



**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

DEREK HYRA, CHAIRMAN

MERRICK MALONE, VICE CHAIRMAN

A large, decorative blue graphic element is positioned on the left side of the page. It features a wavy, ribbon-like shape that curves across the bottom. In the lower right corner of this blue area, there is a cluster of several white circles of varying sizes, some with soft shadows, creating a bubble-like effect.

January 28, 2013

**ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY**



Derek Hyra
Chairman

Merrick Malone
Vice Chairman

Commissioners:

Melvin Miller
Commissioner

Carter D. Flemming
Commissioner

Brett J. Libresco
Commissioner

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Stanley Vosper
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Chief Executive Officer

January 18, 2013

Mr. Derek Hyra, Chairman
ARHA Board of Commissioners
5002 B Barbour Drive
Alexandria, VA 22304

Re: **Monday, January 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 Monday, January 28, 2013, at 7:30 p.m., Ladrey Building (Community Room) 300 Wythe Street Alexandria, VA 22314. The docket has 9 items; of which two (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, JANUARY 28, 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**
 - **Family Self Sufficiency (FSS) – Graduation (*Tireese M. Winfield*)**
 - **John Bohn, Senior Director Congressional Relations, Public Affairs and Field Operations at NAHRO – Legislative Briefing**
 - **Mildrilyn Davis, Director at the Office of Housing – Housing Master Plan Briefing**

3. **Adopt Minutes for the December 16, 2012 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. 559, 2013 Housing Choice Voucher Program Applicable Payment Standard***

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

7. **ACTION DOCKET**
 - 7.1 **Annual Meeting and Election of Officers for 2013 ARHA Board of Commissioners: (*Chairman, Vice Chairman and Secretary-Treasurer*)**

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, DECEMBER 16, 2012
7:30 p.m.**

CHAIRMAN: Derek Hyra, Presiding

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

ABSENT: Christopher Ballard

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:31 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and citizens.

Chairman Hyra called for a moment of silence in memory of the (20) children, and (7) adults killed at Sandy Hook Elementary School on Friday, December 14th in Newtown, Connecticut, by a gunman who also took his own life.

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 was absent from the Board of Commissioners Meeting.

- b) **Alexandria Resident Association (ARA)** - Shanelle Gayden, President of the ARA informed the Board of its year end celebration held on December 10th at the Ruby Tucker Learning Center, from 6:30 pm to 8:30 pm; (27) children and (4) volunteers honored. Each child received a crate bookcase, bookmarkers, pencils, Standard of Learning (SOL) workbooks, and a-goodie bag.

Report cards were collected to evaluate progress for the remainder of the school year. All SOL grades will be presented at the end of the school year. The ARA anticipates an enormous improvement with passing scores in Reading and Math SOL test results that will be available this Spring.

Mr. Priest informed Ms. Gayden, and apprised the Board that he included her report of 12/12/12 in the Board book. Ms. Gayden thanked Mr. Priest.

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

Lt. Shirl Mammarella of Alexandria Police Department – Lt. Mammarella has been reassigned and Lieutenant Dennis Andreas will carry-out delivering the next Area Analysis Report in January 2013.

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, DECEMBER 16, 2012 Board of Commissioners Meeting:

Chairman Hyra presented the minutes for Monday, December 16, 2012. Commissioner Libresco moved to approve the minutes as corrected; the motion was seconded by Vice Chairman Malone. The motion passed with (8) Yeas to (0) Nays to accept the minutes of Monday, December 16, 2012.

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

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

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 Commissioner Libresco. *The motion passed with (8) Yeas to (0) Nays to accept the Secretary-Treasurer's Report.*

ITEM 5. BOARD STANDING COMMITTEE REPORT:

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

ITEM 6. CONSENT DOCKET:

6.1 Vote Approval of Resolution No. 556, Approval to Award a Contract for Ground Keeping Landscaping & Associated Services

Chairman Hyra called for action to be taken on Resolution No. 556. Commissioner Miller moved to approved Resolution 556; seconded by Commissioner Vosper. The motion passed with (8) Yeas; (0) Nays for Resolution 556.

6.2 Vote Approval of Resolution No. 557, Approval to Award a Contract for Janitorial Services.

Chairman Hyra called for action to be taken on Resolution No. 557. Commissioner Miller moved to approved Resolution 557; seconded by Commissioner Vosper. The motion passed with (8) Yeas; (0) Nays for Resolution 557.

ITEM 7. ACTION DOCKET:

7.1 Vote Approval of Resolution No. 555, 2013 Contract Rents Schedule for Jefferson Village, Miller Holmes, and Quaker Hill

Chairman Hyra called for action to be taken on Resolution No. 555. Commissioner Miller moved that we reconsider Resolution 553, which was tabled at the November 2012 meeting; the motion was seconded by Commissioner Sandberg. The motion passed by (8) Yeas; (0) Nays for Resolution 555.

Commissioner Libresco then moved to approve Resolution 555, which amended the earlier Resolution 553; seconded by Commissioner Vosper. Then passed by (7) Yeas; (0) Nays and (1) Abstention

7.2 Vote Approval of Resolution No. 558, to Establish the Policy and Procedures for Submitting a Resolution for Board Consideration

Chairman Hyra called for action to be taken on Resolution No. 558. Vice Chairman Malone moved to approved Resolution 558; seconded by Commissioner Flemming. Commissioner Miller suggested the word "all" in the second WHEREAS be deleted because it was too restrictive. The motion passed with (8) Yeas; (0) Nays for the amended Resolution 558.

DISCUSSION

No items submitted.

ITEM 8. OTHER BUSINESS:

No other business

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

There was no Executive Session. Chairman Hyra adjourned the meeting at 8:51 pm.

FINANCE

FINANCE



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Derek Hyra, *Chairman*

Merrick Malone, *Vice Chairman*

Melvin Miller

Carter D. Fleeming

Brett J. Libresco

Christopher Ballard

Chyrell Bucksell

Stanley Vosper

Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 23, 2013

TO: Chairperson Derek Hyra 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.

Staff would like to schedule the FY 2013 budget work-session in the month of February and prior to the next Board meeting. If the Board's schedule permits us to have a work-session in February then we will also plan to request the FY 2013 budget be approved at our regularly scheduled Board meeting on March 25, 2013.

In anticipation of the above schedule and final budget approval, the Finance Department will provide the Board with updated monthly financial reports for the first quarter of FY 2013 by our April board meeting.



Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2012

Area	Project	Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	December	Total
Public Housing Units																
001	0009	*Ladrey High-rise	170	\$ 42,163	\$ 41,472	\$ 42,102	\$ 41,921	\$ 42,576	\$ 42,266	\$ 42,906	\$ 42,521	\$ 42,313	\$ 43,624	\$ 43,079	44,333	\$ 511,276
002	0004	*James Bland	3	4,575	4,555	4,553	3,815	2,505	1,991	1,603	957	468	421	(134)	-	25,309
002	0007	*James Bland Additions	40	2,330	2,314	2,545	2,096	1,889	1,705	1,551	1,165	1,436	1,807	1,318	1,274	21,430
003	0003	*Samuel Madden	66	10,544	9,071	8,082	7,412	6,810	7,183	6,731	6,370	5,475	5,525	5,567	6,444	85,214
003	0005	*Ramsey Homes	15	3,946	4,433	4,285	3,563	3,506	3,506	3,623	3,828	3,902	3,902	3,920	4,175	46,589
003	0008	*Andrew Adkins	90	16,968	17,540	16,973	16,489	16,860	16,916	16,127	16,657	16,313	16,244	15,392	14,832	197,311
004	0010	*4-10 Scattered Sites	50	8,232	8,270	10,619	10,607	9,937	9,015	8,581	8,581	11,203	14,420	14,059	14,072	128,057
004	0011	*4-11 Scattered Sites	30	6,139	6,139	7,222	6,062	4,962	4,831	5,371	4,234	3,756	4,418	4,778	4,856	62,768
004	0012	*4-12 Scattered Sites	41	9,383	8,967	9,743	9,743	9,875	9,185	9,875	9,802	9,841	9,052	9,119	9,128	113,710
004	0016	*Park Place	38	9,732	10,014	9,404	9,658	9,678	9,921	9,464	9,013	9,223	9,663	10,109	10,117	115,996
005	0013	*Saxony Square	5	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,659	2,659	2,659	2,871	30,138
006	0017	*Chatham Square	52	17,393	17,084	15,858	17,484	16,778	16,176	16,608	17,231	16,892	17,059	16,914	16,297	201,774
007	0018	*Braddock	6	1,508	847	1,146	803	1,374	2,109	2,109	1,849	2,272	2,272	2,251	2,251	20,791
007	0019	*Whiting	24	4,851	5,075	5,224	4,684	4,758	5,046	4,953	4,782	4,909	5,237	4,705	4,431	58,655
007	0020	*Reynolds	18	6,462	6,000	6,480	6,175	6,684	7,146	6,435	5,910	5,805	5,895	5,851	6,177	75,020
008	0021	*Old Dominion	36	4,186	4,279	4,976	4,677	4,745	5,012	5,482	5,481	5,326	5,013	4,033	4,561	57,771
009	0022	*West Glebe	48	3,750	4,122	4,697	5,323	5,259	5,589	5,971	6,014	5,786	6,594	5,969	5,528	64,602
010	0023	*James Bland I	18	2,060	2,419	2,419	2,394	2,287	2,508	2,509	2,505	2,744	2,619	2,963	2,963	30,390
011	0024	*James Bland II	18	-	-	-	940	1,255	1,788	2,706	2,706	3,840	3,694	2,983	2,955	9,395
		**Total Public Housing		\$ 156,633	\$ 155,012	\$ 158,739	\$ 156,257	\$ 154,146	\$ 154,300	\$ 155,480	\$ 152,020	\$ 154,163	\$ 160,118	\$ 155,535	\$ 157,265	\$ 1,856,196
Non-Public Housing Units																
020	0001	*Cameron Valley LP	60	\$ 88,254	\$ 88,254	\$ 89,640	\$ 89,640	\$ 88,038	\$ 87,916	\$ 87,916	\$ 89,302	\$ 89,302	\$ 89,302	\$ 89,422	100,608	\$ 1,077,594
021	0001	Pendleton Park I	20	-	-	-	-	-	-	10,799	10,799	16,630	19,642	23,626	26,638	108,134
021	0002	Pendleton Park II	4	-	-	-	-	-	-	875	875	850	559	-	601	3,760
030	0001	Mod Rehab 1 (Hopkins Tancil)	50	46,652	46,677	51,156	49,937	50,108	50,133	46,924	48,001	50,155	51,760	51,648	51,648	594,799
030	0002	Mod Rehab 2 (Hopkins Tancil)	28	26,337	28,520	28,520	27,443	27,668	26,541	27,668	27,668	28,745	29,131	29,010	29,010	337,113
030	0003	Mod Rehab 3 (Hopkins Tancil)	30	33,011	33,033	33,065	33,065	33,065	33,065	33,129	31,278	31,944	31,378	31,277	31,000	388,310
030	0004	Mod Rehab 4 (Hopkins Tancil)	3	2,846	2,846	2,846	2,846	2,846	2,846	2,868	2,868	2,868	1,942	1,942	3,210	32,774
050	0001	Miller Homes	16	5,802	8,408	9,846	18,975	21,867	21,867	21,867	21,867	21,867	21,867	23,930	25,026	223,189
004	0001	*Jefferson Village Mkt	69	92,231	90,803	90,384	90,384	90,384	88,956	85,898	88,749	89,965	105,265	103,032	98,026	1,114,077
		Total Non-Public Housing		\$ 295,133	\$ 298,541	\$ 305,457	\$ 313,367	\$ 313,751	\$ 311,324	\$ 317,944	\$ 321,407	\$ 332,326	\$ 350,846	\$ 353,887	\$ 365,767	\$ 3,879,750
		Totals	1048	\$ 451,766	\$ 453,553	\$ 464,196	\$ 469,624	\$ 467,897	\$ 465,624	\$ 473,424	\$ 473,427	\$ 486,489	\$ 510,964	\$ 509,422	\$ 523,032	\$ 5,735,946

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

*Resolution 830 units

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

ASSET MANAGEMENT





Commissioners:

Derek Hyra, Chairman

Merrick Malone, Vice Chairman

Melvin Miller

Carter D. Flemming

Brett J. Libresco

Christopher Ballard

Chyrell Bucksell

Stanley Vosper

Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 22, 2013

TO: Chairman Derek Hyra, 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 December 31, 2012					
INDICATOR		SCORE	BENCHMARK /GOAL	HUD'S STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	98%	98%	98%	698 units occupied against 919 = 98 % total units available for occupancy (see PH Vacancy Tracking report details)
2	Occupancy Rate HCVP (Mkt. Rate)	95%	98%	96%-99%	259 units occupied against 276 = 95 % 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%≤ 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)	24	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	Standard performer as of 10/30/2011 rating (Under review)
				60 – 69 = Near Troubled, <60 = Troubled	
SPECIAL PROJECTS					
Disposition Action Saxony Square & Park Place			See attached		
Replacement Units			See attached		
ARHA Strategic Plan			See attached		



BUILDING COMMUNITY PARTNERSHIPS

Commissioners:
Derek Hyra, *Chairman*
Merrick Malone, *Vice Chairman*
Melvin Miller

Carter D. Flemming
Brett J. Libresco
Christopher Ballard

Chyrell Bucksell
Stanley Vosper
Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 7, 2013
TO: Derek Hyra, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy Priest*
SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 81% 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.

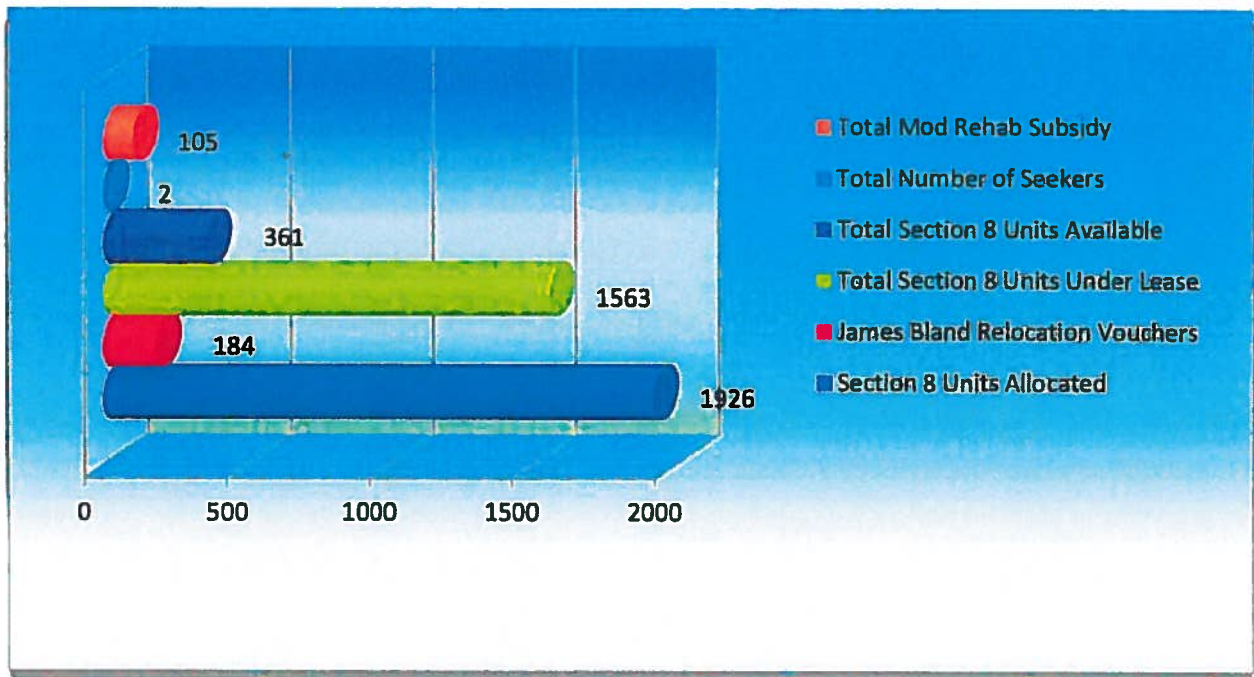


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.

