

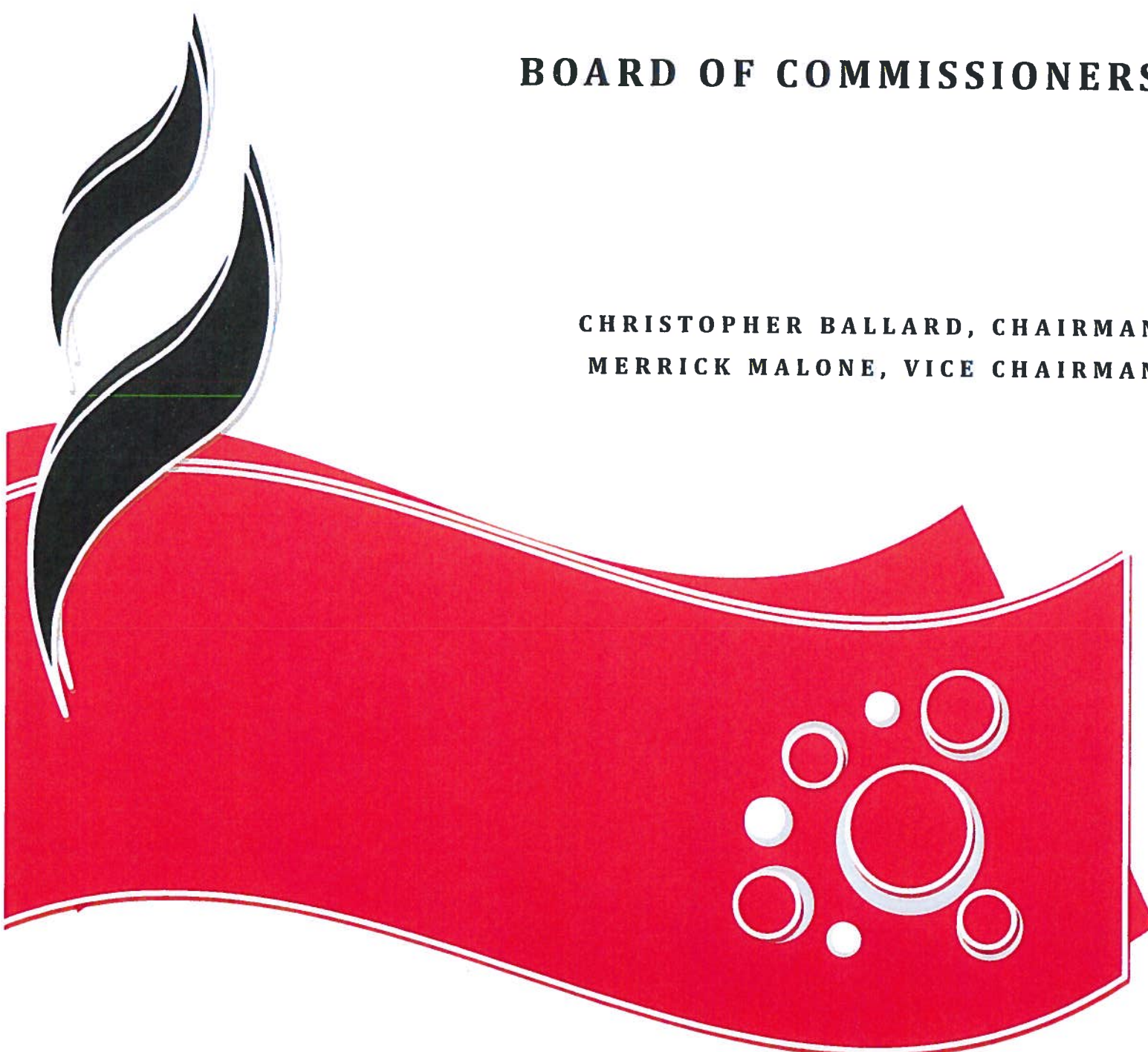


**ALEXANDRIA REDEVELOPMENT  
AND HOUSING AUTHORITY**

**Roy O. Priest, CEO**

**BOARD OF COMMISSIONERS**

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



**Monday, March 25, 2013**

**ALEXANDRIA  
REDEVELOPMENT &  
HOUSING AUTHORITY**



**Christopher Ballard**  
*Chairman*

**Merrick Malone**  
*Vice Chairman*

**Commissioners:**

**Melvin Miller**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**Brett J. Libresco**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

**Roy O. Priest**  
*Chief Executive Officer*

February 20, 2013

Mr. Christopher Ballard  
1904 Russell Road  
Alexandria, VA 22301

**Re: Monday, March 25, 2013 Regularly Scheduled Board Meeting**

Dear Chairman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, March 25, 2013, at 7:00 p.m., Charles Houston Recreation Center 901 Wythe Street (multi-purpose room) Alexandria, VA 22314. The docket has 9 items; of which (2) are consent items and no action items.

Sincerely,

Roy O. Priest,  
Secretary-Treasurer

lh/ROP

cc: City Council (7 Electronically)  
ARHA Commissioners (9) (Delivered/Electronically)  
Rashad Young, City Manager (1 Electronically)  
Mildrilyn Davis, Office of Housing (1 Electronically)  
Alexandria Libraries (4)  
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, MARCH 25, 2013  
7:00 PM**

**CHARLES HOUSTON RECREATION CENTER  
901 Wythe Street (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**
- 3. Adopt Minutes for the February 25, 2013 Board Meeting**
- 4. Vote Receipt of the Secretary-Treasurer’s Report**
- 5. Board Standing Committee Reports:**
  - **Personnel/Social Services/Development and Public Relations**
- 6. CONSENT DOCKET**
  - 6.1 *Vote Approval of Resolution No. 561, The Alexandria Redevelopment and Housing Authority for James Bland Housing V GP LLC for the Mixed-Finance Closing for James Bland Apartments, Phase Five and James Bland Apartments, Phase Three a Multi-Family Residential Rental Housing Project located in Alexandria, Virginia***
  - 6.2 *Vote Approval of Resolution No. 562, The Strategic Plan for the Alexandria Redevelopment and Housing Authority***
- 7. ACTION DOCKET**

**Immediate:**  
**No Item Submitted**

**Discussion:**  
**No Item Submitted**
- 8. Other Business**
- 9. Executive Session to Discuss Personnel, Legal and Real Estate Issues**

# MINUTES

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

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

**MONDAY, FEBRUARY 25, 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 7:32 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and citizens.

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

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

- a) **Ladrey High-Rise Residents Advisory Board (RAB)** – Mr. Otis Weeks, President, thanked Mr. Priest and staff for the many things that has been completed to order at Ladrey. Mr. Weeks mentioned that election of officers was deferred to April; due to no one showed up or submitted their names to appear on the ballot and ARHA's staff will be using the community room for the entire month of March, for the TenMast Training. Mrs. Curtis-Lambert informed Mr. Weeks that the April Board meeting will be held at Charles Houston Recreation Center in the multi-purpose room.
  
- b) **Alexandria Resident Association (ARA)** - Shanelle Gayden, President of the ARA, briefed the Commissioners on the Standards of Learning (SOL) Reading and Math groups that are going well at the Montgomery Learning Center and Hopkins/Tancil Court development. Ms. Gayden stated that the Quarterly report cards are still being collected to monitor progress.

The ARA is currently preparing for the Spring Outreach event on Saturday, March 23rd from 11am-1pm in various ARHA Developments. The Spring Celebration will include an Easter Egg Hunt along with other outside activities for school age children. Residents will take part in the Spring Celebration and visit the Dollar Store to purchase supplies and create flyers to disseminate throughout the community.

