM 7. ACTION DOCKET:**

- 7.1 **Vote Approval of Resolution No. 563, Authorizing the Amendment of the Ground Lease between the Alexandria Redevelopment and Housing Authority and Pendleton Housing Limited Dividend Housing Associates.**

*Chairman Ballard made a request to approve Resolution 563. Commissioner Miller moved to approved Resolution 563; seconded by Commissioner Flemming. The motion was passed by (8) Yeas; (0) Nays and (1) Abstention for Resolution 563.*

- 7.2 **Vote Approval of Resolution No. 564, Authorizing 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.**

*Chairman Ballard made a request to approve Resolution 564. Commissioner Miller moved to approved Resolution 564; seconded by Commissioner Libresco. The motion was passed by (9) Yeas; (0) Nays for Resolution 564.*

**7.3 Vote to Approve Resolution No. 565, Approving ARHA Budget for Fiscal Year 2013**

*Chairman Ballard made a request to approve Resolution 565. Commissioner Miller moved to approved Resolution 565; seconded by Vice Chair Malone. The motion was passed by (9) Yeas; (0) Nays for Resolution 565.*

**DISCUSSION**

**No items submitted.**

**ITEM 8. OTHER BUSINESS:**

Next month's Board meeting will convene at Charles Houston Recreation Center at 7pm on Tuesday, May 28<sup>th</sup>.

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

A motion was made by Vice Chairman Malone and seconded by Commissioner Miller, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 9:45 pm

At 9:55 pm the Board reconvened in public session.

Thereupon, Commissioner Libresco made the following motion, seconded by Commissioner Miller 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 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 10:38 pm, Chairman Ballard adjourned the meeting.



# FINANCE





**Commissioners:**


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

Carter D. Flemming  
Chyrell Bucksell  
Brett Libresco

Karl Sandberg  
Daniel Bauman  
Michelle Millben

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**Roy Priest, Chief Executive Officer**

**DATE:** May 23, 2013  
**TO:** Chairperson Christopher Ballard and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** MONTHLY FINANCIAL REPORTS FY 2013

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As a result of the on-going software conversion a considerable amount of time has be spent by the Finance Staff setting up the FY 2013 budgets, validating data, and trouble-shooting the various components of the new software system. Since the conversion on April 1<sup>st</sup>, we have experienced a significant amount of issues related to the implementation of the new software. Some of these issues have been related to missing data, formatting errors, programming glitches, and the Staff adjusting to the new system. Many of the issues are inherent to any software conversion but we have also had to deal with some unique problems because of the structure and complexity of the Programs we administer.

We were optimistic and anticipated that we would be further along in the conversion process as it relates to providing the Board with financial reports through the 1<sup>st</sup> Quarter of the year. Unfortunately, we are still a couple weeks away from being able to produce complete and accurate financial reports. Our new goal is to provide the board with updated financial reports through the first Quarter of 2013 no later than June 7<sup>th</sup>. The reports will be provided in electronic format via e-mail. The Board will also receive updated reports through April 30<sup>th</sup> at the next board meeting, scheduled for June 24<sup>th</sup>. Within 60 days we intend to be back on schedule and providing the Board with current and up-to-date financial reports through the first half of the fiscal year.

# 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

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**Roy Priest, Chief Executive Officer**

**DATE:** May 22, 2013  
**TO:** Chairman Christopher Ballard, and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** **ASSET MANAGEMENT SUMMARY REPORT**

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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 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. 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. 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.

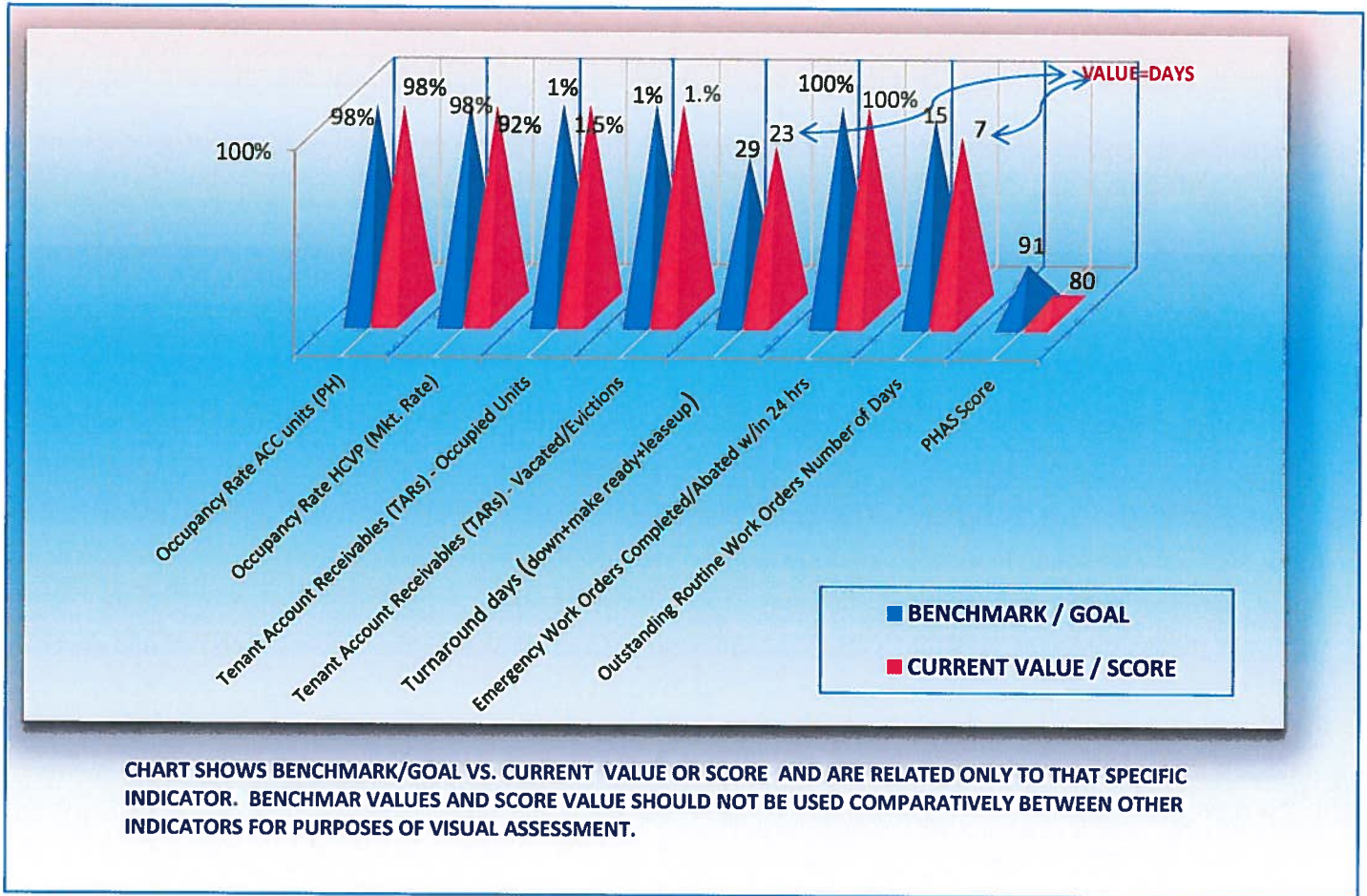
**Table A**

**Performance Indicators for Board Monitoring Report Period Ending March 31<sup>st</sup>, 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)	92%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	0.8%	1%	2% = A - >2%≤4% = B - >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
	Tenant Account Receivables (TARs) - Vacated/Evictions	1.5 %	2%	>6%≤8% = D - >8%≤ = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤ = E, >10%=F
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time	29	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	12 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	7	15	21 days	235 total work orders issued; 148 totals completed; 87 work orders remain open (including VU's, exterminator, Inspections (HQS), etc.)
7	PHAS Score	80	91	90 – 100 = High Performer - 70 – 89 = Standard 60 – 69 = Near Troubled, <60 = Troubled	Standard performer rating as of the 2012 Period <b>(UNDER REVIEW)</b>
<b>SPECIAL PROJECTS</b>					
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 March 31<sup>st</sup> 2013**



**Table B**

**Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the Period Ending April 30<sup>th</sup> 2013**

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (*)	69	12	17%
Quaker Hill	60	1	1%
Hopkins-Tancil Courts (**)	108	5	4%
Miller Homes	16	1	6%
Pendleton Park	24	2	8%
<b>TOTALS:</b>	<b>253</b>	<b>21</b>	<b>8% (AVG) (***)</b>