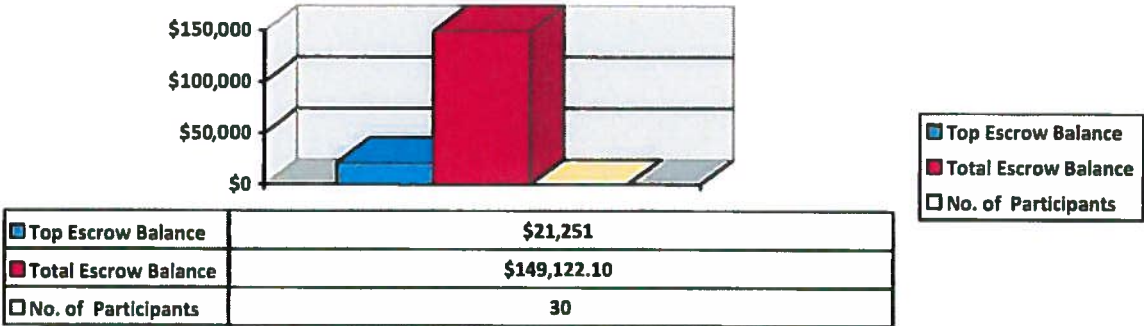
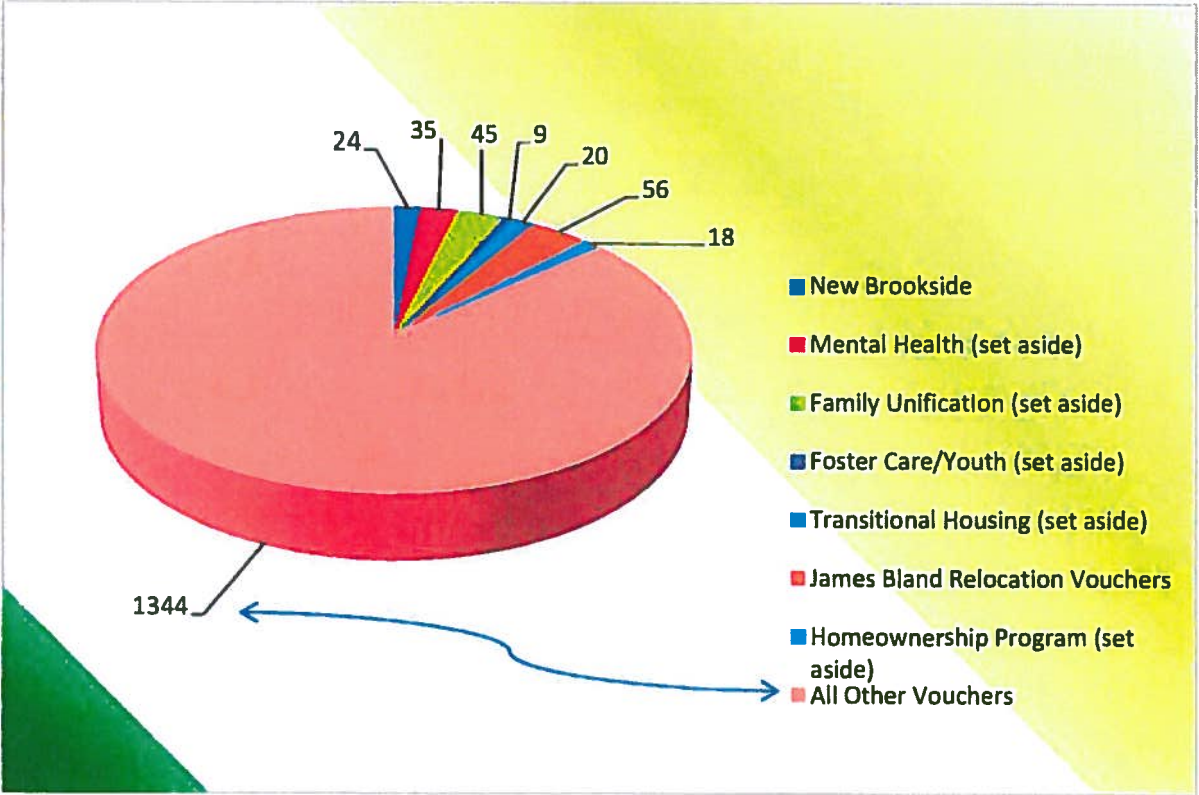


CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.





Commissioners:

Derek Hyra, *Chairman*

Merrick Malone, *Vice Chairman*

Melvin Miller

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Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 22, 2013

TO: Chairman Derek Hyra, and the 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 December:

- 68 participants and guests were served;
- 26 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 153; and
- The total lunch meals served were 179.

Summary of Services/Activities for the month of December:

- Health, Wellness, and Medical Services – 40 clients participated in a fitness training, yoga, and bowling;
- Assessments – There were none for the month of December
- Referrals – There were none for the month of December; and
- Activities – 68 clients participated in a myriad of holiday activities and programs which included: Decorating/Trimming the CH Center, an intergenerational activity with our Burgundy school Partners, Book Club, the AKA Sorority sponsored Seniors' Holiday Dinner, the Successful Aging Committee Seniors' Holiday partyer, the CHSC Annual Christmas Celebration, the Winter Wonderland Festival of Lights @ Watkins Park, MD, the Botanical Gardens in Washington, DC, an excursion to Arena Stage to see "Pullman Porter Blues", the Cyber Seniors/Cyber Teens Computer Program with our T.C. Williams High School Pathways partners, shopping trips to Dutch Village Amish Market, Forest Village Plaza, Potomac Mills, choir rehearsals, and assorted trivia and table games.

Summary of Services for the month of December:

- Health and Medical Services – 20 residents participated in visits with the Nurse;
- Assessment /Family Planning – 16 residents were assisted with Hospital Discharge/Transition, Mental Health, Hoarding Management, and Adult Protective Services;
- Referrals – There were no referrals for the month of December;
- Senior Services – 38 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 – 149 residents participated in the Ladrey Holiday Celebration, the monthly shopping trip to Wal-Mart, a Holiday Luncheon sponsored by Third Street Baptist Church, the First Agape Christmas Song Performance, the Alpha Kappa Alpha Holiday Party, the Alfred Street Baptist Church Senior's Christmas Lunch and Christmas Dinner, the Rotary Club Christmas Party, the SAVVY Senior Luncheon sponsored by Christ Church and a Christmas Carol performance from the Charles Houston/Family Resource Learning Center students;
- Donations – 230 residents participated in the weekly Trader Joe's Distribution, which donated \$7650 in food for the month, 200 residents participated in the Safeway Food Distribution, which contributed \$600 in bread/pastries, 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 December.

PUBLIC HOUSING FAMILY SELF SUFFICIENCY PROGRAM

Participant Demographic Information:

- 99% are female and 97% are African American;
- 72% or 18 participants are employed;
- 52% or 13 participants are currently accruing escrow accounts and an additional 4 participants will begin earning escrow within the next 2 months;
- 78% have either their high school diploma or GED;
- 78% have children in the household who are 18 years of age or under; and
- 8% have children in the household who are 18 years or over.

Programming Information:

- Total number of participants – 25;
- Total program escrow balance - \$32,330/Highest individual escrow balance - \$9,213;
- One Participant has successfully completed all the terms of her FSS Contract and Individual Training Service Plan. Subsequently, she has requested graduation and escrow disbursement, which will occur on January 28, 2013;
- 17 participants attended the Joint FSS "Success Stories" Holiday Celebration. One PHFSS participant shared her "Success Story" that she wrote with the assistance of a PHFSS Volunteer;
- 1 participant graduated from the Computer C.O.R.E. Program and has enrolled in additional college courses at NVCC (Northern Virginia Community College);
- 4 participants are actively studying for their GED Exam;

- 1 participant is currently enrolled in the Training Futures Program and has started her internship as part of the program;
- 7 participants attended a Heart to Heart Support Session where they painted/decorated holiday ornaments, discussed New Year's resolutions, and shared feelings on the effect of the shooting in Newtown, CT on their families; and
- Total Volunteer Hours for the month: 16.

Challenges and Additional Outreach Work:

- There were no referrals completed for PHFSS participants during the month, but challenges persist with the social services referral process for public housing ARHA residents. Specifically the need for assistance with utility bills and rent dominated the month. During the month of December, the PHFSS Coordinator assisted 45 PH ARHA residents with social services referrals, services, or resources. In addition, the FSS Coordinator continues to work every Thursday morning, as a counselor for the Christ Church Lazarus Ministry, which serves a great number of ARHA Residents weekly.
- The PHFSS Volunteer is working on a community resource manual that will be useful to FSS Participants and ARHA Residents;
- The following needs dominated among FSS Participants: Employment Resources and one-stop shops for employment, education and professional training resources, and resources for food and clothing within the community;
- The PHFSS Participants continue to have a great need for assistance with affordable child care and transportation tokens, fare cards, and/or gas cards, especially for those searching for work or currently in a job/skills training program. At least 6 FSS participants have noted this is a major barrier for them;
- Great efforts are being made for FSS Participants to focus on Financial Literacy, Credit Management Resources and Education, as well as Wealth Building in preparation of tax season and the New Year; and
- Currently there are 4 FSS participants who have not consistently participated in the FSS Program and therefore further action will be taken. In preparation, the FSS Coordinator has begun interviewing 4 prospective FSS participants.

FAMILY SOCIAL SERVICES – FAMILY RESOURCE LEARNING CENTER @ CHARLES HOUSTON

Programming Information for the months of November and December:

- Enrichment Activities for Youth – Activities included Horseback riding program, Jireh's Place Girls Group, Kwanzaa Workshop, Twas the Night Before Christmas Skit, Christmas Caroling at Ladrey Highrise;
- Educational Activities for Youth – 281 for November and 275 for December participated in activities such as homework assistance, Book Buddies, Reading Group, cooking/nutrition classes, social skills classes, and arts/crafts recycling;
- Self Sufficiency Activities for Adults – Adults participated in weekly Computer/Resume Writing workshops;
- Enrichment Activities for Adults – Adults participated in the Parent Support Group and attended sessions on Domestic Violence, Holiday Stress, School Concerns, How to Get the Best from your School Conference, and Updates on the Neighborhood Redevelopment; and

- Total Volunteer Hours: November – 73/December – 74 (includes regular & Community Service Hours) contributed by 38 volunteers.