The Spring Outreach will also be used as a platform to develop effective leadership within ARHA developments such as West Glebe, Hopkins/Tancil Court, Old Town Commons, Jefferson Village and Scattered site on the West End.

Vice Chairman Malone, posed a question to Mrs. Curtis-Lambert, Property Manager at Ladrey regarding why the meeting for the election of officers is being moved to Charles Houston? Mrs. Curtis-Lambert, replied that during the month of March, we are in training as an agency. The community room will be shut down for the entire month of March. The alternative meeting place has been changed at Charles Houston for the next Board meeting.

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

**Lt. Dennis Andreas of Alexandria Police Department – Lt. Andreas was absence.**

**Dipti Pidikiti-Smith (Legal Services of Northern Virginia) – Mrs. Pidikiti-Smith represented two ARHA residents of Hopkins-Tancil and Ladrey. Mrs. Pidikiti-Smith address the Board on the issue of Domestic violence and stated abuse can happen to anyone, yet the problem is often overlooked, excused, or denied. This is especially true when the abuse is psychological, rather than physical. Noticing and acknowledging the signs of an abusive relationship, is the first step to ending it. No one should live in fear of the person they love.**

Mrs. Pidikiti-Smith referenced there was a domestic dispute that occurred on Thursday, August 2, 2012, in which the Alexandria Police Department intervened. The perpetrator was no longer barred and was not detained. The victim subsequently filed a partition of protective order and in her protective order the victim stated bodily harm she encountered. Mrs. Pidikiti-Smith also mentioned in the early months the victim encountered an assault by her father. Consequently, another protective order was requested by the victim, which resulted in an arrest. Mrs. Pidikiti-Smith stated, based on these recurring incidents the victim was eventually evicted from her housing.

Ms. Marjorie Washington greeted and apprised the Board that she is a victim of domestic violence. Ms. Washington was abused by her boyfriend and father. She informed the Board of several scenarios of how Domestic violence can happen to anyone regardless of race, age, sexual orientation, religion, or gender. Ms. Washington stated she has to live this nightmare daily. This has scarred her physically, and mentally.

Mrs. Pidikiti-Smith also apprised the Board of a Fair Housing incident. A resident had a nosebleed and has been diagnosed with HIV. The resident had a sudden nosebleed and at the time, had nothing to cover her nose or prevent the blood from dripping on the elevator floor. Upon or after this incident the resident went to Legal Services and stated she signed

an agreement, which stated she'll put other residents and ARHA staff at risk due to her HIV diagnosis. Mrs. Pidikiti-Smith stated the agreement said the tenant is a threat and should seek medical attention immediately.

Mrs. Pidikiti-Smith stated that a clear violation to the tenant civil rights.

Vice Chairman Malone asked who drafted the document. Mr. Priest replied ARHA's General Legal Counsel. Chairman Malone asked Mr. Priest, how long has the MOU been in place? Mr. Priest stated December 3, 2012.

Mr. Priest apprised the Board when a Memorandum of Understanding (MOU) is established it's to create a base-line of requirements that are not meant to be; if you violated them the next step is eviction. In this case we were trying to protect both her as well our staff, and other residents in the building. Being exposed to a situation where they might not have been unaware that this person had HIV. That was the purpose for the MOU and it's been in effect since December 2012.

Mrs. Pridikiti-Smith stated that some reasonable accommodations should be made by ARHA for this resident's disability. (*Example: Tenant carries towels, wipes at the front desk, Lysol and disinfected spray or hand sanitizers*). Mrs. Pridikiti-Smith feels that there are other alternatives available before resorting to a binding agreement that is not favorable to the resident.

Commissioner Libresco asked Mrs. Pridikiti-Smith to summarize her recommendations on the policy related modifications.

Commissioner Hyra addressed Mrs. Pridikiti-Smith concerns in describing the lease as a legal binding document. Commissioner Hyra stated that Mr. Priest described the document as being a MOU. Mr. Priest stated when we issue a 21/30 notice it is legally binding and states, if you fail to comply or take certain petition in a specific period of time, then we will take action towards eviction. The MOU was designed to protect the interest of the resident, and her neighbors and the ARHA staff.

Commissioner Miller recommended that Mrs. Pridikiti-Smith address these matters first with staff before asking the Board to modify the MOU. If there is a need to augment the MOU or policy the Board will consider this when appropriate. Commissioner Miller stated that he's not certain if there is a policy problem or a wording problem with the MOU or if there is a problem at all.

### **Kamera and Tamika Bracey (*mother*)**

Mr. Priest apprised the Board that ARHA had the occasion to support one of our young people to travel to France on a study tour. When ARHA was approached to provide assistance; we did just that. Ms. Bracey took the trip and came to night to say THANK YOU!

Kamera greeted the Board and stated she's a senior at TC Williams High School. She informed the Board back in November of 2012, she was one of two students selected to

travel to France for the Sister City Exchange. The City of Alexandria sends student delegates to represent the City of Alexandria. Kamera befriend three students from other countries the world (Romania, Germany and France). Kamera came tonight to personally thank Mr. Priest and Ms. Curtis-Lambert for all their support and contributions.

Ms. Tamika Bracey, (Kamera's mother), also thanked Mr. Priest and Mrs. Curtis-Lambert for all their support and contribution. Ms. Bracey stated without ARHA's help this opportunity would not have been possible. THANK YOU!! Thank YOU!!

**ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, FEBRUARY 25, 2013 BOARD OF COMMISSIONERS MEETING:**

Chairman Ballard presented the minutes for Monday, February 25, 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, February 28, 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 Libresco. The motion was approved unanimously (8) 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. 561, The Alexandria Redevelopment and Housing Authority for James Bland Housing V GP LLC for the Mixed-Finance Closing for James Bland Apartments, Phase five and James Bland Apartments, Phase Three a Multi-Family Residential Rental Housing Project located in Alexandria, Virginia.**

*Commissioner Miller motioned to have Resolution 561, moved to Executive Session; seconded by Vice Chairman Malone. The motion passed by (8) Yea; (0) Nays for Resolution 561.*

- 6.2 Vote Approval of Resolution No. 562, the Strategic Plan for the Alexandria Redevelopment and Housing Authority.**

*Chairman Miller motioned to table Resolution 562; seconded by Vice Chairman Malone. The motion passed by (8) Yeas; (0) Nays for Resolution 562.*

**ITEM 7. ACTION DOCKET:**

**DISCUSSION**

No items submitted.

**ITEM 8. OTHER BUSINESS:**

No other business

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

A motion was made by Vice Chairman Malone and seconded by Commissioner Hyra, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 9:00 pm

At 9:36 pm the Board reconvened in public session.

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

Commissioner Miller moved to approved ***Resolution 561, The Alexandria Redevelopment and Housing Authority for James Bland Housing V GP LLC for the Mixed-Finance Closing for James Bland Apartments, Phase five and James Bland Apartments, Phase Three a Multi-Family Residential Rental Housing Project located in Alexandria, Virginia; seconded by Vice Chairman Malone and passed with a vote of 7 (Ayes) 0 (Nays) 1 (Abstention)***

At 9:38 pm Commissioner Sandberg reconvened into Executive Session to discuss Personnel Matters; seconded by Vice Chairman Malone. (8) Ayes; (0) Nays.

At 10:10 pm, Chairman Ballard adjourned the meeting.