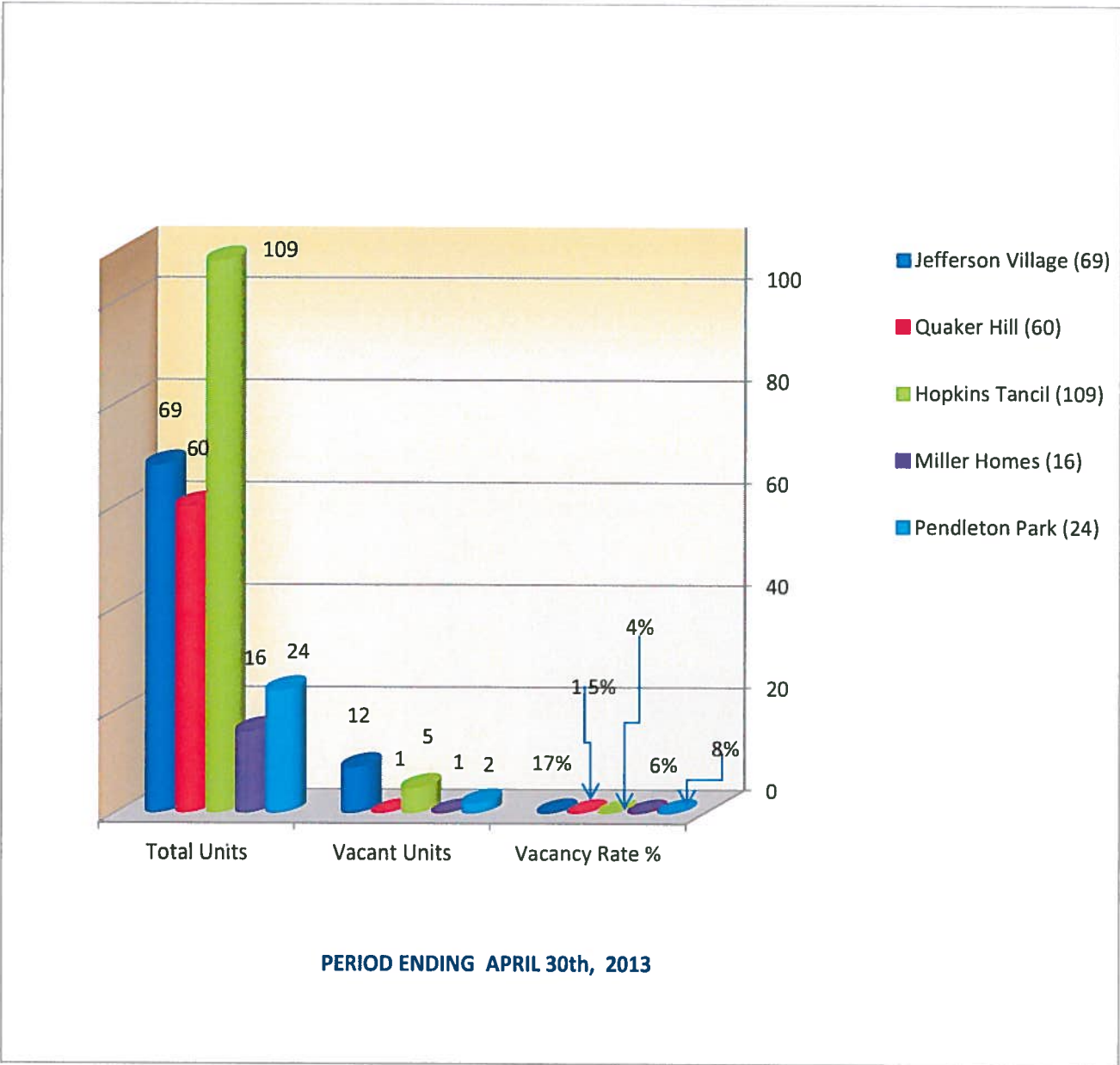
(\*) One (1) unit occupied by a RPO – net lease units = 68

(\*\*) 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 April 30<sup>th</sup>, 2013**

	<b>TOTAL UNITS</b>	<b>VACANT/DEMO OFF- LINE UNITS</b>	<b>TOTAL UNITS OCCUPIED</b>	<b>OCCUPANCY RATE %</b>	<b>AVERAGE VACANCY RATE %</b>
Ladrey Building (170 – one RPO unit)	170	1	169	99%	1%
Andrew Adkins Homes (*)	90	4	86	96%	4%
Samuel Madden Homes (2)	66	4	62	94%	6%
Ramsey Homes	15	1	14	93%	7%
Scattered Sites I	50	1	49	98%	2%
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	0	48	100%	0%
Old Town Commons (all phases)	39	2	37	95%	5%
<b>TOTALS: (VALUES ROUNDED UP/DOWN)</b>	<b>728</b>	<b>13</b>	<b>713</b>	<b>n/a</b>	<b>2%</b>
(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

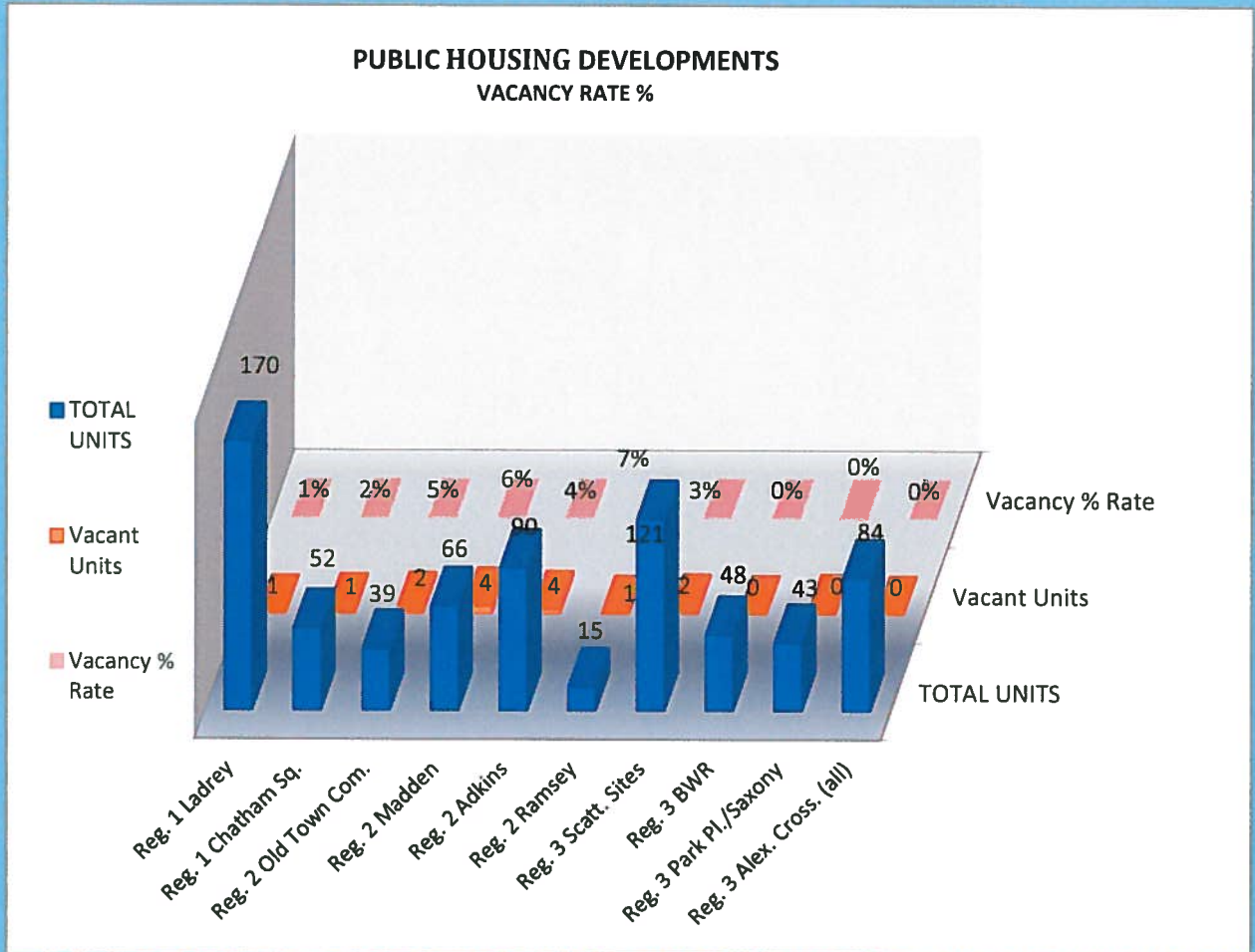
(\*) Current vacancy rate does not reflect unit occupied by the RPO.

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 April 30<sup>th</sup>, 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 April 30<sup>th</sup>, 2013

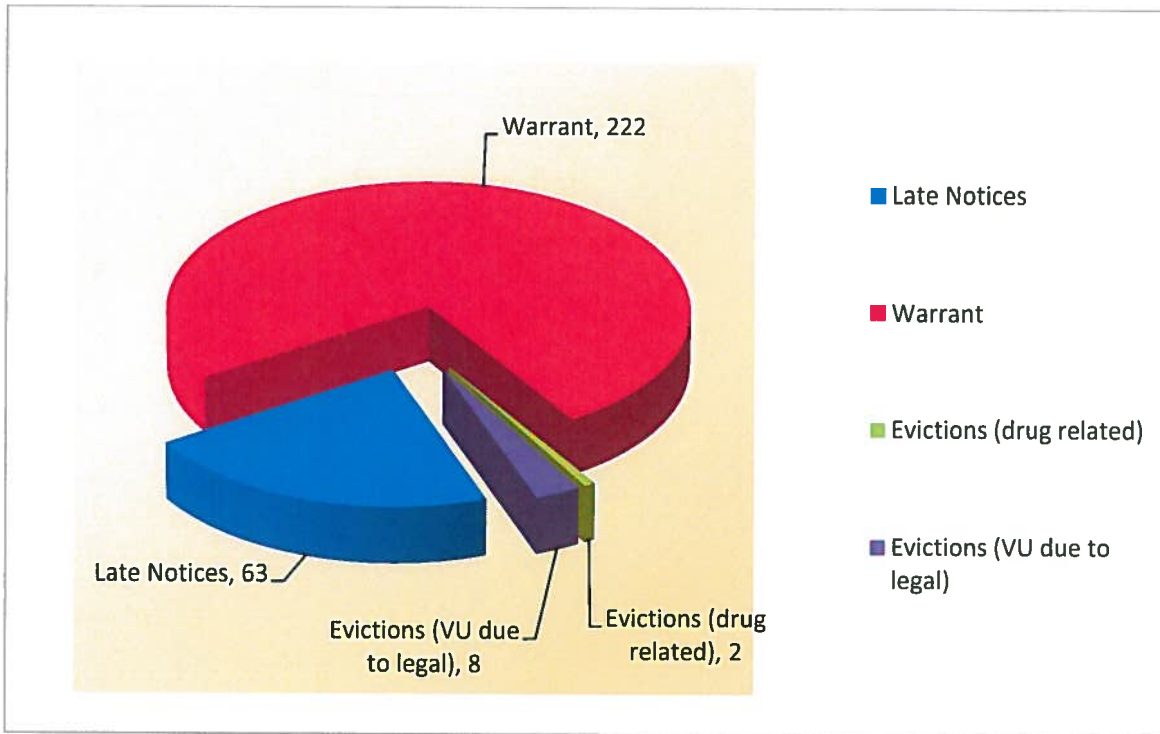


Chart Data reflects accumulative values of the described action from January 1<sup>st</sup> 2013 up to the closing date of the current reporting period.