Notable Activities and Additional Information:

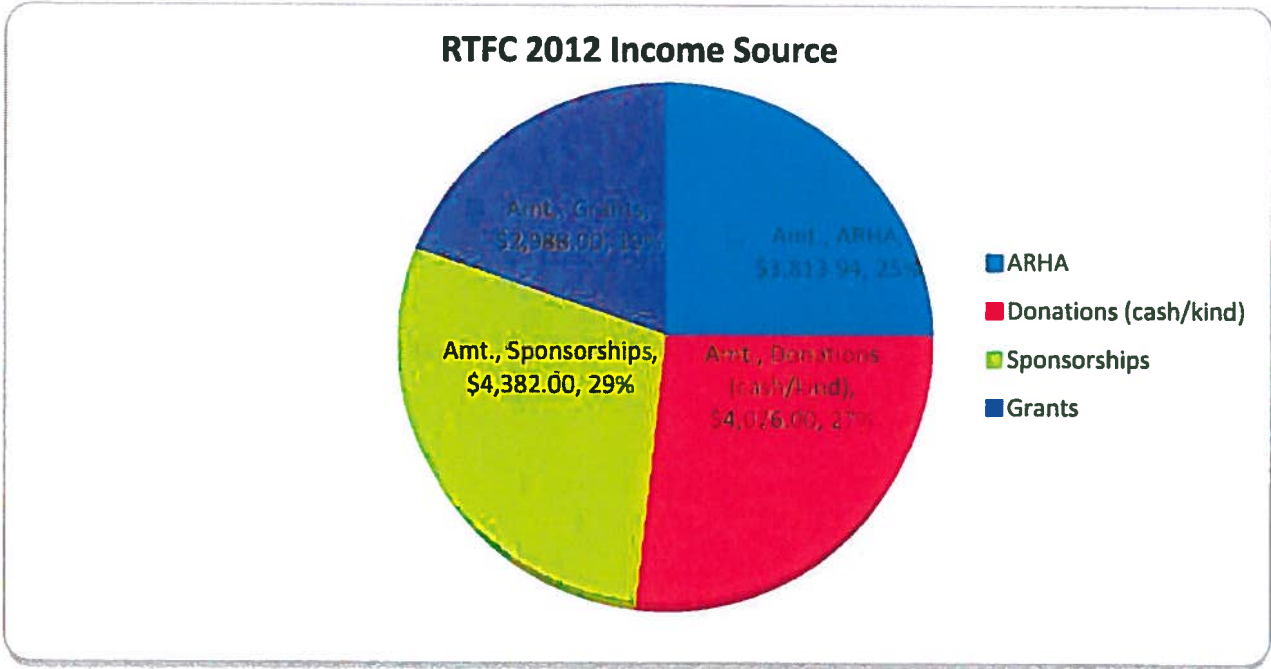
- Student Cooking Classes covered topics such as making Fresh Fruit smoothies, Turkey Vegetable Stew, and Chicken Vegetable Soup using produce grown in the children’s garden;
- Recyclable Arts and Crafts projects included Snuggle, Cuddle, & Read Pillows, snow men made from socks, and photo/message boards made from fabric bolts;
- For 2013, the FRLC will start Character Building Session for Youth, Information Sessions on Using the Public Library, ACPS Blackboard Session for Youth and Adults, and Motivational Videos/Speakers for Adults; and
- FRLC continues to have challenges and concerns over planning activities for all participants at CH Out of School Time Programs (not just ARHA participants), fragmented logistical locations which inhibits smooth running of programs and maintaining connections with families to help avoid crisis, and the inflexibility of ACPS Volunteer Screening, which prohibits some of our Community Service Volunteers from bringing children with them.

FAMILY SOCIAL SERVICES – RUBY TUCKER FAMILY CENTER

Programming Information for the month of December:

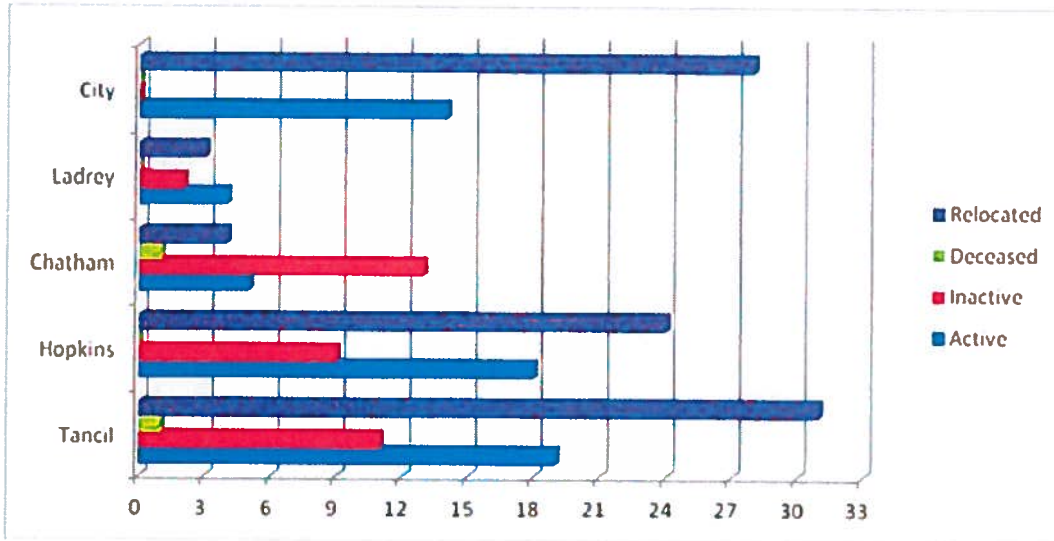
- Active Students – 57/ New Youth Registrations – 4/ # Youth Contacts - 185
- Avg. Daily Youth Attendance – 18/ # Relocated Youth – 75/ # Inactive Students – 28
- Active Adults – 60/ New Adult Registrations – 6/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- The Center did not receive any donations in December, but **FY 2012 Donations totaled \$4,076;**
- **FY 2012 Volunteer Hours were 659.75** (573.25 hours from “Other volunteers” and 86.5 hours from “Community Service” volunteers). Volunteer rate of **\$20.85** (DC Metro Area), therefore the actual value of **\$11,952.26** for “Other volunteers”;
- **\$35.49** was spent in the month of December which covered minor expenses for a special event. **FY 2012 Expenditures totaled \$3,813.94;**
- Post our annual Santa’s Winter Wonderland event, RTFC staff took a group of students to the Maryland Science Center as part of an extension of our Science in the Summer experience sponsored by AAAS and GlaxoSmithKline.

Notable Activities and Additional Information:



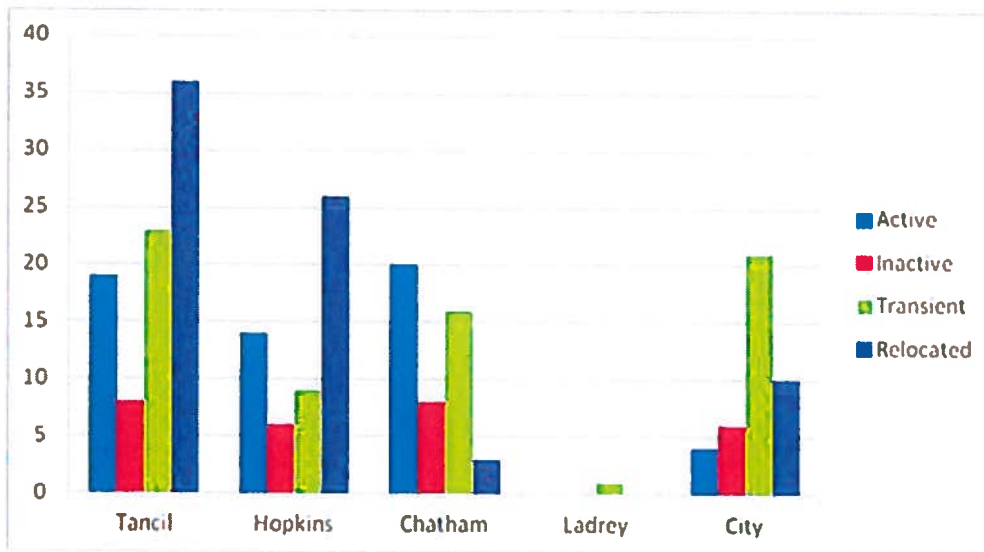
RTFC 2012 Income Sources

Primary		Amt.
ARHA		\$3,813.94
		\$3,813.94
Other Income		Amt.
<i>Donations (cash/kind)</i>		\$4,076.00
<i>Sponsorships</i>		\$4,382.00
<i>Grants</i>		\$2,988.00
		\$11,446.00



Adult Attendance Demographic for RTFC 2012

Site	Status				Total
	Active	Inactive	Deceased	Relocated	
<i>Tancil</i>	19	11	1	31	187
<i>Hopkins</i>	18	9	0	24	
<i>Chatham</i>	5	13	1	4	
<i>Ladrey</i>	4	2	0	3	
<i>City</i>	14	0	0	28	
	60	35	2	90	



Youth Attendance Demographic for RTFC 2012

Site	Status				Total
	Active	Inactive	Transient	Relocated	
<i>Tancil</i>	19	8	23	36	230
<i>Hopkins</i>	14	6	9	26	
<i>Chatham</i>	20	8	16	3	
<i>Ladrey</i>	0	0	1	0	
<i>City</i>	4	6	21	10	
	57	28	70	75	

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Derek Hyra, *Chairman*
Merrick Malone, *Vice Chairman*
Melvin Miller