# FINANCE



**Commissioners:**


**Christopher Ballard, Chairman**  
**Merrick Malone, Vice Chairman**  
Karl Sandberg

Carter D. Flemming  
Brett J. Libresco

Chyrell Bucksell  
Melvin Miller

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**Roy Priest, Chief Executive Officer**

**DATE:** March 20, 2013  
**TO:** Chairperson Christopher Ballard and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**RE:** MONTHLY FINANCIAL REPORTS FY 2013

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

Simultaneously, we have been providing year-end information to auditors for eight (8) of our various LIHTC properties and planning for the software conversion which is scheduled to be completed on March 28, 2013.



# ASSET MANAGEMENT

ASSET  
MANAGEMENT



**Commissioners:**


**Christopher Ballard, *Chairman***  
**Merrick Malone, *Vice Chairman***  
**Karl Sandberg**

Carter D. Flemming  
Brett J. Libresco

Chyrell Bucksell  
Melvin Miller

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**Roy Priest, Chief Executive Officer**

**DATE:** March 20, 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 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 February 28 <sup>th</sup> 2013					
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)	93%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
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	1 %	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	23	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	363 total work orders issued; 284 totals completed; 79 work orders remain open (including VU's, exterminator, Inspections (HQS), etc.)
7	PHAS Score	78	91	90 – 100 = High Performer - 70 – 89 = Standard 60 – 69 = Near Troubled, <60 = Troubled	Standard performer as of 10/30/2011 rating (Under review)
<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**

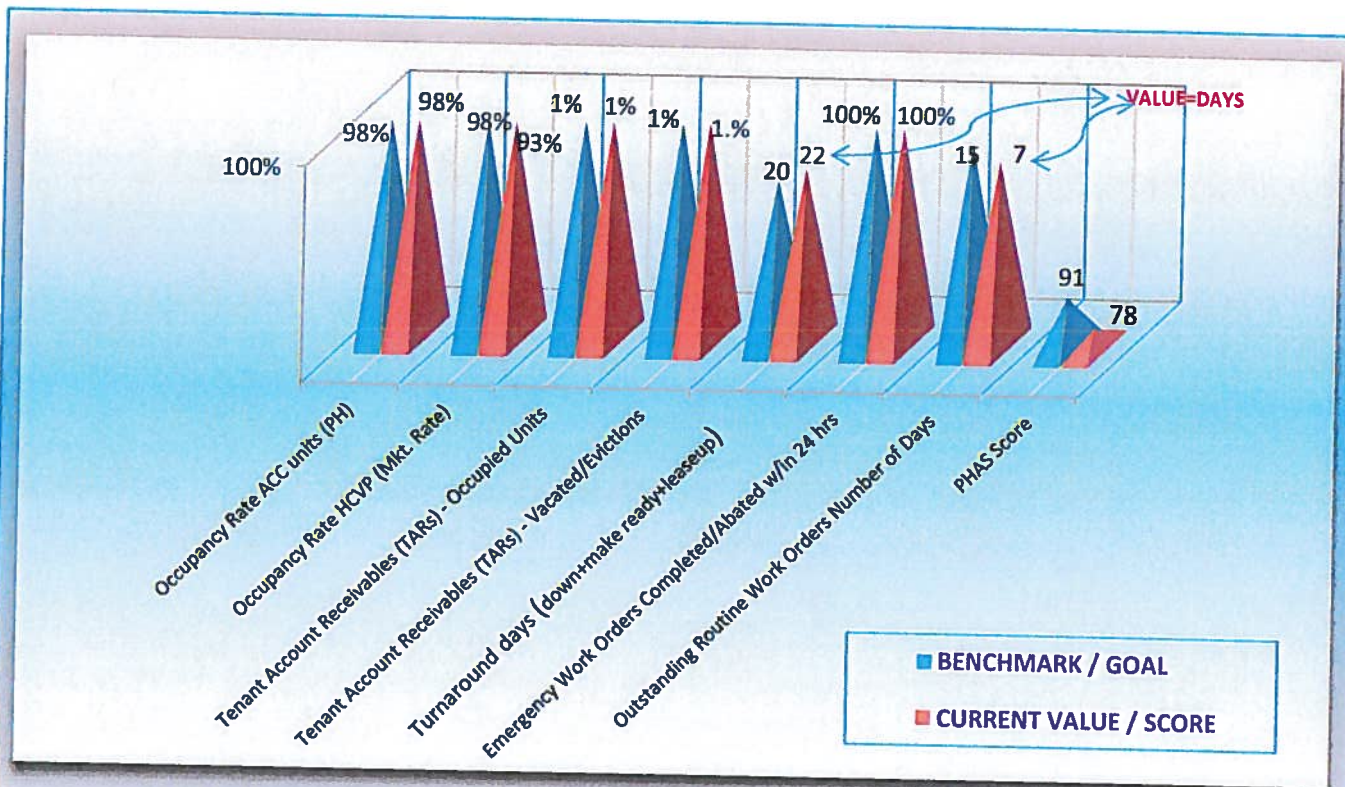


CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUES AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT.

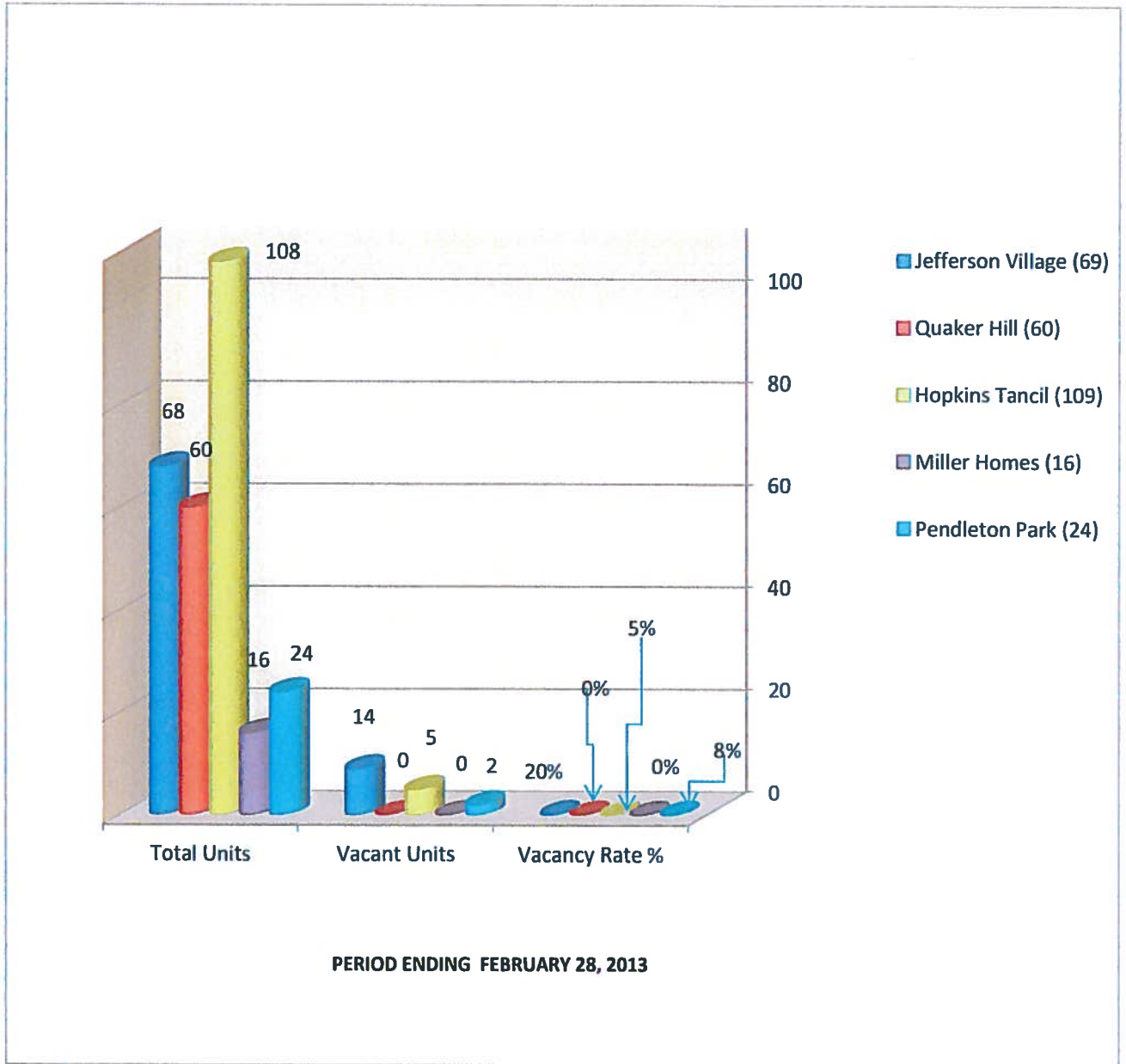
**II. Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the Period Ending February 28<sup>th</sup> 2013**