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

Carter D. Flemming  
Brett J. Libresco  
Chyrell Bucksell

Karl Sandberg  
Daniel Bauman  
Michelle Millben

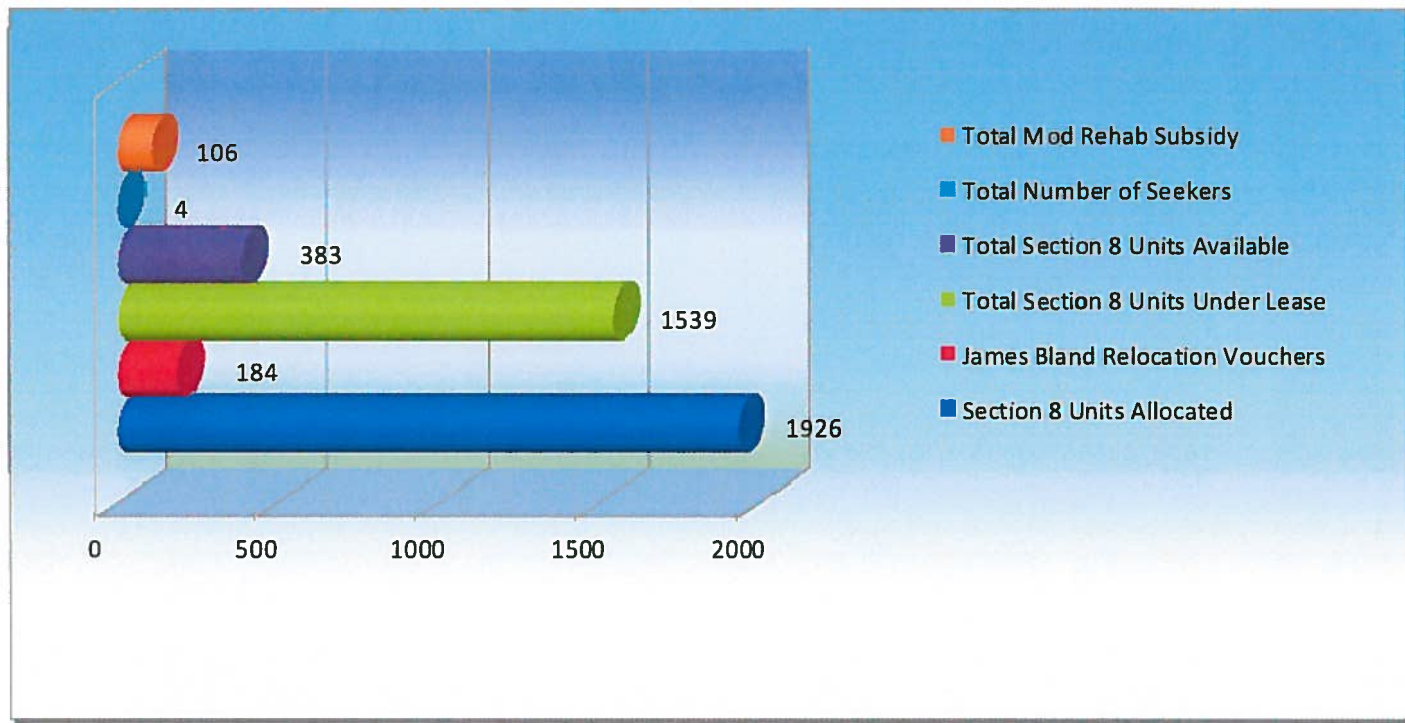
Roy Priest, Chief Executive Officer

**DATE:** May 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

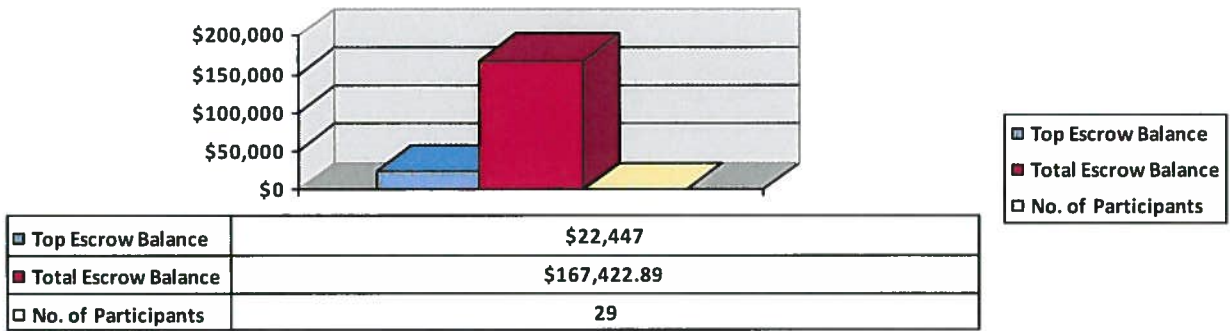
### I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 80% 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.

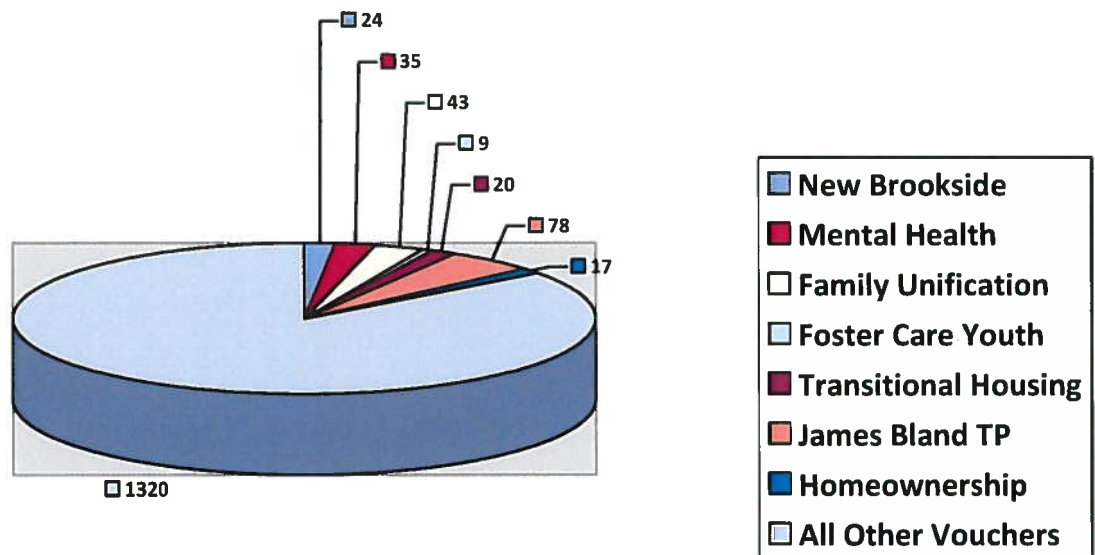
**Chart A: Housing Choice Voucher Program Utilization Rate and Leasing Activities for current period.**



**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  
Brett J. Libresco  
Christopher Ballard

Chyrell Bucksell  
Daniel Bauman  
Michelle Millben

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**Roy Priest, Chief Executive Officer**

**DATE:** May 20, 2013  
**TO:** ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** SOCIAL SERVICES SUMMARY OF ACTIVITIES

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**SENIOR SERVICES – KRUNCH BUNCH/CHARLES HOUSTON SENIOR CENTER**

**Participant Information for the month of April:**

- 61 participants and guests were served;
- 18 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 138; and
- The total lunch meals served were 123.

**Summary of Services/Activities for the month of April:**

- Health, Wellness, and Medical Services – 61 clients (duplicated count) participated in fitness training, yoga, bowling, presentations on dementia and Alzheimer's, and a hearing education and screening sponsored by NVRC;
- Assessments – There were 2 for the month of April;
- Referrals/Deaths – There was one referral and one passing during the month of April; and
- Activities – 61 clients (duplicated count) participated in a variety of activities and programs which included: assorted table games, craft projects, the "Caring & Sharing" discussion group, attendance at the Dance for All Ages with TC Williams High School, shopping excursions to Landmark BIG Lots, Landmark Plaza, Kingstowne Center Stores, Forrest Village Mall, an excursion to AMC Hoffman Theaters, and a retirement celebration for staff member Barbara Norton.

## SENIOR SERVICES – LADREY HIGHRISE

### Summary of Services for the month of April:

- Health and Medical Services – 28 residents participated in visits with the Nurse, the Blood Pressure Clinic, Medicare Counseling, Medicaid/SNAP Assistance, or completed Medicaid Applications;
- Assessment /Family Planning – 35 residents were assisted with Family Planning, Home Visits, or Hoarding Management; Meetings were also held with Ladrey Staff and Adult Protective Services to discuss specific cases and to coordinate home visits;
- Referrals – 2 residents were provided referrals for ALIVE Food Delivery;
- Senior Services – 53 residents were provided with general assistance which included completing applications, making appointments, file updates, new resident orientation, and communicating with Social Services;
- Activities – 201 Participated in events sponsored by Community Partners and Organizations. These included Bingo nights sponsored by Annie B. Rose and Christ Church, The Dance for All Ages sponsored by the Successful Aging Committee – where Ladrey Resident Billy Hopkins was crowned “King of the Disco”, Church Services provided by Oakland Baptist Church and Fox Chase Baptist Church, a senior luncheon sponsored by Third Baptist Church and the SAVVY Senior Luncheon sponsored by Christ Church, the Living Well Presentation on “Healthy Living and Shingles” by Dale Andreff, Easter Treats/Baskets presented by the I’m Still Alive Foundation, the monthly shopping trip to Wal-Mart and monthly birthday recognition;
- Donations – 110 Ladrey Residents participated in the ALIVE End of the Month Food Distribution, which also served 150 additional families from the community; and
- There were 16 volunteer hours, all provided for the Ladrey Library, during the month of April.