Carter D. Flemming
Brett J. Libresco
Christopher Ballard

Chyrell Bucksell
Stanley Vosper
Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 22, 2013
TO: Chairman Derek Hyra, and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy Priest*
SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

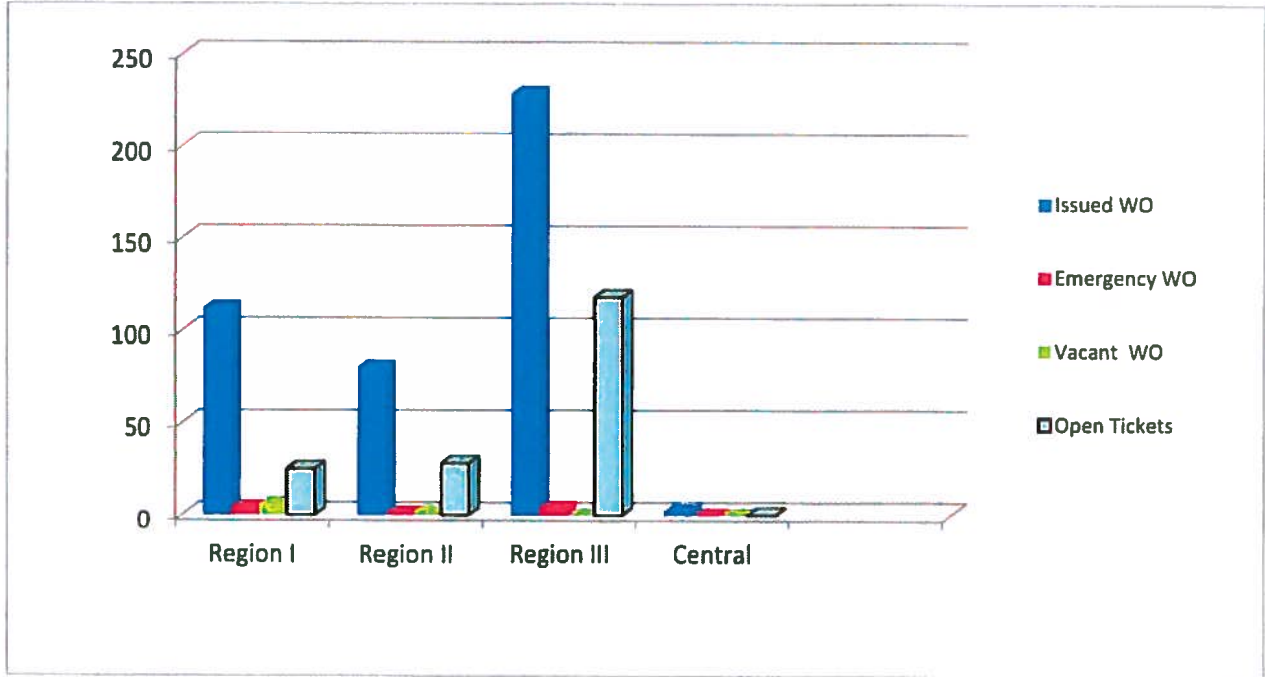
A total of 423 work orders (W.O.) were issued during the current reporting period. Following is Table I, which provides a breakdown of the work orders. Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (AMP).

Issued W.O.s	423	Includes all work orders generated from 12/1/2012 to 12/31/2012
Completed W.O.s	252	Includes all work orders completed from 12/1/2012 to 12/31/2012
Emergency W.O.s	9	Includes all emergency work orders issued and completed within 24 hours
Urgent W.O.s	8	Includes all work orders completed that are not considered health or safety hazards but may require immediate attention
Vacant Unit	8	Includes all vacant unit work orders generated from 12/01/2012 to 12/31/2012
Open W.O.s (1) see note below	171	Includes routine WO, exterminator services, vacant unit and UPCS inspections generated WO for upcoming REAC inspection, which will continue until January 2013. WO summary is as of the closing of the period ending 12/31/2012

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

Region I = 5.94%
Region II = 6.65%
Region III = 28.74%
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. SUBSTANTIAL REHABILITATION OF VACANT UNITS

Under the Capital Fund Program (CFP) there are currently two units undergoing substantial rehabilitation work at Andrew Adkins Homes. Two fire units at Andrew Adkins are off-line and undergoing substantial restoration work; one unit has been completed and the second unit is awaiting final Code inspections on or before January 25, 2013.

REAC INSPECTIONS 2012-2013

The department has been engaged in preventive maintenance at various sites in order to address and correct deficiencies for the current REAC inspections.

DEVELOPMENT

DEVELOPMENT



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Derek Hyra, Chairman

Merrick Malone, Vice Chairman

Melvin Miller

Carter D. Flemming

Brett J. Libresco

Christopher Ballard

Chyrell Bucksell

Stanley Vosper

Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 19, 2013
TO: Chairman Derek Hyra 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 38 of the 44 condo units (see Figure 1 and Figure 2).

JAMES BLAND III/V

We are in receipt of the agreement for the Low Income Housing Tax Credits ("LIHTC") from VHDA for this phase of the Bland redevelopment effort. VHDA has reduced the amount of credits requested. The amount requested in our application of March 14, 2012, was \$1,121,388, which would have meant equity to the project of \$10,315,738. At the time of the application we had received a commitment from a syndicator for \$0.92 for the credits. After a competitive process, ARHA was able to raise \$1.03 for the credits, by including a construction bridge in the financing structure. If the equity comes into the project later, then it increases the yield (return) to the investors, so they can afford to pay a higher price for the credits. That means you get a higher price, but you in part pay for it with the bridge loan/interest costs. The idea being that extra interest should be worth it if the interest rate on the loan is less than the yield to the investor; which was the case for this Project. With the final agreement, VHDA has reduced the amount of our allocation to \$1,037,148; the reduction was directly related to their 2012 cost containment limits.

Even with the increase in our raise per dollar, the decrease in our allocation will result in equity to the project of \$10,681,566. While this was slightly higher than anticipated in our original application our costs have increased significantly. There is now a construction bridge loan on the project bridge loan/interest costs that were not anticipated in the original application and the construction costs have increased by \$602,810.

The Downey& Scott report was received on January 16 and indicates that EYA is overall 7.4% high in their estimates. The report identifies very specific areas. The Triplex Component is 9.8% high and appears to be attributable to costs related to the exterior doors, windows, fire sprinkler, Section 3 Labor and General Conditions. The Multi Family Units Component is 9.2% high and appears to be attributable to cost relate to the HVAC, Section 3 Labor and General Conditions. The Land Development Component is 1.6% high but this difference can be 100% attributed to the costs of General Conditions. The HUD Safe Harbor Standards allow a General Contractor Fee of 14% which breaks down: 6% General Conditions/2% Overhead/6% Profit. The cost of a contractors bond must be included with his 6% General Conditions and not in addition to. EYA charged their bond costs in addition to the 14%. We will be working to continue validation of the numbers this week with the goal to finalize the Guaranteed Maximum Price ("GMP") construction contract by January 25th. The report notes that not all trades had three competitive subcontractor bids.

Regarding the increases related to Section 3 labor. ARHA requires in all of its contracts that, if a contractor or subcontractor has a naturally occurring job vacancy, and if there is a qualified Section 3 candidate, that the Section 3 candidate be given preference for that position. This requirement is not meant to add costs to the project as the Section 3 hire would be adding value just as any other worker and the cost of the labor would be absorbed in the value of the work. This was misunderstood by EYA and EYA had their subcontractors to add a Section 3 position to all their bids. This resulted in a budget increase of approximately \$450,000. EYA has been asked to take out the added cost for Section 3 labor.

EYA has been asked to revisit their costs and attempt to bring them closer in line with the 2012 VHDA cost containment limits. On August 24, 2012, Novogradac and Company submitted the cost study report commissioned by VHDA on cost limits for the program (the interim report was detailed in the Development Update June 2012). In the October 2012 meeting of the VHDA Board, it was reported that a committee had received and discussed the per unit cost recommendations of Novogradac & Company LLC, the proposed per unit cost limit provisions for calendar year 2013, and the proposed per unit cost limits to be included in the Authority's Qualified Allocation Plan in calendar year 2014. In 2013, any application that exceeds the per unit cost limits of (a) \$315,000 for new construction or adaptive reuse (with upward adjustments for developments that include certain construction elements not to exceed \$35,000 per unit) or \$275,000 for acquisition and rehabilitation, however, it has been determined that any decisions regarding cost containment will not take effect until the 2014 QAP. Our James Bland 5 development costs would adhere to these new limits but do not adhere to the 2012 limits and while James Bland 5 was submitted in 2012; it is being built in 2013 and 2014.

ARHA is requesting a meeting with the Executive Director of VHDA to discuss the reduction in the James Bland 5 award.

In the meantime, EYA is working with the utility companies on the service removals. Washington Gas has released the gas removals to their contractor and EYA is coordinating with them to mobilize. Dominion Virginia Power has removed the power to all units; Comcast and Verizon have removed their service drops to all units. VA American Water has removed service meters and has issued clearance letters. EYA is working with Dominion VA Power to issue their clearance letters for the power removals. The asbestos/hazardous materials removal has been completed and clearance letters are in hand. EYA will put a trailer on the Phase 5 block once they have secured a permit. The number of reservation on this Phase is 11. See Figure 3 below.