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (69)	69	14	20%
Quaker Hill (60)	60	0	0%
Hopkins Tancil (109)(*)	108	5	5%
Miller Homes (16)	16	0	0%
Pendleton Park (24)	24	2	8%
<b>TOTALS:</b>	<b>253</b>	<b>21</b>	<b>7% (AVG)</b>

\*Total 111 Units: one unit used by RPO, 2 units converted into the Ruby Tucker Center.  
 Net unit count=108. Percentile values have been rounded up or down for chart purposes.

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

**Chart B – Vacancy Activity Report Market Rate & Section 8 Units**



### III. Vacancy Activity Tracking Report for ACC Units for the Period Ending February 28<sup>th</sup> 2013

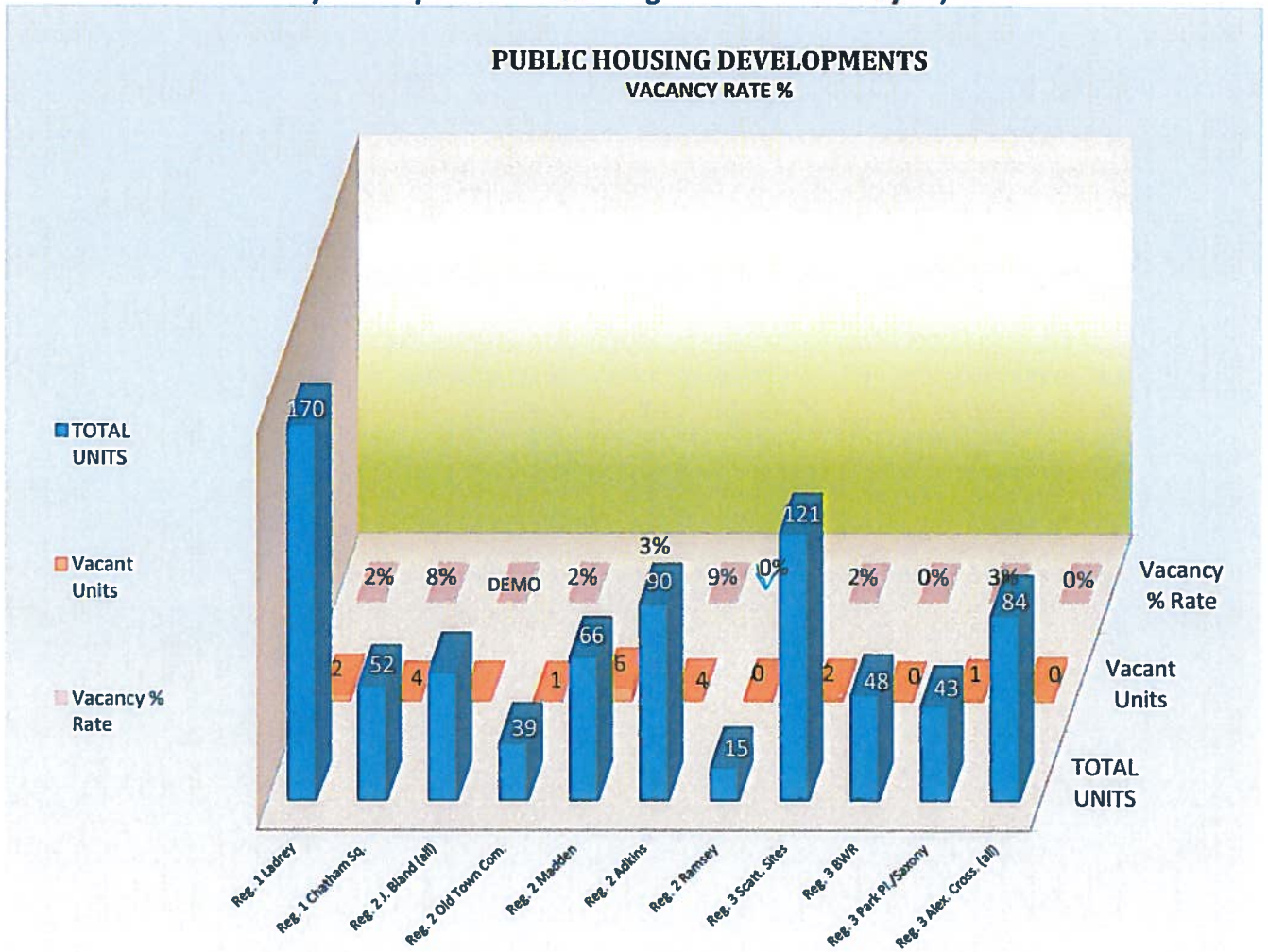
	<b>TOTAL UNITS</b>	<b>VACANT/DEMO OFF- LINE UNITS</b>	<b>TOTAL UNITS OCCUPIED</b>	<b>OCCUPANCY RATE %</b>	<b>AVERAGE VACANCY RATE %</b>
Ladrey (170 – one RPO unit)	170	2	168	99%	1%
Andrew Adkins (3) (*)	90	4	86	96%	3%
Samuel Madden Homes (2)	66	6	60	91%	9%
Ramsey Homes	15	0	15	100%	0%
Scattered Sites I	50	1	49	98%	2%
Scattered Sites II	41	1	40	98%	2%
Scattered Sites III	30	0	30	100%	0%
Park Place	38	1	37	97%	3%
Saxony Square	5	0	5	100%	0%
Alexandria Crossing at Old Dominion	36	0	36	100%	0%
Chatham Square	52	4	48	92%	8%
Braddock	6	0	6	100%	0%
Whiting	24	0	24	100%	0%
Reynolds	18	0	18	100%	0%
Alexandria Crossing at West Glebe	48	0	48	100%	0%
Old Town Commons (all)	39	1	38	98%	2%
<b>TOTALS: (VALUES ROUNDED UP/DOWN)</b>	<b>728</b>	<b>20</b>	<b>708</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 (mod/fire)					-1