## FAMILY SOCIAL SERVICES – MONTGOMERY FAMILY LEARNING CENTER @ CHARLES HOUSTON

### Participant/Process Information for the month of April:

- Avg. Daily Youth Attendance – 25/ # Relocated Youth- 2/ # Youth Contacts – 151
- Avg. Daily Adult Attendance – 8
- Active Volunteers – 7/ # Volunteer Hrs – 28/ Community Service Volunteers – 5/ # Volunteer Hrs – 64

### Programming Information for the month of April:

- Residents participated in several activities for the month including the Inner Visions Parent Support Group Meetings;
- Throughout the month, parents participated in the Jefferson Houston (JH) Parent Resource Room Fun Fridays. Sessions were led by Shanelle Gayden and the topics included Bullying, Self-Esteem, Finding Balance, and an SOL Boot camp;

- Staff from the Center attended a training workshop sponsored by The Reading Connection to learn strategies for developing read aloud sessions for multiple age levels of students and helping parents engage students in reading;
- Staff also completed the Virginia Food Handlers Certification Course to obtain a license and credentials to successfully operate snack programs and coordinate catering at ARHA community events;
- In collaboration with the Black History Museum and the 3H Foundation, the Center was awarded a \$500 Garden grant from the Alexandria Childhood Obesity Action Network; and
- The Center participated in various advocacy meetings and events during the month. This included the “What’s Next Alexandria” Community Forum and ACPS School Board Meetings.

Joyce Rawlings Program Coordinator initiated providing information to the Mayor’s Office to recognize Ilesha Kenney honor student at TC Williams and resident of ARHA Jefferson Village Apts.

<http://www.alexandrianews.org/alexandria-girl-brings-home-gold-from-international-junior-olympics-competition/>

## FAMILY SOCIAL SERVICES – RUBY TUCKER FAMILY CENTER

### **Participant/Process Information for the month of April:**

- Active Students – 50/ New Youth Registrations – 5/ # Inactive Students - 44
- Avg. Daily Youth Attendance – 18/ # Relocated Youth – 72/ # Youth Contacts – 335
- Active Adults – 40/ New Adult Registrations – 0/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- Active Volunteers – 32/# Volunteer Hrs – 60.5/Community Service Volunteers – 0;
- Center Donations - \$2,117 which included a grant in the amount of \$500 from the Alexandria Childhood Obesity Action Network for our Community Garden Initiative. The rest was attributed to clothing, food items, miscellaneous games and sponsorships for youth to attend a luncheon; and
- Budget Expenditures – No money was spent during the month of April.

### **Programming Information for the month of April:**

- RTFC would like to acknowledge the charitable contribution of Naomi Cooper and Alleyne AME Zion Church for sponsoring 10 young ladies at their Women’s Overseas Ministry Luncheon. Students had the opportunity to network and hear a presentation about self-worth and what they could offer to society and their community;
- The Hopkins-Tancil Community Gardeners met to plan out their gardens and decide on a watering schedule; and
- In conjunction with staff from the Montgomery Family Resource Learning Center, RTFC staff attended two training sessions during the month. The first was sponsored by The Reading Connection and the second was a course devoted to obtaining food handlers certification. Both were successfully completed and resulted in a Continuing Education Certificate and a Food Handlers License.



## FAMILY SELF SUFFICIENCY PROGRAMS

### Programs and Events:

- ARHA hosted the Regional FSS Coordinators Roundtable at Charles Houston Recreation Center, where Mr. Roy Priest presented on the impact of HUD Funding on Housing Authorities and their capacity to offer programs like FSS and meet their missions of offering safe, affordable housing. He also led a tour of Old Town Commons and some of ARHA's new residential units;
- PH FSS Coordinator presented to the ARHA Momentum Leadership Students and adults at the Ruby Tucker Parent Information Meeting. The focus was Money Habitudes and discovering the unexpected insights that can change the way one manages money, approaches career/relationships, and reaches life goals;
- HCV FSS participants attended a FMK Credit Education Center Financial & Credit Management Class on "How to Better Manage Your Finances"; and
- HCV FSS participants were also invited to participate in a 3-week job readiness course for unemployed job seekers, career fairs, and security training for an unarmed security guard license.

### Case Management/Challenges:

- Of the 25 PH FSS participants, 18 are employed, and 14 are earning escrow. (2 participants will begin earning escrow in the next few months due to recent employment 1 participant recently lost employment.);
- Estimated Escrow earnings for the PH FSS Program are: Total Program Balance - \$39,000 and Top Escrow Amount - \$10,900;
- Estimated Escrow earnings for the HCV FSS Program range from \$3,000 - \$25,000;
- The following needs continue to exist for FSS Participants in both programs: Employment Resources and one stop shops for employment, Education and professional training resources, and resources for food and clothing within the community;
- There were 2 referrals for assistance with rent, food, and/or utilities made on behalf of PH FSS participants; and
- The HCV FSS Coordinator met with several FSS participants to go over completion of their goals and discuss the time frame of completion for the other goals upon graduation.

### Success Stories/ Outreach Work:

- The PH FSS Coordinator continues to work at Christ Church as a Lazarus Ministry Counselor every Thursday morning, and assists a large number of ARHA residents with referrals for assistance with rent and utilities;
- In collaboration with ACPS (FACE) Program, door to door canvassing was completed in various ARHA communities to promote the upcoming Education Seminar – "Help Your Child Succeed";
- The PH FSS Volunteer donated 10 hours of service for the month and is currently working with 3 participants on household budgeting. In addition, she is working with 2 participants on preparing for the GED Exam;
- Four PH FSS participants are taking college classes with NOVA;
- Two HCV FSS participants are scheduled to graduate in June and their escrow earnings range from \$7,000 - \$19,000. One of the participants plans to utilize her escrow earnings to purchase

her first home. The other graduate plans to use her escrow to complete her last year in college and earn her Bachelor's degree in Criminal Justice;

- Two HCV FSS participants are enrolled in the Vehicles for Change (VFC) Program, which receives donations of used cars from the community and provides them to low income families; and
- Several HCV FSS participants are enrolled in the Virginia Individual Development Account (VIDA), which is a special savings account that pays matching funds to allow participants to save money for education, starting a business, or purchasing a first home.

## UPCOMING EVENTS

### **May 2013**

- 1<sup>st</sup> – FACE Education Seminar – Help Your Child Succeed, 6 PM @ Christ Church
- 3<sup>rd</sup> – Volunteer Alexandria/Spring for Alexandria Community Service Day, 10 AM – 3 PM  
Volunteers will do projects at RTFC and the Hopkins-Tancil Courtyard
- 8<sup>th</sup> – Quarter FSS PCC Committee Meeting, 4 PM @ ARHA Main Office
- 22<sup>nd</sup> – Live Well Program, Ladrey Highrise, Guest Speaker – Corey Castle from Office of Aging
- 25<sup>th</sup> – ALIVE End of Month Food Distribution, 8 AM @ Ladrey Highrise
- 29<sup>th</sup> – Successful Aging Committee Annual Senior Health Fair

### **June 2013**

- 8<sup>th</sup> – Annual Youth Arts Festival & Father's Day Celebration, 12-4 PM @ George Washington Middle School Field
- 9<sup>th</sup> – Oakland Baptist Church Service, 7 PM @ Ladrey Highrise Community Room
- 18<sup>th</sup> – Fox Chase Baptist Church Service @Ladrey Highrise Community Room
- 22<sup>nd</sup> – Ruby Tucker Day Celebration, 12 – 4 PM @ Ruby Tucker Park & RTFC
- 29<sup>th</sup> – ALIVE End of Month Food Distribution, 8 AM @ Ladrey Highrise

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

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

Carter D. Flemming  
 Brett J. Libresco  
 Chyrell Bucksell


Karl Sandberg  
 Daniel Bauman  
 Michelle Millben

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Roy Priest, Chief Executive Officer

**DATE:** May 24, 2013

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

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

**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

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**PART I FACILITIES MANAGEMENT REPORT**

**A. Work Order Summary**

A total of 161 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	161	Includes all work orders generated during the current reporting period from 4/1/2013 to 4/30/2013.
Completed W.O.s	78	Includes all work orders completed during the reporting period.
Emergency W.O.s	7	Includes all emergency work orders issued and completed within 24 hours.
Urgent W.O.s	5	Includes all work orders completed that are not considered health or safety hazards but may require immediate attention.
Vacant Unit	6	Includes all vacant unit work orders generated during the current reporting period.
(1) Open W.O.s see note below	83	Work orders summary includes routine, exterminator services, 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 = 21.75%  
 Region II = 17.00%  
 Region III = 12.75%  
 Facilities = 0.0%

**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 a total of twelve units undergoing rehabilitation work and six of those units have been completed and turned over to Asset Management for leasing at of the closing of this report.

**2. Fee for Services**

In addition to vacant units turn over (item 2), the department has been engaged in the upcoming REAC preventive maintenance preparation work for the Alexandria Crossing. HUD/REAC inspections are scheduled for May 2013.

Other Fee For Service activities are related to the Pendleton Park rehabilitation project.