ANNIE B. ROSE GROUND LEASE

We have received our first draft of the documents and will begin discussions with the Owner. We anticipate putting a Resolution before the Board on this matter in February 2013.

BOND PROGRAM

In the November 2012 Development Update, we reported that the Alexandria Housing Development Corporation (“AHDC”) is working on a strategy to refinance and rehabilitate the Arbelo, Lacy Court and Longview properties that it acquired from RPJ last year. At this time, they are exploring the use of sources that would include 4% LIHTC and tax exempt bonds, with an FHA 221(d)(4) permanent. The projected bond amount is around \$12,000,000. While it appears that AHDC will move forward with this, they are giving VHDA the opportunity to provide a term sheet related to the bond issuance.

The basic structure of the transaction is a new, innovative way to finance housing projects backed by FHA insured loans and should ARHA be fortunate to be the issuer, the transaction will combine tax exempt, short term bonds with a taxable GNMA sale and 4% LIHTC to finance the affordable apartments. We will work with AHDC staff to provide our approvals timely so that they can put the matter in front of the City Counsel at the last meeting in June with the goal being to close on the debt in September of this year.

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>
Building 28					
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
Building 31					
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

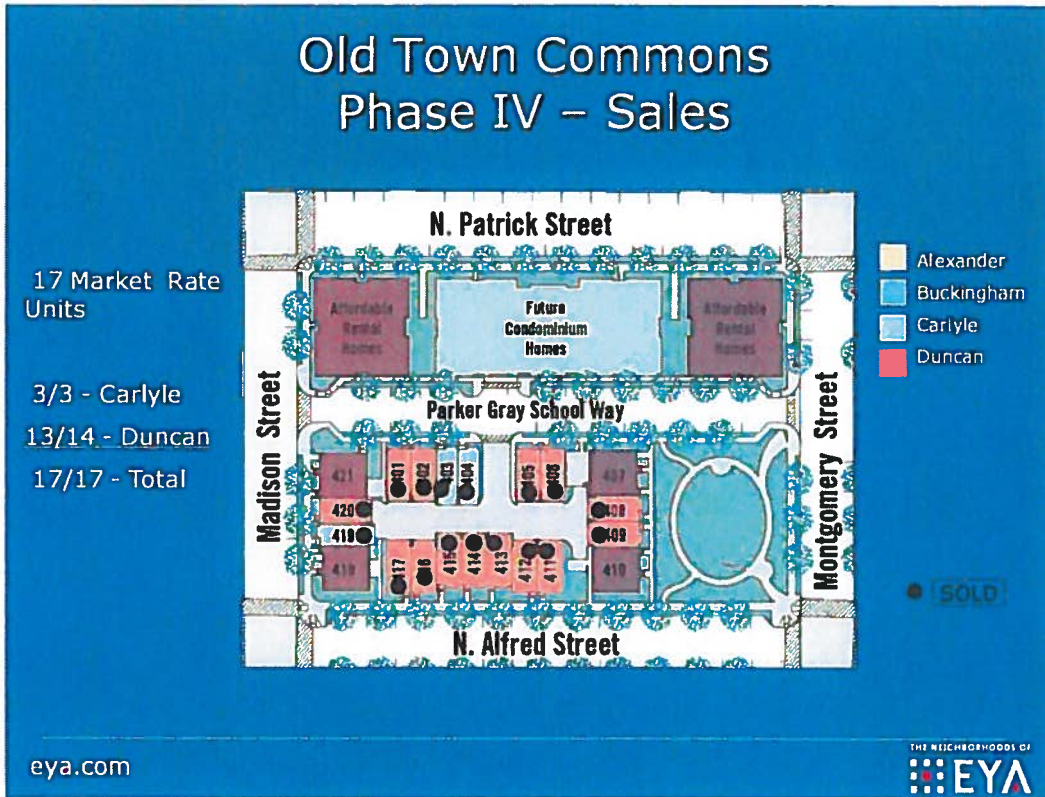


FIGURE 2

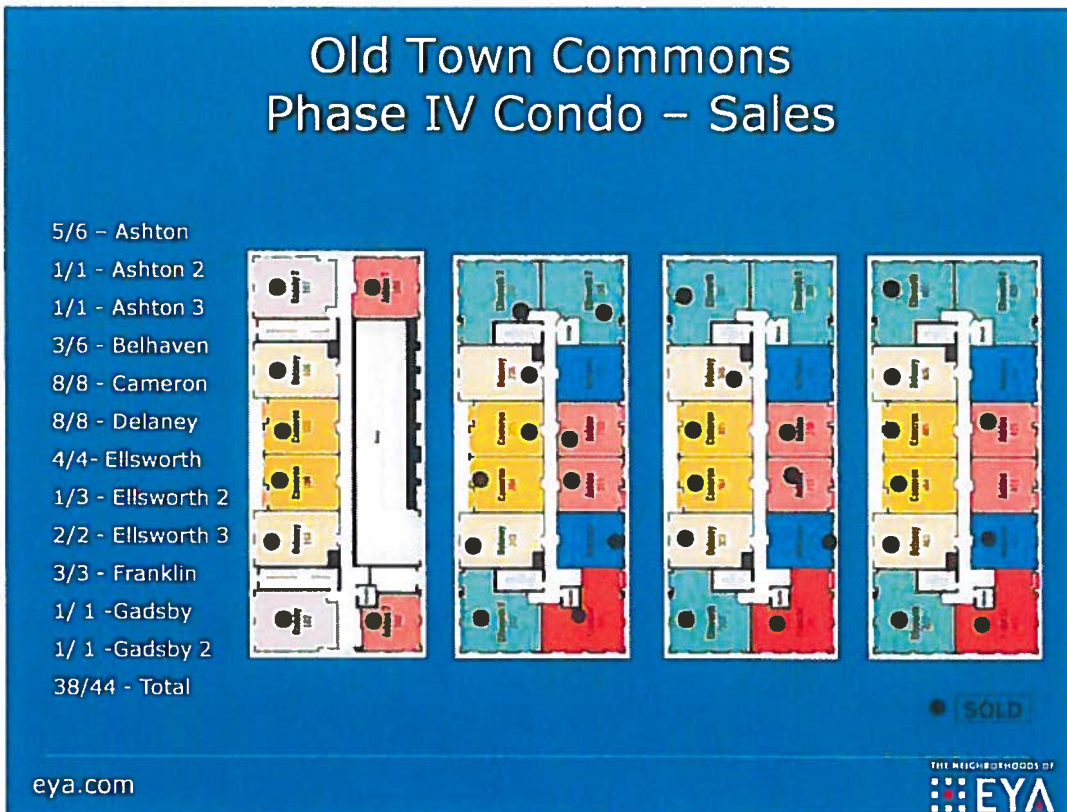
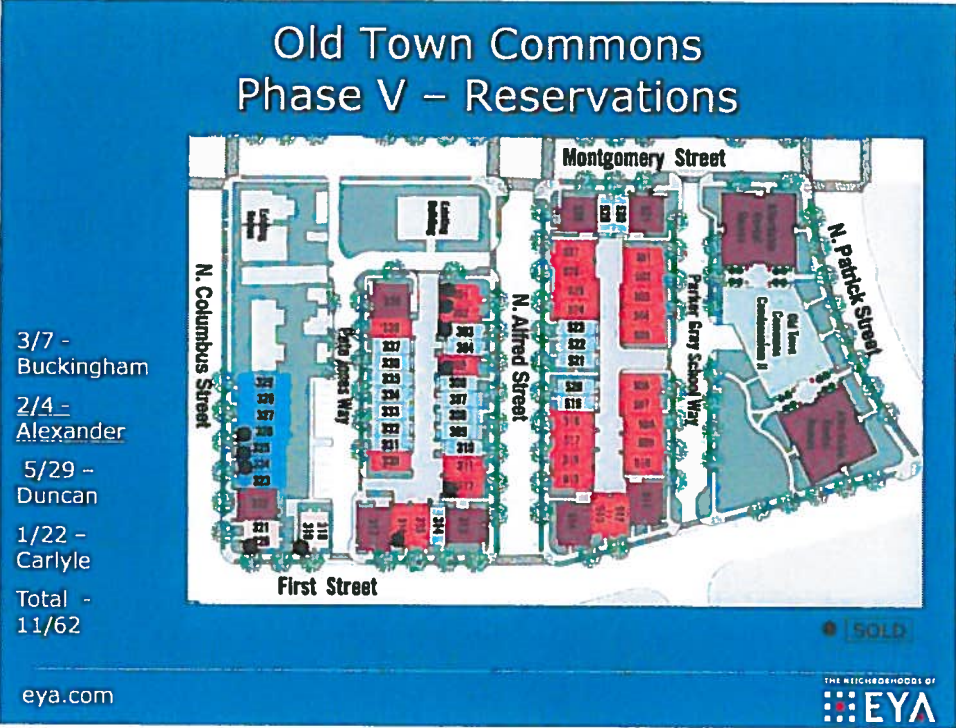


FIGURE 3



CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Derek Hyra, Chairman

Merrick Malone, Vice Chairman

Melvin Miller

Carter D. Flemming

Brett J. Libresco

Christopher Ballard

Chyrell Bucksell


Stanley Vosper

Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 7, 2013

TO: Derek Hyra, Chairman and the ARHA Board of Commissioners

FROM: Roy Priest, Chief Executive Officer 

SUBJECT: **VOTE TO APPROVE RESOLUTION NO. 559, 2013 HOUSING CHOICE VOUCHER PROGRAM APPLICABLE PAYMENT STANDARD**

ISSUE:

The Housing Choice Voucher program desires to adjust the Applicable Payment Standard to reflect the changes in the 2013 Fair Market Rents. Pursuant to the Housing Choice Voucher Program Administrative Plan, ARHA will review the Applicable Payment Standard annually to determine whether an affordability adjustment should be made.