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

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

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

**Chart C – Vacancy Activity for Public Housing Units as of January 31, 2013**

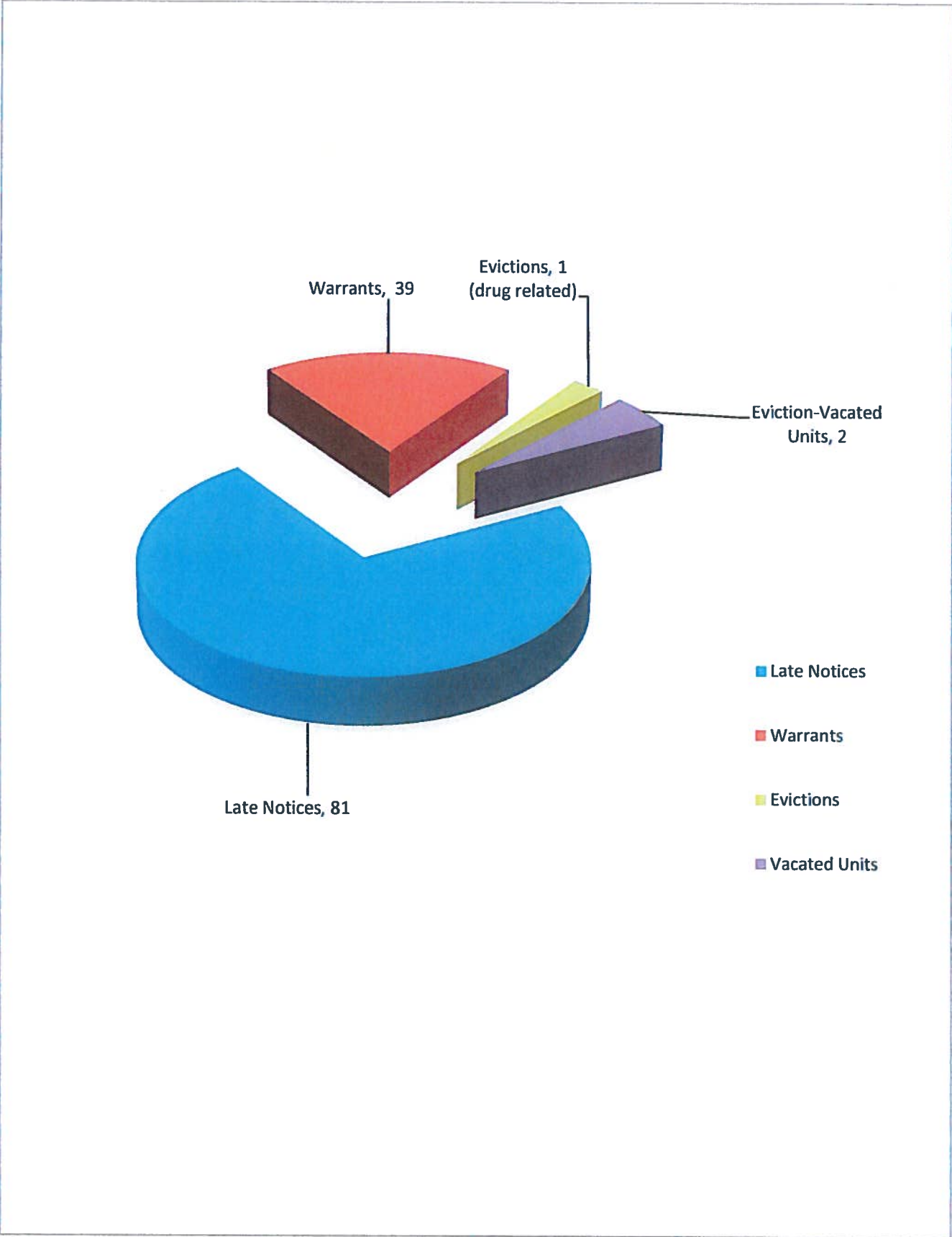


**IV. Year-to-Date Administrative & Legal Activities**

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

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

**Chart D – Year to Date Administrative/Legal Activities (period ending February 28<sup>th</sup> 2013)**





**Commissioners:**

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

Carter D. Flemming  
Brett J. Libresco

Chyrell Bucksell  
Karl Sandberg

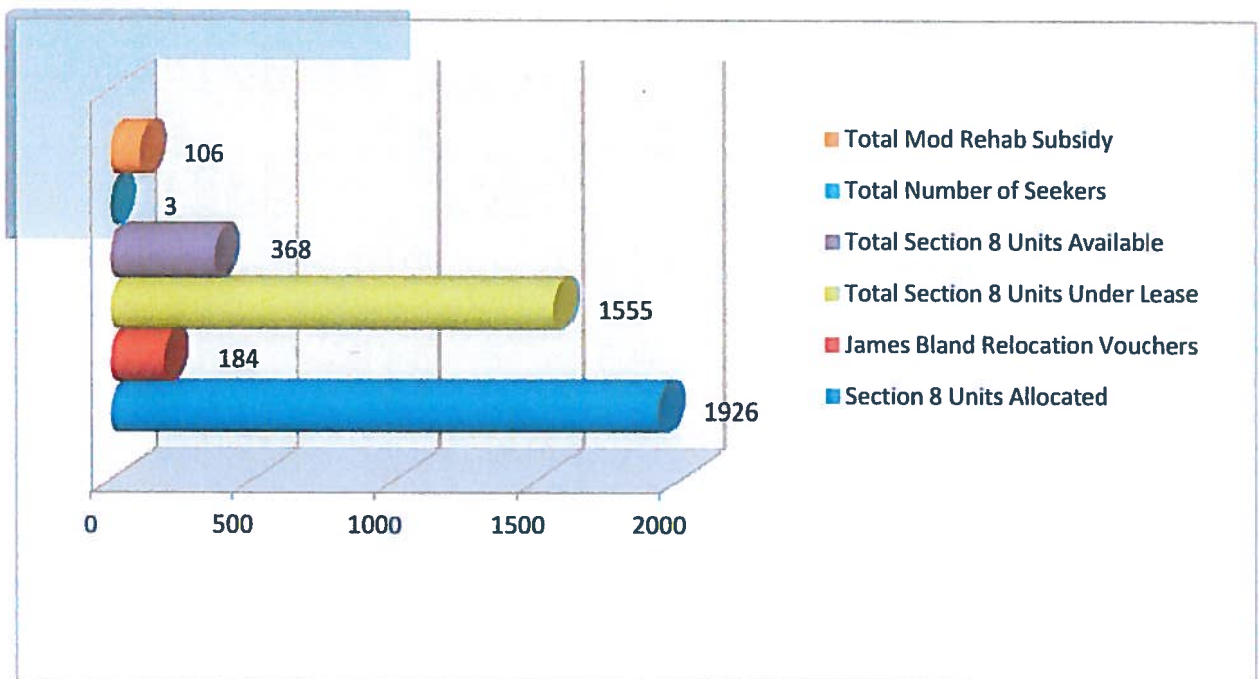
**Roy Priest, Chief Executive Officer**

**DATE:** March 8, 2013  
**TO:** Christopher Ballard, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

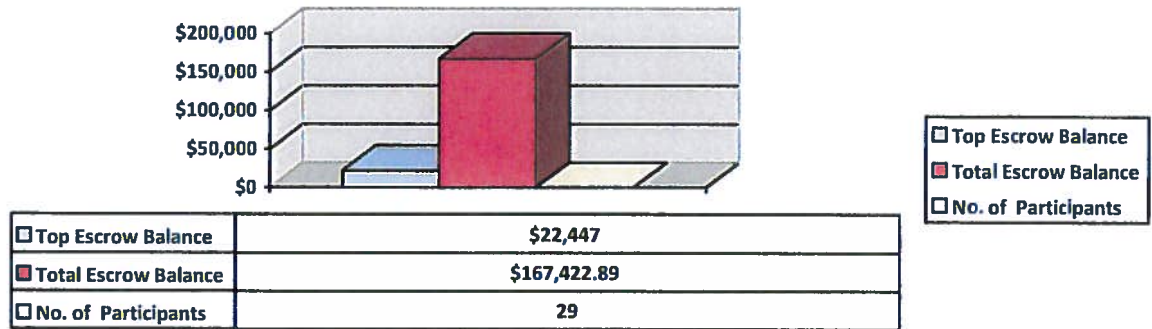
**I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES**

The current program utilization rate is 82% of the annual contributions contract (ACC) with 100% of the budget authority expended. All voucher issuance and new applicant leasing activity has been suspended due to funding constraints with the exception of tenant protection vouchers for the Pendleton Park and James Bland developments. The waiting list is closed. See various Charts related to the HCVP activities during the current reporting period.