**5. Preventive Maintenance (PM)**

Spring PM for HVAC and Electrical systems has been in progress since early March, and will continue throughout the season.

# 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

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**Roy Priest, Chief Executive Officer**

**DATE:** May 23, 2013

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

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

**SUBJECT:** DEVELOPMENT UPDATE

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***JAMES BLAND II***

We have received 8609 approval from VHDA and the project now has State Designation. This was the last milestone needed to request our last capital contribution and to pay out our developer fee. Once the executed 8609 forms are received from VHDA, ARHA will execute them and they will be sent to the IRS.

***JAMES BLAND IV***

Work on this phase is proceeding slightly behind schedule. ARHA was scheduled to receive 8 units in the 16-unit walk-up on May 14, but did not receive them until May 20; six (6) days late. We will be walking the last two floors of the last building for punch-out on May 24<sup>th</sup> for final turnover to ARHA on June 2<sup>nd</sup>. This is the last building that ARHA will take possession of in this phase. All townhomes have been sold and 43 of the 44 condominiums have sold. The last Certificate of Occupancy was dated May 16, 2013, making November 16, 2013 the deadline for submission of the 8609 Application to VHDA. The 8609 Application includes the CPA's final cost certification.

***JAMES BLAND III/IV***

While there are no public housing units being constructed as part of this phase, HUD was required with the Disposition Application amendment to review the amount of funds ARHA is contributing to construction/development in relation to the Total Development Cost and the Housing Construction Cost limits imposed on the development of public housing units and has concluded that we are within the HUD guidelines. We received our approval from the Office of Investments on approving the cost reasonableness of the construction/development costs on April 25<sup>th</sup>. We expect approval on the Subsidy Layering Review package next week. Most of the requirements for the closing have been met with the exception of two provisions in the Guaranty agreements that the lender and equity providers are still negotiating with EYA.

EYA has taken reservations for 17 townhouse units. See Figure 2 at the end of this report. There has been no change in the condominium reservations from the last report.

### PENDLETON PARK

Update on this project will be provided in Executive Session.

### ANNIE B. ROSE GROUND LEASE

All documents have been executed and returned. This effort has been concluded.

### BOND PROGRAM

A memorandum was sent to the Board on May 15<sup>th</sup> that included the application for Arbelo Apartments, Lacy Court and Longview Terrace. As the memorandum informed, there will be a Public Hearing for this bond issue held just prior to convening the regularly scheduled board meeting. ARHA's bond counsel as well as the representatives for the applicant will be in attendance to answer any questions that the board may have.

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

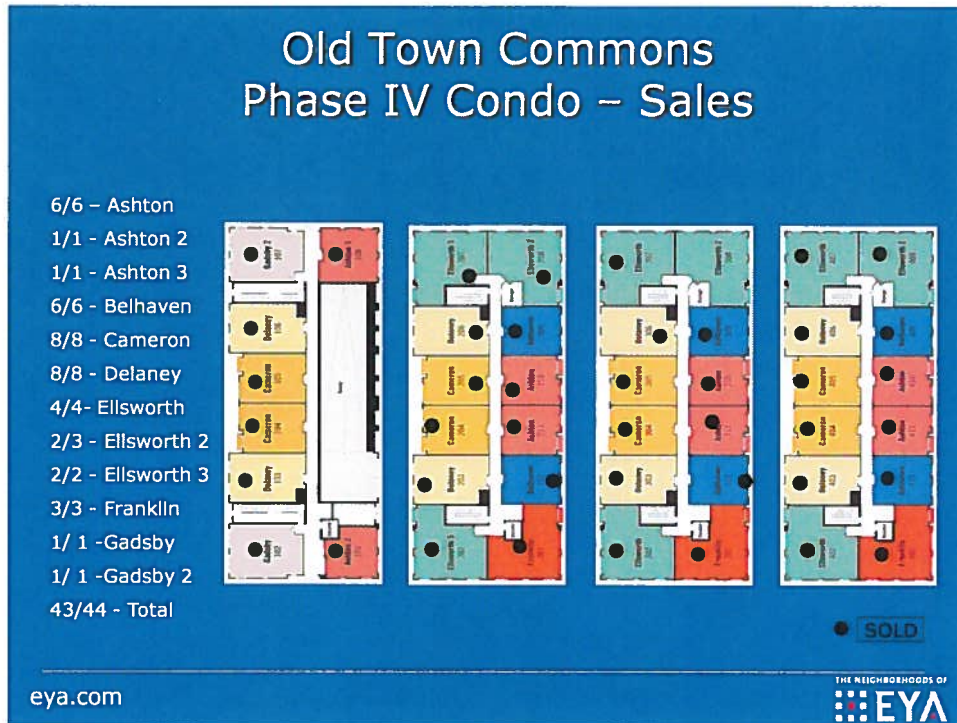
	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In-Service (per Contract)</u>	<u>ARHA Placed-In-Service (Actual)</u>	<u>Unit Address</u>
<u>Building 28</u>					
Lot 18a	12/23/2012	11/13/2012	2/21/2013	3/12/13	901 Madison Street
Lot 18b	12/23/2012	11/13/2012	2/21/2013	2/21/13	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		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



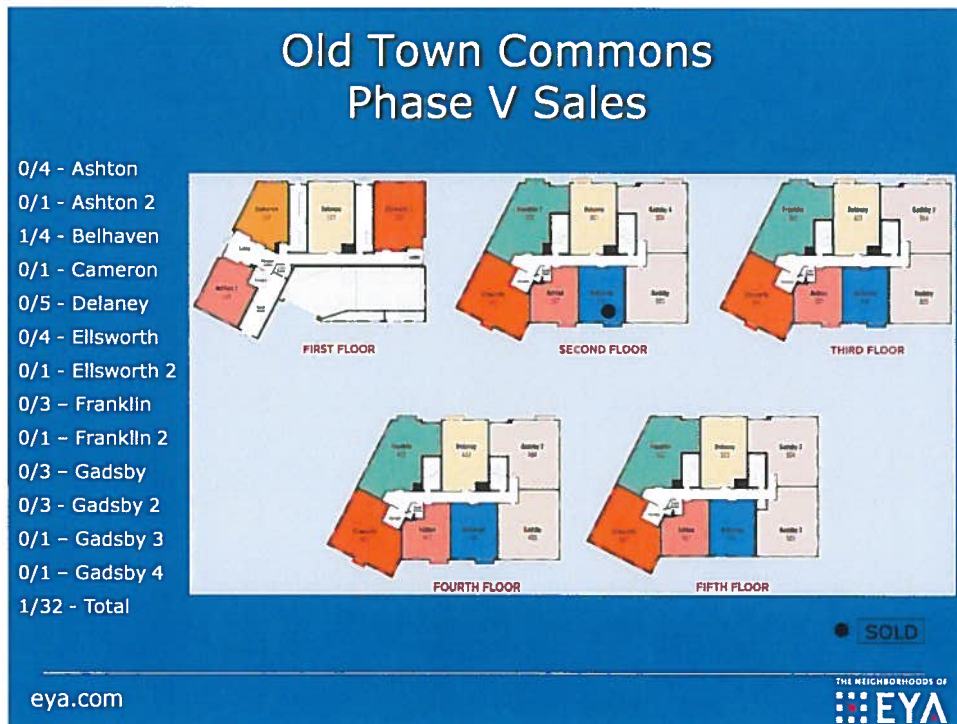
**TABLE 2: ARHA MULTI-FAMILY UNIT SCHEDULE: JAMES BLAND IV**

		<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>
<b>BUILDING 33: ADDRESS 805 NORTH PATRICK STREET</b>					
<b>Rental Floor 1</b>					
Unit 1	#101	4/4/2013	4/16/13	6/3/2013	
Unit 2	#102	4/4/2013	4/16/13	6/3/2013	
Unit 3	#103	4/4/2013	4/16/13	6/3/2013	
Unit 4	#104	4/4/2013	4/16/13	6/3/2013	5/23/13
<b>Rental Floor 2</b>					
Unit 1	#201	4/4/2013	4/16/13	6/3/2013	
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
<b>Rental Floor 3</b>					
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	
<b>Rental Floor 4</b>					
Unit 1	#401	4/24/2013	4/17/13	6/23/2013	
Unit 2	#402	4/24/2013	4/17/13	6/23/2013	
Unit 3	#403	4/24/2013	4/17/13	6/23/2013	
Unit 4	#404	4/24/2013	4/17/13	6/23/2013	
<b>BUILDING 35: ADDRESS 835 NORTH PATRICK STREET</b>					
<b>Rental Floor 1</b>					
Unit 1	#101	5/14/2013	5/20/13	7/13/2013	
Unit 2	#102	5/14/2013	5/20/13	7/13/2013	
Unit 3	#103	5/14/2013	5/20/13	7/13/2013	
Unit 4	#104	5/14/2013	5/20/13	7/13/2013	
<b>Rental Floor 2</b>					
Unit 1	#201	5/14/2013	5/20/13	7/13/2013	
Unit 2	#202	5/14/2013	5/20/13	7/13/2013	
Unit 3	#203	5/14/2013	5/20/13	7/13/2013	
Unit 4	#204	5/14/2013	5/20/13	7/13/2013	
<b>Rental Floor 3</b>					
Unit 1	#301	6/2/2013		8/1/2013	
Unit 2	#302	6/2/2013		8/1/2013	
Unit 3	#303	6/2/2013		8/1/2013	
Unit 4	#304	6/2/2013		8/1/2013	
<b>Rental Floor 4</b>					
Unit 13	#401	6/2/2013		8/1/2013	
Unit 14	#402	6/2/2013		8/1/2013	
Unit 15	#403	6/2/2013		8/1/2013	
Unit 16	#404	6/2/2013		8/1/2013	