The 2012 payment standard is 100% of the HUD published FMR. Analysis of the most recent data indicates that ARHA will need to operate at 110% of the current fiscal years published FMR to increase program participants ability to secure adequate housing, and ensure continued program participation by current landlords due to the decrease in the published FMR.

DISCUSSION:

A PHA is required to establish payment standard amounts for each unit size in an FMR area. Payment standards are used to calculate the housing assistance payment (HAP) that the PHA pays to the owner on behalf of the family leasing the unit. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the PHA has jurisdiction. FMRs are based on either the 40th or 50th percentile of rents charged for standard rental housing in the FMR area. A PHA may set its payment standard amounts from 90 percent to 110 percent of the published FMRs, and may set them higher or lower with HUD approval.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with a gross rent at or below the payment standard for the family, the family's share of the

rent will be its Total Tenant Payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than the TTP.

When the PHA changes its payment standards or the family's situation changes, new payment standards are applied at the following times:

- If the PHA's payment standard amount changes during the term of the HAP contract, the date on which the new standard is applied depends on whether the standard has increased or decreased.
 - If the payment standard amount has *increased*, the increased payment standard will be applied at the *first annual* reexamination following the effective date of the increase in the payment standard.
 - If the payment standard amount has *decreased*, the decreased payment standard will be applied at the *second annual* reexamination following the effective date of the decrease in the payment standard.

- If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the current payment standard applicable to the family will be used when the new HAP contract is processed.

- If the payment standard amount is too *low*:
 - Families may need to pay more than they can afford;
 - Families may have a hard time finding acceptable units or units in more desirable areas; or
 - Housing choices will be narrowed and the PHA's efforts to affirmatively further fair housing will be undermined.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. 559 to adopt the 2013 Housing Choice Voucher Applicable Payment Standard.

FISCAL IMPACT:

Bedrooms	2012 APS	2013 FMR	Proposed 2013 APS
0	\$1166.00	\$1130.00	\$1243.00
1	\$1328.00	\$1191.00	\$1310.00
2	\$1506.00	\$1412.00	\$1553.00
3	\$1943.00	\$1890.00	\$2079.00
4	\$2543.00	\$2374.00	\$2611.00
5	\$2923.00	\$2730.00	\$3003.00
6	\$3305.00	\$3086.00	\$3395.00

THE ARHA BOARD OF COMMISSIONERS

**AUTHORIZES APPROVAL OF THE 2013 HOUSING CHOICE VOUCHER PROGRAM
APPLICABLE PAYMENT STANDARD**

RESOLUTION No. 559

WHEREAS, the Alexandria Redevelopment and Housing Authority administers a Housing Choice Voucher program under the guidance of the U.S. Department of Housing and Urban Development; and

WHEREAS, the previous fiscal year payment standard is 100% of the HUD published FMR. Analysis of the most recent data indicates that ARHA will need to operate at 110% of the current fiscal years published FMR to increase program participants ability to secure adequate housing due to the decrease in the published FMR ; and

WHEREAS, ARHA is required to review its applicable payment standard annually and obtain Board approval for its revision pursuant to its Housing Choice Voucher Administrative Plan.

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 proposed 2013 Housing Choice Voucher Applicable Payment Standard.

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

Derek Hyra, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Derek Hyra, *Chairman*

Merrick Malone, *Vice Chairman*

Melvin Miller

Carter D. Flemming

Brett J. Libresco

Christopher Ballard

Chyrell Bucksell

Stanley Vosper

Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: January 16, 2013

TO: Chairman Derek Hyra and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

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

ISSUE:

ARHA completed the procurement process to select a qualified Waste Collection Company to provide Waste Collection and Disposal Services at several of ARHA properties and pursuant to ARHA's Procurement Policy, approval of all procurement actions above \$50,000 is required by the Board of Commissioners.

DISCUSSION:

An Invitation for Bids (IFB) was advertised in the Washington Post and on the NAHRO e-procurement website on December 10, 2012.

Two hundred twenty seven (227) contractors received notice from NAHRO e-procurement and eleven (11) contractors download the solicitation documents. Staff found six (6) more Waste collection companies from web-site and forwarded a copy of the solicitation to them. Representatives from seven (7) companies attended the pre-bid conference on December 14, 2012. Four (4) bids were received prior to the bid submittal deadline of January 10, 2013 @ 3:00 PM EST. (See Bid Tabulation below). The bids were evaluated and American Disposal Services was determined the lowest, responsive, and responsible bidder.

A cost/price analysis has been performed. This contractor is not listed in the GSA debarment list or the HUD Limited Denial of Participation and Voluntary Abstention list.

RECOMMENDATION:

The Board of Commissioners vote approval of Resolution No. 560 allowing Staff to award a contract for Waste Collection and Disposal Services to American Disposal Services.

FISCAL IMPACT:

The maximum fiscal impact for the contract will be \$21,496.56. The contract amount is lower than ARHA’s independent cost estimate of \$22,118.00. The contract will be funded through Operating funds. The awarded contract will be for one initial contract period. In its sole discretion, ARHA may extend the term of the contract for four (4) one (1) year extension terms.

BID TABULATION
IFB B12-12 – WASTE COLLECTION AND DISPOSAL SERVICES

No.	Bidders	Total Bid Amount
1.	American Disposal Services, Inc.	\$21,496.56
2.	Bates Trucking Company Inc.	\$34,863.24
3.	Con-Serv Industries, Inc.	\$36,288.00
4.	Waste Management	\$38,160.00

**THE ARHA BOARD OF COMMISSIONERS APPROVING AWARD OF CONTRACT
FOR WASTE COLLECTION AND DISPOSAL SERVICES**

RESOLUTION No. 560

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”), has determined that there is a need to hire a qualified Waste Collection Company to provide Waste Collection and Disposal Services to some ARHA properties and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval to enter into an agreement for purchases over \$50,000; and

WHEREAS, if approved, Staff will enter into contract with American Disposal Services, for Waste Collection and Disposal Services.

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 enter into contract with American Disposal Services, in the amount of \$21,496.56.00 is hereby approved.

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

Date

Derek Hrya, Chairman
ARHA Board of Commissioners

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS



Alexandria celebrates the 57th presidential inauguration with a day of service

Who said doing community service can't be fun?

- Drawing
- Poetry writing
- Singing
- Dancing
- Photography
- Making videos
- Making friends



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 thereafter by the First Family.

Saturday January, 19th

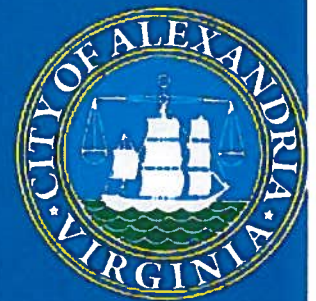


Time:
2:00pm-4:00pm

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.

Locations:
Nannie J. Lee Recreation Center
1108 Jefferson St.
Alexandria, VA

Charles Barrett Recreation Center
1115 Martha Custis Dr.
Alexandria, VA



Participants will also receive books at the end of the day.

T.C. Satellite
Landmark Mall (1st Level)
Alexandria, VA



For further information contact:

- AlexandriaNews - <http://www.alexandrianews.org> -

Alexandria City Day Of Service

Posted By [jamie](#) On January 17, 2013 @ 1:22 pm In [Announcements,Holiday Happenings](#) | [Comments Disabled](#)

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.

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.

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

Nannie Lee Recreation Center – Mayor, William D. Euille
1108 Jefferson Street 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



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FOR IMMEDIATE RELEASE

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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:

New Artwork at ARHA Sends a Powerful Message

College student Mark Hess originally started the triptych as a school project.

By [Sharon McLoone](#) January 15, 2013

A new piece of art graces the interior of the [Alexandria Redevelopment and Housing Authority in Old Town](#).

It's sure to make visitors think, and think again when walking by it – in the building where administrators busily oversee the city's public housing.

A pencil triptych shows a disheveled man, lying supine - and perhaps sleeping - in front of a doorway. A hand reaches out toward him, feeding a nearby cat.

The artist is Mark Hess, a college student at the University of Cincinnati in Ohio.