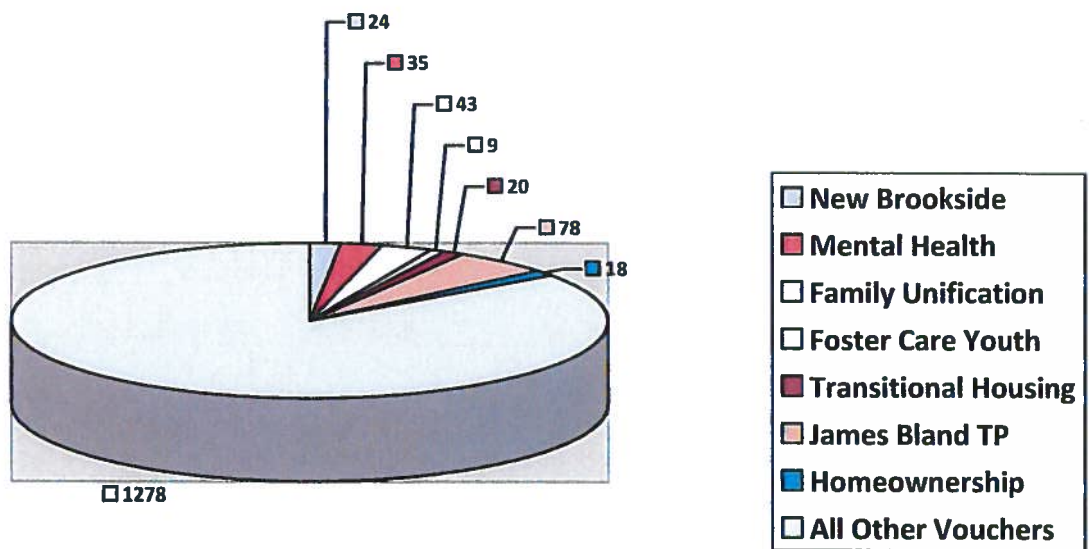
**Chart A: Housing Choice Voucher Program Utilization Rate and Leasing Activities for current period.**



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



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





**Commissioners:**

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

Carter D. Flemming  
Brett J. Libresco  
Karl Sandberg

Chyrell Bucksell

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Roy Priest, Chief Executive Officer

**DATE:** March 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 February:**

- 71 participants and guests were served;
- 26 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 142; and
- The total lunch meals served were 146.

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

- Health, Wellness, and Medical Services – 60 clients participated in a fitness training, yoga, bowling, presentations on hospice care, colds and flu, and heart disease;
- Assessments – There were two for the month of February;
- Referrals – None; and
- Activities – 71 clients (duplicated count) participated in an array of activities and programs which included: an intergenerational Valentine’s activity with our Burgundy School Partners, a Valentine’s Day Serenade with special candy treats, the African Art Museum Outreach Program, our Annual Black History Month Celebration Program featuring the Department Club Male Chorus and the Krunch Bunch Choir, shopping excursions to Unique Thrift Store, a chartered bus trip to Harrington, DE., the “Caring & Sharing” discussion group, craft projects, and assorted trivia and table games.





## SENIOR SERVICES – LADREY HIGHRISE

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

- Health and Medical Services – 6 residents participated in Medicare/Medicaid Counseling, Medical Equipment/Prescription Services, and 3 calls were made for EMS Assistance;
- Assessment /Family Planning – 5 residents were assisted with Hospital Discharge/Transition, Mental Health, Hoarding Management, and Adult Protective Services;
- Referrals – There were no referrals for the month of February;
- Senior Services – 8 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 – 171 residents participated in two African American Movie Nights sponsored by Brown Foundation, the monthly shopping trip to Wal-Mart, a Senior Luncheon sponsored by Third Street Baptist Church, the SAVVY Senior Luncheon sponsored by Christ Church and received Valentine's Gifts from the I Am Still Alive Foundation;
- Donations – 270 residents participated in the weekly Trader Joe's Distribution, which donated \$5290 in food for the month, 120 residents participated in the Safeway Food Distribution, which contributed \$900 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 February.

## 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;

## HCV FAMILY SELF SUFFICIENCY PROGRAM

### Programming Information:

- Total number of mandatory slots – 125/ Total number of participants – 30;
- Average Escrow Amount Range \$3,000 - \$25,000/Average Income Range \$6,500 - \$65,000
- 4 unemployed participants took part in Careers Fairs and Employment Workshops sponsored by the U.S. Small Business Administration, VEC Resume Review, and ANR Construction Management;
- Conducted Case Management on 13 Participants which included credit repair, job search, and computer training;
- Met with the FSS Joint Program Coordinating Committee (PCC) for the Quarterly Meeting to discuss services and programs that can best serve our participants. Our next meeting is scheduled for May 8, 2013; and
- Participated in the Regional Coordinators, FSS Roundtable Meeting at the Housing Opportunities Commission in Montgomery County, MD. Guest speakers included HUD Representatives from both the HCV and PH FSS Programs and topics included HUD Funding, participant minimums and maximums, and ways HUD can make implementation of FSS Programs easier at the individual housing authority level.

## FAMILY SOCIAL SERVICES – RUBY TUCKER FAMILY CENTER

### Programming Information for the month of February:

- Educational Activities for Youth – 386 participated in activities such as homework assistance, Jireh's Place, and The Reading Connection;
- Enrichment Activities for Youth – Activities included Art Classes, ACPS Hip Hop Event, Alfred Street HBCU College Fair, and the RTFC Black History Program;
- Enrichment Activities for Adults – 53 participated in activities such as Parent Involvement Seminars, Disney on Ice, and Cooking/Nutrition Classes;
- Professional Development for Adults – 13 participated in activities such as computer classes, GED classes, and resume assistance; and
- Total Volunteer Hours for the month – 42.5/32 Volunteers (Note there were no Community Service Hours recorded for the month)

### Additional Information:

- Active Students – 63 / New Youth Registrations – 3/ # Youth Contacts - 411
- Avg. Daily Youth Attendance – 23/ # Relocated Youth – 75/ # Inactive Students – 28
- Active Adults – 60/ New Adult Registrations – 0/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- The Center received \$480 in donations for the month of February, which consisted of food, clothing items, and games for Xbox System;
- \$2388.04 was spent in the month of February to cover snack purchases for the quarter, tickets for an event for adult participants, and the purchase or a replacement gaming system, office equipment, and supplies for the Center; and
- There are new partnerships to report. RTFC Staff is in the process of instituting evaluation tools for all programs that the Center operates and/or manages.