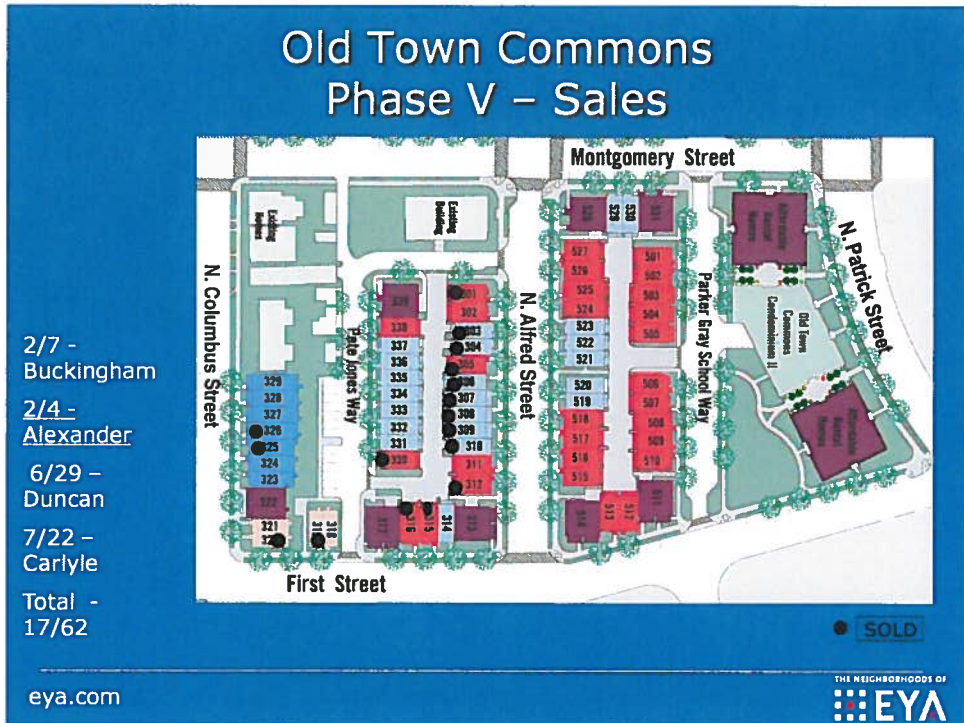
**FIGURE 1: PHASE IV SALES**



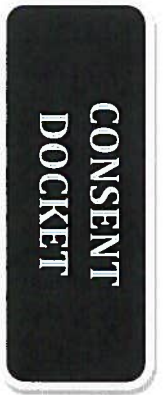
**FIGURE 2: PHASE V CONDOMINIUM SALES**



**FIGURE 2: PHASE V TOWNHOUSE SALES**



# 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

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**Roy Priest, Chief Executive Officer**

BUILDING COMMUNITY  
PARTNERSHIPS

**DATE:** May 23, 2013

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

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

**SUBJECT: RESOLUTION 567, OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE ISSUANCE OF UP TO \$17,500,000 REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, REHABILITATION AND EQUIPPING OF MULTI-FAMILY RESIDENTIAL RENTAL HOUSING PROJECTS LOCATED IN THE CITY OF ALEXANDRIA, VIRGINIA**

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**ISSUE:**

On May 10, 2013, Alexandria Redevelopment and Housing Authority (“ARHA”) received an Application from the Alexandria Housing Development Corporation (“AHDC”) for the Revenue Bond Program. AHDC is requesting that ARHA issue up to \$17,500 in bonds for the acquisition and rehabilitation of the Arbelo Apartments, Lacy Court and Longview Terrace. They refer to the collective project as the Alexandria Trilogy Properties (the “Project”). The entity making application is Alexandria Trilogy Properties Limited Partnership (the “Applicant”).

**DISCUSSION:**

ARHA makes tax-exempt financing available to private for-profit developers and to non-profit organizations that provide low income housing for the construction or acquisition, with substantial rehabilitation, of affordable multifamily rental housing. Projects must meet the requirements of the Internal Revenue Code applicable to tax-exempt bonds, including certain low income tenant qualification requirements. In addition, for 501(c)(3) organizations, the bond issue must satisfy the organization's tax-exempt purpose. These multifamily housing private activity bonds are allocated from the state's volume cap. The amount of private activity bonds that may be issued by the Commonwealth of Virginia and its political subdivisions in any calendar year is limited under the provisions of the Internal Revenue Code to an annual state ceiling amount. Amounts of the Virginia state ceiling are set aside for various project types as specified in state legislation. The Virginia Department of Housing and Community Development has responsibility for awarding bonding authority for housing projects from the portion of the state ceiling allocated to local housing authorities such as ARHA. This request falls into that limit.

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The allocation is applied for through the Virginia Small Business Financing Authority. Guidelines for administration are published by the Virginia Small Business Financing Authority and the Board of Housing and Community Development. By filing an application with ARHA, the borrower assumes the risk that the amount of bonding authority requested may not be available or allocated to its project. Favorable action with respect to the application on the part of ARHA or the City Council of the City of Alexandria carries no assurance of or commitment for an allocation of private activity bond issuing authority from the Virginia Department of Housing and Community Development.

The attorney advertised the Notice of Public Hearing as prescribed (once a week for two consecutive weeks, with the second publication appearing not less than seven days or more than twenty-one days prior to the hearing date). The Notice was published in The Examiner. The hearing was held on May 28<sup>th</sup>, by the ARHA Board of Commissioners prior to convening into the regular Board meeting. This public hearing satisfied the Tax Equity and Fiscal Responsibility Act (“TEFRA”) hearing requirement of the Code.

If this Resolution is adopted, a Certificate will be transmitted to the City Council recommending City Council approval of the issuance of the bonds. The City Council meets and adopts a resolution approving the bond issue. The Applicant is responsible for making sure the matter is approved by the City Council.

Following City Council approval, ARHA and the Applicant will apply for an allocation of tax-exempt bond issuing authority from the Virginia Department of Housing and Community Development. Applicant shores up financing, and the structuring and details of the bonds are negotiated and set. Bond Counsel prepares the bond documents and a final resolution authorizing the issuance of the bonds. The final resolution and bond documents are reviewed by all parties to the transaction and revised documents are circulated. All documents are finalized. Once this is completed, it is anticipated that by October a final resolution authorizing the issuance of the bonds will be brought to the Board for approval. If ARHA approves this second Resolution, all parties will meet to execute the bond documents and close the bond issue. The bonds are then issued and sold. At closing, the bond proceeds are deposited in a special account to be requisitioned by the borrower to pay for costs of the Project.

**RECOMMENDATION:**

That the Board of Commissioners approve Resolution 567 and transmit the required Certificate with Exhibits to the City Council for action.

**FISCAL IMPACT:**

ARHA will receive the following fees:

1. Application Fee: Initial, non-refundable fee of \$10,000 (received with application)
2. Closing Fee: .5% of the amount of bonds issued (up to \$87,500)
3. Annual Administration Fee: 1/8% of the outstanding principal balance, beginning on the anniversary date of bond issuance

Counsel and Other Fees: ARHA pays no costs, taxes, etc., and all legal fees and publication costs incurred by ARHA in processing the matter or until the financing is abandoned are borne by the borrower. The borrower will be responsible for all fees and expenses of counsel to ARHA, bond counsel and all other advisors and consultants participating in the bond financing

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

**AUTHORIZING THE ISSUANCE OF UP TO \$17,500,000  
REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION,  
REHABILITATION AND EQUIPPING OF MULTI-FAMILY RESIDENTIAL RENTAL  
HOUSING PROJECTS LOCATED IN THE CITY OF ALEXANDRIA, VIRGINIA**

**RESOLUTION 567**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (“Authority”), is empowered by the Virginia Housing Authorities Law, Chapter 1, Title 36, Code of Virginia of 1950, as amended (“Act”), 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;

**WHEREAS**, the Authority has received a request from Alexandria Trilogy Properties Limited Partnership, a Virginia limited partnership (the “Borrower”), requesting that the Authority issue its revenue bonds to assist the Borrower or an affiliate thereof in its financing or refinancing of a portion of the costs for the acquisition, rehabilitation and equipping of the following multifamily residential rental housing facilities containing a total of approximately 119 units representing approximately 96,718 net rentable square feet: (a) the facility known as Arbelo Apartments located at 831-833 Bashford Lane in the City of Alexandria, Virginia, (b) the facility known as Lacy Court located at 4, 6 and 8 W. Nelson Street and 1502, 1506, 1512 and 1516 Commonwealth Avenue in the City of Alexandria, Virginia and (c) the facility known as Longview Terrace located at 2900 Seay Street in the City of Alexandria, Virginia (collectively, the “Project”), which Project--when acquired and rehabilitated by the Borrower or an affiliate thereof--will be occupied by individuals and families of low and moderate income;

**WHEREAS**, preliminary plans for the Project have been described to the Authority and a public hearing has been held as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (“Code”); and

**WHEREAS**, the Borrower has represented that the estimated cost of the acquisition and rehabilitation of the Project and all expenses of issue will require an issue of revenue bonds in the aggregate principal amount not to exceed \$17,500,000, in one or more series, at one time or from time to time.

NOW, THEREFORE, BE IT RESOLVED BY THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY:



1. It is hereby found and determined that the issuance of the subject bonds and the acquisition, rehabilitation and equipping of the Project will be in furtherance of the purposes for which the Authority was organized.

2. In furtherance of the purposes of the Act, the Authority hereby agrees to assist the Borrower in financing the acquisition, rehabilitation and equipping of the Project by undertaking the issuance of its revenue bonds in an amount not to exceed \$17,500,000 upon terms and conditions mutually agreeable to the Authority and the Borrower. The bonds will be issued pursuant to documents satisfactory to the Authority. The bonds may be issued in one or more series at one time or from time to time.