Hess told Patch at the unveiling of the new ARHA artwork that he was inspired to create it when he saw a homeless person for the first time in Washington, DC, while visiting his aunt Jane Hess Collins of Alexandria.

He explained that there were not 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."



Hess is undecided about his major in college but believes he will minor in fine art.

Hess said he's an animal lover, but "people a lot of times give to animals...but sometimes they forget the hungry and homeless - the people."

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Donley Says Farewell To Elected Office

Posted By [jamie](#) On December 31, 2012 @ 5:44 pm In [City Hall, Top Stories](#) | [No Comments](#)

By Carla Branch

alexandrianews.org

When Kerry Donley was elected Alexandria vice mayor in 2009, most of the electorate lauded his return to public office. His decision not to run for re-election in 2012 came as a surprise and was a disappointment to many. Just before his last City Council meeting on Dec. 15, he sat down with alexandrianews.org to look back on his long career in public service and talk about what the future might hold for him.

"While I am not ruling out a bid for elected office sometime in the future, I need to take care of my health now because that's the most important thing," Donley said.



Vice Mayor Kerry Donley. (Courtesy Photo)

While undergoing a routine medical check-up late last year, doctors found that Donley's blood pressure was dangerously high. They prescribed medication, suggested he eat healthier food and told him to reduce the stress in his life. That's when he decided not to run for re-election.

"I am feeling fine and doing very well but I need to continue to take care of myself," Donley said.

He was first elected to City Council in 1988 but his interest in politics began much earlier. "I grew up in a very politically involved home," Donley said. "My whole family was very involved in South Dakota politics. That's what brought us to the Washington, DC area in the 1960s when my father became George McGovern's chief of staff."

When Donley went to college at Marquette University, he got involved in Wisconsin politics. "I always thought I would go to law school," he said. "I don't know that I always wanted to be a politician but I knew I would always be involved in politics in some manner."

After college, Donley returned to Alexandria and volunteered to work on local campaigns. "The first campaign I really got involved in was Beverly *Beidler's* campaign for the Virginia State senate in 1983," Donley said. "I also worked on some other local campaigns and because of that involvement, several people asked me to consider running for City Council. I ran in 1988 and won."

He served on Council until 1995 and became mayor when Patsy Ticer left that office for a seat in the Virginia State senate. He was re-elected in 1997 and again in 2000. In 2003, he decided not to run again. He was elected Chair of the Democratic Party of Virginia and, in 2005, accepted the position of athletic director at T. C. Williams High School.

"I loved my job at T. C. and probably would have stayed there had I not decided to run for office again," Donley said. "I couldn't do that while I was a school system employee.

"I really enjoyed working with the kids every day and attending all of the sporting events. Many of them stay in touch and often ask me for advice about running for office," Donley said.

What advice does he give them? "I tell them that they must first make certain that their family is supported and that their employer is supported as well," Donley said. "Virginia has always had citizen legislators who have other jobs and that is as it should be and is true to

Jeffersonian democracy. If your family and your employer are supported, I encourage any young person with an interest in public life to get involved whether that means running for office, volunteering to help on a political campaign or in some other way. It has been very rewarding for me," Donley said.

Donley has been a participant in most of the significant decisions that have changed Alexandria's landscape over the past 25 years. "We oversaw the development of Potomac Yard, brought the U. S. Patent and Trademark Office to Alexandria, worked on a settlement with the federal government over the construction of the new Woodrow Wilson Bridge, did what we could to mitigate the impact of the BRAC-133 facility, passed a plan that will guide the development of the waterfront, passed a master plan for development in the Beauregard corridor and saw the closing of the Mirant, now GenOn power plant. We have also been part of the redevelopment of much of the City's public housing," Donley said.



Vice Mayor Kerry Donley, Beth Lovain, SCAN Circle of Hope Member Tricia Rodgers (Courtesy image)

There is more to do and budgets are going to be tight for the foreseeable future. "The City must focus on economic development," Donley said. "Our last major commercial development was the Patent and Trademark Office and that was more than a decade ago. We must work hard to retain large employers such as the Institute for Defense Analyses and try to bring other such employers to Alexandria. Finding a tenant for the Victory Center is a priority.

"Also, the next Council is going to need to look for savings. This is not a time to create new programs but to focus on government's core mission, which is to provide public education, public safety and infrastructure. Everything should be examined to determine if there are more efficient ways of doing the government's business," Donley said.

Although he is leaving elected office, he is going to remain involved. "I want to continue to be involved in bringing a Metro station to Potomac Yard and some other economic development matters," Donley said. "I am also considering applying for some Boards such as the Sanitation Authority Board or maybe the ARHA Board," Donley said.

He will also continue working at his job with Virginia Commerce Bank. "Working for a community bank has been very rewarding also," he said. "I get to be directly involved in helping individuals and businesses in a variety of ways. I am very fortunate to have such a supportive employer."



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Alexandria Children Experience The Magic Of The Holidays In ARHA's Winter Wonderland

Dec 20, 2012

By Carla Branch
alexandrianews.org



Santa smiles for camera with one of the hundreds of visitors at Winter Wonderland.

(Photo: Wayne Hulehan)

More than 2500 children watched as Santa arrived in an Alexandria fire engine at the Charles Houston Recreation Center last night to get the party started in the Alexandria Redevelopment and Housing Authority's Winter Wonderland.

Chaba Josa and his staff of construction and maintenance experts at ARHA conceived the idea of creating a winter wonderland four years ago and the project has grown through Josa's creativity and with the support of many corporate sponsors. The first year, Josa and the ARHA staff created village of ARHA buildings that would be familiar to the children who live in public and subsidized housing in Alexandria. They decorated the structures for the holidays and invited the youngsters to wander through the village, visit with Santa, eat some tasty treats and get presents. The second year, Josa and his staff added replicas of the George Washington Memorial Masonic Temple. Last year, the Winter Wonderland included Christ Church and Alexandria's Union Station. This year the Torpedo Factory came to life, transforming the gym at Charles Houston into a real Alexandria winter wonderland.

This year, Santa's helpers included ARHA Board members, Alexandria Mayor Bill Euille, Virginia Congressman Jim Moran, Miss Black Virginia 2013 Natasha Stovall and members of the Washington Capitals Red Rockers. The Dream Dog Foundation also provided support for the very successful event.





From Learning ABC's ...

By STACIA GLASS
MENTOR WITH CASA CHIRILAGUA

Meeting Paola has been a life changing experience. I began working with Paola in February 2011 and it started out as mainly teaching her the English language. We'd read stories and spend minutes on a page, even if it only had a sentence on it, because I would ask her to name each item shown on a page, the colors, and to count how many objects were in a picture, etc.

Paola caught on very quickly and her open, eager-to-learn attitude made it easy to talk with her and allow our relationship to grow. It didn't take long for me to find myself really looking forward to Tuesday evenings as the highlight of my week. I also began to see things and wish I could share them with Paola — anything from seeing an animal to shopping at Target made me think of her smiling face.

I remember the first activity we did together outside of tutoring was visiting a petting zoo, which was perfect because her favorite book to read with me was about a zoo and the animals there. From that time together, I really learned a lot about her life back in Honduras and I had something more to talk about with her parents as well, which helped me form a bond with them, too.

Since the afternoon at the petting zoo, Paola and I

have done many things together, like lunch outings, movies, swimming, and just playing with my cat (she is quite the animal lover). Also, I've read stories she has written about her parents, and when with her grand



Stacia Glass, mentor, with 3rd grader Paola Reyes.

mother, and her dad even asked me if I would ever be interested in traveling to Honduras some day when they go to visit.

There's a line in the movie "The Blind Side," where friends of a mother (Sandra Bullock) make a comment about what a great thing she is doing for the boy she has adopted and how she is changing his life, and she responds, "No, he's changing mine."

Because of Paola, I can completely relate to that feeling and know exactly what she means — what a blessing this experience continues to be for me. To contact Alexandria Mentoring Partnership, 703-746-4475



From left: Members of the Successful Aging in Alexandria Committee — Mary Lee Anderson, Kendall Hermsdorf, Angela Redfearn, Janet Barnett, Patsieann Misioti, Darrell Wesley, Margaret Orlando and Vanessa Greene.

Holiday Luncheon

Successful Aging in Alexandria hosted a festive holiday luncheon on Thursday, Dec. 13, for nearly 200 seniors at the First Baptist Church. The audience enjoyed holiday tunes, a meal, door prizes and a visit from Santa. Successful Aging in Alexandria includes representatives from the city's Department of Aging and Adult Services, the Department of Parks and Recreation, Alexandria's Fire Department and Senior Services of Alexandria.



From left: Participants in the Charles Houston Rec Center's "Kranich Bunch" — Mary Holmes, Patricia Mills and Lillian Harris.

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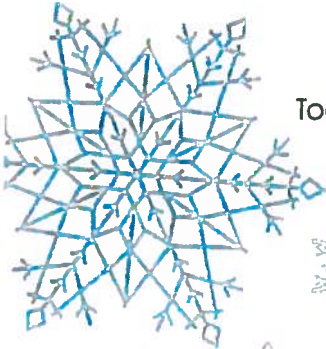
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