## UPCOMING EVENTS

### **April 2013**

- 10<sup>th</sup> Homeownership Seminar sponsored by Virginia Cooperative Extension (PH & HCV FSS Program)
- 12<sup>th</sup> FSS Roundtable Meeting @ CH Recreation Center (PH & HCV FSS Program)
- 16<sup>th</sup> Habitudes – Habits and Attitudes About Money (RTFC)
- 17<sup>th</sup> Education & Community Involvement Seminar (PH & HCV FSS Program)

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

Christopher Ballard, *Chairman*    Carter D. Flemming    Chyrell Bucksell  
 Merrick Malone, *Vice Chairman*    Brett J. Libresco    Melvin Miller  
 Karl Sandberg

Roy Priest, Chief Executive Officer

**DATE:** March 20, 2013  
**TO:** Chairman Christopher Ballard, and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer *Roy Priest*  
**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

**PART I FACILITIES MANAGEMENT REPORT**

**A. Work Order Summary**

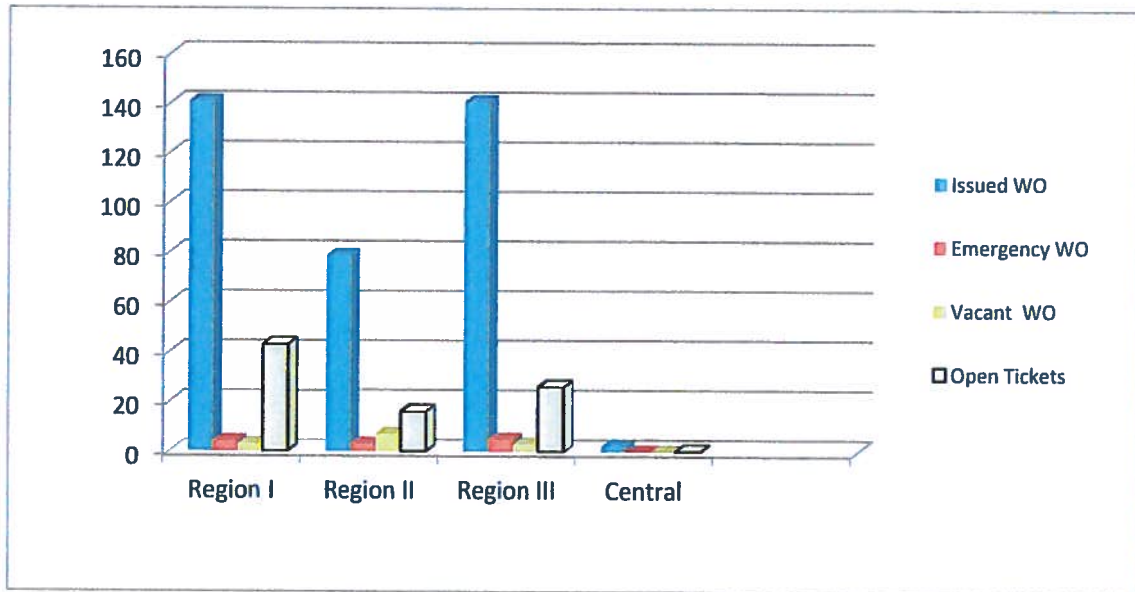
A total of 363 work orders (W.O.) were issued during the current reporting period. Following is Table I, which provides a breakdown of the work orders. Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (AMP).

Issued W.O.s	363	Includes all work orders generated from 2/1/2013 to /28/2013
Completed W.O.s	280	Includes all work orders completed from 2/1/2013 to /28/2013
Emergency W.O.s	12	Includes all emergency work orders issued and completed within 24 hours
Urgent W.O.s	11	Includes all work orders completed that are not considered health or safety hazards but may require immediate attention
Vacant Unit	13	Includes all vacant unit work orders generated from 2/1/2013 to 2/28/2013
Open W.O.s (1) see note below	83	Includes routine WO, exterminator services, and vacant units WO summary is as of the closing of the period ending 2/28/2013

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

**Region I = 11.91%**  
**Region II = 4.43%**  
**Region III = 7.20%**  
**Facilities = 0.0%**

**Chart I – Work Orders by Regions**



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## **PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES**

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

#### **1. Capital Fund's Substantial Rehabilitation of Vacant Units**

One unit at Andrew Adkins Homes remains off-line for substantial rehabilitation and is scheduled for completion and lease up for May 1<sup>st</sup> 2013.

#### **2. Vacant Units Turn Over**

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

#### **3. Fee for Services**

In addition to vacant units turn over (item 2), the department has been engaged in the HQS inspection abatement at Hopkins Tancil Courts as well as HOA deficiencies at Chatham Square. The completion of this work is scheduled for the middle of April 2013.

# DEVELOPMENT



**Commissioners:**

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

Carter D. Flemming  
Brett J. Libresco  
Karl Sandberg


Chyrell Bucksell

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Roy Priest, Chief Executive Officer

**DATE:** March 18, 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 IV***

Pursuant to the overall James Bland Development Special Use Permit (“DSUP”) Approval, the City agreed to pay to ARHA, in addition to the Base Purchase Price for four townhouse lots, a pro rata share of the forgone upside gross sales revenue that ARHA would have otherwise been entitled to receive under the original James Bland Agreement of Sale had the Park Lots not been purchased by the City for development of the Park. The City and ARHA have negotiated a separate Real Estate Purchase and Sale Agreement to Dedicate Land, setting forth the terms and conditions pursuant to which the City would purchase the Park Lots from ARHA and ARHA would convey the Park Lots and certain other property within Block E of the James Bland Project to the City for the development of the Park, including, without limitation, the methodology for calculating the Additional Purchase Price for the Park Lots.

In connection with the transfer of the park to the City for use as a public park, in February, 2012, the Board of Commissioners of ARHA took the appropriate official action and passed Resolution 528 to (a) approve the Agreement and (b) authorize the Chief Executive Officer of ARHA to execute any and all documents required to consummate the transactions contemplated by the Agreement (collectively, the “Transaction Documents”). The Phase IV closing occurred one year earlier than contemplated under the EYA/ARHA Purchase and Sale Agreement because the parties elected to move Phase IV ahead of Phase III for various reasons. The City did not plan on paying for the park land until the end of 2012, and therefore did not have the funds to advance the transaction. The City now has the funds and this sale is tentatively scheduled to close on March 22, 2013. The closing schedule is being driven at this time by the ability of the City attorney to get the required signatures from the City Manager.

EYA is currently behind schedule on the construction. As is indicated in Table 1 at the end of this report, EYA was scheduled to turn over the next two triplex buildings on March 3, 2013. They currently anticipate turnover will be March 29, 2013. The reason for the delay is related to the fact that, at commencement of the construction on this block, EYA had originally located their job site trailer on the building pad for Building 31 and then was delayed in relocating the trailer. EYA has been working to make up the lost time; the punch list walks are now scheduled for March 25<sup>th</sup>.

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All townhouse units have been sold in this phase, there are two condominiums remaining. See Figure 1 at the end of this report.

### ***JAMES BLAND III/IV***

The closing for this phase has been pushed out to April 30, 2013 so that ARHA can pursue Project Based Vouchers (“PBV”) for the last 54 units. In order to secure the approval for the PBV funding, ARHA must submit an amendment to the 2009 James Bland HUD Disposition Application. The Disposition Application approved the replacement of 194 Annual Contributions Contract (“ACC”) units with 134 ACC units. We need to amend it to state that 194 ACC units will be replaced with 80 ACC units and 54 Non-ACC units. After the HUD Special Applications Center (“SAC”) approves the amendment to the Disposition Application, we will be submitting a request for project basing of vouchers along with a Subsidy Layering Review package to the HUD Field Office for approval. This submission is in lieu of the Mixed-Finance Evidentiary submission that is required for ACC funding.