3. It having been represented to the Authority that it is necessary to proceed immediately with the acquisition, rehabilitation and equipping of the Project, the Authority agrees that the Borrower may proceed with plans for the Project, enter into contracts for land, construction, materials and equipment for the Project, and take such other steps as it may deem appropriate in connection with the Project, provided, however, that nothing in this resolution shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project. The Authority agrees that the Borrower may be reimbursed from the proceeds of the bonds for all expenditures and costs so incurred by it, provided such expenditures and costs are properly reimbursable under the Act and applicable federal laws.

4. The bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the bonds, shall be liable personally on the bonds by reason of the issuance thereof. The bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City of Alexandria, Virginia (the "City") (and the bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the bonds or the interest thereon or other costs incident thereto. The bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

5. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the bonds or failure of the Authority to issue the bonds for any reason. Any obligation of the Authority to exercise its powers in the City to issue the bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue bonds for the Project for any reason, including but not limited to, the failure of the City Council of the City (the "City Council") to approve the issuance of the bonds.

6. The Authority hereby designates McGuireWoods LLP, Tysons Corner, Virginia, to serve as bond counsel (“Bond Counsel”) and hereby appoints such firm to supervise the proceedings and approve the issuance of the bonds. The Authority hereby appoints McGuireWoods LLP, Tysons Corner, Virginia, to serve as counsel to the Authority in connection with the issuance of the bonds.

7. All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Project, including the fees and expenses of the Authority, including without limitation its counsel and Bond Counsel fees, shall be paid by the Borrower or, to the extent permitted by applicable law, from the proceeds of the bonds. If for any reason such bonds are not issued, it is understood that all such fees and expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefore.

8. In adopting this resolution the Authority intends to take “official action” toward the issuance of the bonds and to evidence its “official intent” to reimburse from the proceeds of the bonds any expenditures paid by the Borrower to finance the acquisition, rehabilitation and equipping of the Project before the issuance of the bonds, all within the meaning of regulations issued by the Internal Revenue Service pursuant to Sections 103 and 141 through 150 and related sections of the Code.

9. The Authority recommends that the City Council approve the issuance of the bonds.

10. The Chairman or Secretary of the Authority, or the designee of either of them, is hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Code of Virginia of 1950, as amended (the “Virginia Code”)) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

11. No bonds may be issued pursuant to this resolution until such time (a) the issuance of the bonds has been approved by the City Council, (b) the bonds have received an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Code of Virginia of 1950, as amended) in accordance with the applicable provisions of the Code of Virginia of 1950, as amended, and any regulations or executive orders issued thereunder, and (c) the final terms and details of the bonds have been approved by subsequent resolution of the Authority.

12. This resolution 567 shall take effect immediately upon its adoption.

**CERTIFICATE**

The undersigned Secretary of the Alexandria Redevelopment and Housing Authority (the "Authority") certifies that the foregoing is a true, correct and complete copy of Resolution 567 was adopted by a majority of the Commissioners of the Authority present and voting at a meeting duly called and held on May 28, 2013, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on this date.

WITNESS the following signature of the Authority, this \_\_\_\_\_ day of May, 2013.

\_\_\_\_\_  
Secretary, Alexandria Redevelopment and Housing Authority

[SEAL]



**Commissioners:**

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

Carter D. Flemming  
Chyrell Bucksell  
Brett Libresco

Karl Sandberg  
Daniel Bauman  
Michelle Millben

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**Roy Priest, Chief Executive Officer**

**DATE:** May 23, 2013

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

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

**SUBJECT: VOTE APPROVAL OF RESOLUTION 568, ESTABLISHING NEW SIGNATORIES FOR ALL AUTHORITY CONTROLLED CHECKING AND SAVINGS ACCOUNTS**

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**ISSUE:**

ARHA currently has four (4) signatories to sign the checking and saving account documents

**DISCUSSION:**

Currently the CEO, Director of Finance, ARHA Board Chairman, and Vice-Chairman are authorized to execute checks. As a result of the newly elected Board Chairman and Vice-Chairman we are requesting the signature cards be updated on all accounts controlled by the Authority. On certain occasion's one (1) of the two (2) authorized signatories may be out of the office which may create a delay in getting checks executed. ARHA staff is requesting that we replace the former authorized signatures with that of the current Board Chair and Vice Chair. This will ascertain that the agency will continue to function in an efficient capacity.

**RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution No. 568, establishing new signatories for ARHA's checking and saving accounts.

**FISCAL IMPACT:**

None.

**THE ARHA BOARD OF COMMISSIONERS APPROVAL  
TO ESTABLISH NEW SIGNATORIES FOR ALL  
CHECKING AND SAVINGS ACCOUNTS**

**RESOLUTION NUMBER 568**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority by the Board of Commissioners; that the Chief Executive Officer and/or Secretary-Treasurer, Director of Finance are designated as check signers and alternate co-signers for all checking and saving accounts controlled by the Authority; and

**WHEREAS**, the ARHA Board Chairman and Vice-Chairman, are designated as alternate check signers to act as needed in the absence or incapacity of any of the above named individuals; and

**WHEREAS**, that all checks drawn on these bank accounts shall bear the signatures of and (2) of the above named officers to validate the said checks.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the above named individuals will be designated and authorized signers and co-signers for all ARHA controlled checking and saving accounts.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Christopher Ballard, Chairman  
ARHA Board of Commissioners



**Commissioners:**

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

Carter D. Flemming  
Chyrell Bucksell  
Brett Libresco


Karl Sandberg  
Daniel Bauman  
Michelle Millben

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Roy Priest, Chief Executive Officer

**DATE:** May 23, 2013

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

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

**SUBJECT:** **VOTE APPROVAL OF RESOLUTION 569, AUTHORIZING COMMERCIAL CREDIT CARD ACCOUNT ('CARD ACCOUNT') RELATIONSHIP WITH SUNTRUST BANK.**

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**ISSUE:**

ARHA currently has two (2) credit cards that have been issued to the CEO and the Director of Finance. Staff is requesting the Board authorize ARHA to establish a commercial procurement card program and associated technology solutions with SunTrust Bank.

**DISCUSSION:**

The CEO and Director of Finance are the only staff members who currently have been authorized to be issued a credit card, for emergencies. On several occasions the CEO or Director of Finance has not been available and Staff has had to use their personal funds for ARHA business. Management believes this is an unfair practice and it should not continue into the future. In an effort to create more efficiency and accountability throughout the organization SunTrust has provided ARHA with a solution that will allow ARHA to providing a procurement card to designated staff members. The procurement cards will be restricted for emergency or micro-purchases. ARHA will have the ability to monitor usage and activate or deactivate cards at our discretion.

As part of this Purchasing Card Program, SunTrust has a "Net-Spend Rebate Program" that could potentially provide ARHA with a rebate between \$4,500 and \$13,500 in annual revenue depending on our spend amount and vendor participation.

**RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution 569 authorizing commercial credit card account ('Card Account') relationship with SunTrust Bank.

**FISCAL IMPACT:**

None.



**Corporate Resolution and Certificate of Incumbency  
(Commercial Credit Card Account)**

I, Roy O. Priest hereby certify that I am the Secretary-Treasurer and custodian of the records of Alexandria Redevelopment & Housing Authority (legal name of corporation) a corporation duly organized and existing under the laws of Virginia; that the following is a true and correct copy of certain resolutions duly adopted by the Board of Directors of said corporation at a meeting duly held on the 28 day of May, 2013 at which a quorum was present; and that the following resolutions are in conformity with the charter and by-laws of said corporation and have not since been rescinded or modified.

**RESOLVED**, that this corporation enter into a commercial credit card account ("Card Account") relationship with SunTrust Bank ("Bank"); that any one of the officers of this corporation listed below be and is hereby authorized to enter into, execute and deliver in the name of and on behalf of the corporation the agreements, documents, or other instruments deemed reasonable or necessary to establish and administer the Card Account; and that this corporation shall be bound by the terms and conditions of said agreements, documents, or other instruments as the same may be amended from time to time.

**RESOLVED FURTHER**, that the corporation shall furnish to the Bank a certified copy of these resolutions, which resolutions shall continue in full force and effect until written notice of the rescission or modification of the same has been received by the Bank, and the Bank has had reasonable time to act on such notice, and shall furnish to the Bank the names and specimen signatures of the officer(s) named herein, and those persons from time to time holding such positions.

I hereby certify that the following are the names and specimen signatures of the officer(s) designated in the foregoing resolutions and that each presently holds the title indicated therein:

Name	Title	Signature
<u>Roy O. Priest</u>	CEO	
<u>Derek S. McDaniel</u>	Director of Finance	
<u>Christopher Ballard</u>	Chairman	
<u>Merrick Malone</u>	Vice-Chairman	

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed the seal of said corporation this 28 day of May, 2013.

\_\_\_\_\_  
Signature  
Roy O. Priest  
\_\_\_\_\_  
Print Name  
CEO  
\_\_\_\_\_  
Title

# ACTION DOCKET





# OTHER BUSINESS





## OLD TOWN COMMONS

AN EYA NEIGHBORHOOD

*You and Your Family are cordially invited to Our*

# Old Town Commons Community Mixer

*Take a Moment to meet & mingle  
with your neighbors.  
Bring a chair, blanket,  
Or friend.*



**Saturday, June 01, 2013**

**2:00p-4:00p**

For Additional Information please visit  
HOU at:  
OTC Neighborhood Resource Center  
(906 First St, corner of N. Alfred & First St)  
or  
email: [kjeter@housingopportunities.com](mailto:kjeter@housingopportunities.com),  
[eadams@housingopportunities.com](mailto:eadams@housingopportunities.com) or  
call 571.257.7103

Banjo Park  
Corner of N. Alfred and  
Montgomery St  
Alexandria, Va 22314

4<sup>th</sup> ANNUAL  
**4 youth**  
**ARTS**  
**FATHER'S DAY** and  
**BASKETBALL**  
**FESTIVAL** OF  
**ALEXANDRIA**

**SATURDAY, JUNE 8TH, 2013**

**12:00 NOON TO 4:00 P.M.**

**(BRADDOCK ROAD FIELD)**

**1005 Mount Vernon Avenue**

**For information: 703-549-7115 Ext. 230**

**Please join us for an exciting day of basketball competition between  
Fathers and youth or Male guardian(mentor) and youth.**

**All teams must have at least 3 members, 2 of those children.  
Four member team maximum.**

**The tournament will begin promptly at 12:30pm.  
Check-in required 15 minutes before tip-off.**

**New bikes and gift cards will be awarded to the champions!!**

**For all Basketball teams, please RSVP by June 5th, 2013 @ [orider@arha.us](mailto:orider@arha.us)  
Or you may call Oscar Rider @ 703-549-7115 ext. 369.**



ALEXANDRIA CITY  
PUBLIC SCHOOLS



Northern Virginia  
Urban League

Empowering Communities.  
Changing Lives.

Building Community Partnerships



# COMMUNITY MEETING

## FUTURE BRADDOCK COMMUNITY PARK

*A Meeting of the Braddock Implementation Advisory Group*



*Implementing the Braddock Metro Neighborhood Plan*

### When and Where?

**Thursday, May 30<sup>th</sup> - Charles Houston Rec Center (901 Wythe Street)**

- 6:30pm – 7:00pm Braddock Implementation Advisory Group Business Meeting
- 7:00pm – 9:00pm Braddock Park Planning Community Meeting

### Meeting Purpose

- 6:30pm - Updated information concerning the city-owned parcel at 600 N. Henry Street
- 7:00pm - Participate in the formulation of Guiding Principles for the proposed 1-acre community park.

***ALL ARE WELCOME! Please join us and encourage your neighbors to attend as well!***

**For More Information:** Contact Nathan Imm (Planning and Zoning) at 703-746-4666 or [nathan.imm@alexandriava.gov](mailto:nathan.imm@alexandriava.gov) & Laura Durham (Recreation Parks and Cultural Activities) at 703-746-4343 or [laura.durham@alexandriava.gov](mailto:laura.durham@alexandriava.gov). Also, please visit [www.Alexandriava.gov/Braddock](http://www.Alexandriava.gov/Braddock).

**Transit:** The Charles Houston Recreation Center is a short walk from the Braddock Road Metro Station. Visit [www.wmata.com](http://www.wmata.com) for more information.

**Accessibility:** To request materials in an alternative format or a disability accommodation, please contact Graciela Moreno at 703-746-4666. The City of Alexandria is committed to compliance with the City's Human Rights Code and the Americans with Disabilities Act.

# Alexandria Girl Brings Home Gold From International Junior Olympics Competition

May 15, 2013  
By Carla Branch  
[alexandrianews.org](http://alexandrianews.org)



Ilesha Kenney (Courtesy photo)

Ilesha Kenney is 15 years old and weighs 132 pounds. She is an A student at the T. C. Williams High School Minnie Howard Campus and plays violin in the orchestra. She is a member of the Titan softball team and she has a gold medal in boxing in the first ever Junior Olympics female world boxing competition.

Ilesha and her family came to City Council last night to receive a proclamation from the mayor. "You are a remarkable young lady and we want you to know that the entire city is behind you," Mayor Bill Euille told the young boxer. "Good luck."

Ilesha began boxing when she was 11 years old. "I would go to the Charles Houston Recreation Center near my house and I saw people boxing," she said. "It looked like fun and I told my mom I wanted to try it. My coach encouraged me and I have been training with the Alexandria Boxing Club for four years."

Since then, Ilesha's accomplishments include: the 2010-2011 National Silver Gloves Champion; the 2011 Junior Women's Golden Gloves Champion; the 2011-2012 National Police Athletic League Champion; the 2013 Junior World Team Open Champion; and the 2013 Pirkka Junior Women's World Cup Champion.

"I went to Reno, Nevada in January to compete for a spot on the U. S. Junior Olympics team," she said. "Since this was the first year that girls have competed, there were only seven of us. Six of us made the team."

Then, in April, it was off to Finland for international competition. "It was a two-day tournament and each of us had one fight," Ilesha said. "I boxed against a girl from the UK and won by decision, 5-0. I hope to make the U. S. Olympic team in four years."

# SHANELLE'S STORY

Posted: April 27, 2013 by **TheHomelessPage**

This is the story of a remarkable, intelligent woman who overcame poverty through her faith, determination, and love for her children.

By Kolby Ford



In 2007, Shanelle Gayden lost her job and her home. At that time she was 3 months pregnant and already a mother of two young boys. She had two weeks vacate her home. "I was extremely depressed, but I packed everything up and moved in with my mother," says Gayden. When the Maryland native's third child was born she went from sleeping on the couch to moving into her mother's bedroom. "I was supposed to stay with my mom until I got back on my feet, I didn't think I would be there for two years."

During those two years Gayden found another job in Alexandria VA and that is when she discovered BARN, a transitional housing program for mothers. It is composed of three apartments that house up to twelve families. Each resident shares a common room and kitchen. At first Gayden was reluctant to make the call to BARN. "I didn't want to be labeled by the system; but, I swallowed my pride and did what I had to do." The goal of the HUD funded program is to create self-reliant individuals; Gayden was denied assistance from them at first because she did not have a car. "I was very determined to move out of mom's so I saved money and bought a car." She applied again in June and was accepted in July. "I was extremely grateful but I wasn't satisfied." Gayden was moving into a shelter in Bristow, VA and was already planning her next move to independence. Living in her new community was a blessing to her

but she struggled with the other occupants. Gayden was stressed out because her youngest, Dallen, was being bullied by another child. Besides that, she strived on maintaining a positive environment for her little ones.

The average length of stay in the program is two years. According to BARN's website, "In ten years of service 96% of families who successfully complete BARN's program move into self-sufficient permanent housing and of those 11 families left as homeowners with traditional mortgages.

Another surprise was about to happen for Ms. Gayden, she would be notified by a housing specialist that she would be moving into a new place in Alexandria by Christmas. She had only been living in the shelter for five months. "No one has ever left a shelter that quickly before, I am the first." Gayden was so excited that she wanted to surprise her family. "I gathered them in the car, and told them we were going to visit Grandma, but the kids new I was hiding something because we usually don't pack all of our stuff to go visit Grandma." "We finally arrived at our new place and I showed them our new house, we walked inside and it began to snow."

Gayden commuted from Alexandria to Bristow so she could continue working and keep her boys in a great school. Maintaining a job was important to her because she wanted to prove to others in the Housing Agencies that she was responsible, and hardworking. To move into the Hopkins Tancil public housing, Gayden was required to pay 30 percent of their income for security deposit. The less money someone makes, less responsibilities they'll have in regards to paying bills. "I did not want to get into the mindset that if you didn't get a job your rent would be zero. "Based on the regulations set by HUD" The Department of Housing and Urban Development sets the lower income limits at 80% and very low income limits at 50% of the median income for the county or metropolitan area in which you choose to live."

Snacking on popcorn and having movie nights with her children are just some of the ways she kept her children shielded from negativity. To her it was still public housing, there were roaches and the plumbing was bad. However she held onto her faith and knew that she would overcome this as well. To keep a watchful eye on Dallen, Diondre, and Demetrius, she became very involved in her community. "I wanted to be the face of public housing." Gayden became a volunteer at the Ruby Tucker center, she was a member of the PTA, and was elected Vice President for public housing. She became an advocate for low income families in the Alexandria area.

A year and half later, she moved out into the city's west end. In her current home she has a prayer room. It's decorated with family photos and butterflies are painted on the wall that reminds her that she is always changing. Just by looking at the smiles on the pictures, one wouldn't know that Shanelle Gayden was once homeless. It's amazing how much strength she

has. I asked her what would be her advice to anyone going through the same tribulations she said, “hold on to faith, let go of fear and watch the doors open up.”

Gayden, who is also a play-write, currently serves as the President for the Alexandria Redevelopment and Housing Authority Resident Association. The entrepreneur, is the founder of Creative Minds Mentoring Program, I AM MY SISTERS KEEPER, and Phenomenal Mother. These organizations allow her to continue be a strong supportive role model in her area. To learn more about Gayden and her upcoming projects just Google her!





## **The Alexandria Redevelopment And Housing Authority Board Of Commissioners Approves 2012-2022 Strategic Plan**

Apr 19, 2013

At the March 25<sup>th</sup> monthly meeting, the Alexandria Redevelopment & Housing Authority Board of Commissioners approved the 2012-2022 Strategic Plan to set the agency's future direction.

The plan, entitled "OUR PAST, OUR PRESENT, OUR FUTURE," affirms the housing authority's core commitments, addresses foreseeable challenges and opportunities, and maps the agency's course for the next ten years.

Before its adoption, the plan which was two years in the making, was presented to and discussed at, City Council meetings, community meetings, resident meetings, ARHA staff, ARHA Executive Staff and the Board of Commissioners. The plan establishes clear goals, objectives and action items to support the changing needs of the community.

Download the 2012-2022 Strategic Plan at [www.arha.us](http://www.arha.us)

Outlined in the plan are five (5) strategic directions that are expected to be the focus of ARHA's activities over the next ten years:

Part 1- Affordable Housing

Part 2 - Resident Self Sufficiency And Quality Of Life

Part 3- Community Economic Development

Part 4 – The Arha-Community Relationship

Part 5 – Arha Viability

**Alexandria Redevelopment and Housing Authority** 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.



Learning to Live • Loving to Learn

# ACPS

Alexandria City Public Schools

## Parent-School Forum

Sponsored by ARHA FACE Center