In order to allow ARHA the time to complete these requirements, we have executed a Sixth Amendment to the Purchase and Sale Agreement, effectively pushing the closing date to April 30<sup>th</sup>. Based on the current progress on these two blocks as well as the site work budgets and schedule, it is expected that the ARHA share of site development cost incurred prior to April 30, 2013 will be approximately \$1.13 million. EYA will have completed the asbestos abatement and demolition as well as the storm and sanitary work. In addition, the current schedule anticipates that EYA will be for the most part complete with the water main and the utility relocation and will have achieved between 50% and 75% completion with earthwork.

EYA has offered two possible ways of accommodating the construction so as not to delay the progress, the first being the execution of a letter agreement acknowledging that ARHA will pay its allocated share of the cost from the designated accounts or, second that we execute the contract for the site improvement work, which may be cleaner when it comes to cost certification because all of the costs will be captured and tracked in one agreement. We have asked our legal counsel to review and comment on each option.

EYA has taken reservations for 19 townhouse units. See Figure 2 at the end of this report.

### **ANNIE B. ROSE GROUND LEASE**

Resolution 563 was forwarded to the Board on March 11, 2013. No questions have been received on this matter.

### **BOND PROGRAM**

ARHA will be issuing the bonds required for the Alexandria Housing Development Corporation (“AHDC”) strategy to refinance and rehabilitate the Arbelo, Lacy Court and Longview properties that it acquired from RPJ last year. Tax exempt bond financing is achieved through ARHA’s Bond Program and is administered in the Department of Development. The financing typically follows the steps below, although each financing is unique and the procedures may vary depending on the individual circumstances. A knowledgeable representative of the applicant, as well as ARHA’s bond counsel will appear at each meeting where the application is considered.

1. *Applicant identifies the project and makes appointment with ARHA staff to discuss receiving assistance for the project.* ARHA has been discussing this project with AHDC for some

months now and was waiting AHDC to determine whether it would use ARHA or VHDA to issue the bonds. AHDC has made a determination that they will use ARHA.

2. *Applicant consults with Bond Counsel who determines that the project qualifies for financing under federal and state laws and that the interest on the Bonds will be exempt from state and federal income tax. AHDC has consulted with their counsel and we have confirmed with our counsel that the project qualifies for bond financing.*
3. *Applicant obtains a commitment to purchase or place the bonds from a bank or investment banking firm which structures credit requirements (collateral, insurance, ratings etc.).*
4. *Applicant submits the required application and fee requesting ARHA assistance for the project and asks that ARHA undertake the public hearing and approval process required for the issuance of the bonds. The City will submit an application in April for the item to be on the ARHA Board of Commissioner's April 22<sup>nd</sup> meeting agenda.*
5. *ARHA staff and bond counsel review the application for completeness and compliance with applicable laws. Additional information or revisions may be requested or the application may be returned to the applicant for good reason during the review process. The application will be complete prior to coming before the Board in April.*
6. *A notice is published in the newspaper advising of a public hearing on the project. Bond counsel prepares the notice and arranges for publication.*
7. *ARHA holds a public hearing on the project and, if the application is in order, adopts a resolution approving the application upon the satisfaction of certain terms and conditions. This will occur just prior to the regularly scheduled meeting of the Board of Commissioners in May.*
8. *A package is 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. The City Council will be asked to approve the issue in June before their summer recess.*
9. *Following City Council approval, ARHA and the applicant apply for an allocation of tax-exempt bond issuing authority from the Virginia Department of Housing and Community Development.*
10. *Applicant shores up financing, and the structuring and details of the bonds are negotiated and set. This will occur between over the summer months.*
11. *Bond Counsel prepares 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.*
12. *A final Resolution authorizing the issuance of the bonds is adopted by ARHA. It is anticipated that the ARHA Board will see this Resolution in front of them in September or October of 2013.*
13. *All parties meet to execute the bond documents and close the bond issue. The bonds are 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.*

AHDC has hired Mission First to be their Owner's Representative in this matter; they have also engaged counsel. Mike Graff with McGuire Woods will represent ARHA in the matter. Regularly scheduled calls are scheduled to begin the week of March 25<sup>th</sup>.

Under the Housing Authorities Law, ARHA has the statutory power to issue bonds for any of its corporate purposes. ARHA is dedicated to expanding the availability of affordable rental housing by promoting and administering bond financing opportunities and establishing appropriate financial and internal controls to assure the soundness of each bond rating.

ARHA does earn fees in bond transactions. The fees are subject to revision at any time with the approval of the ARHA Board of Commissioners. The current fee structure is as follows:

1. Application Fee: Initial, non-refundable fee of \$10,000
2. Closing Fee: 0.5% of the amount of bonds issued
3. Annual Administration Fee: 0.125% of the outstanding principal balance, beginning on the anniversary date of bond issuance
4. 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.

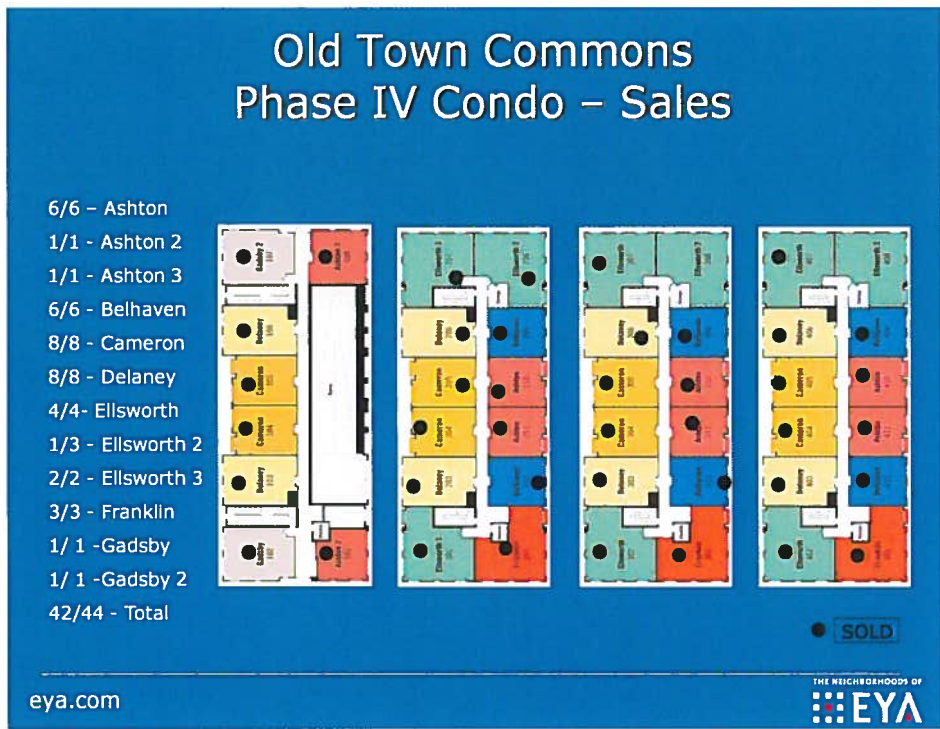
**TABLE 1: ARHA ACC TRIPLEX UNIT SCHEDULE: JAMES BLAND IV**

	<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>
<b>Building 28</b>					
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
<b>Building 31</b>					
Lot 7a	3/3/2013		5/2/2013		916 Montgomery Street
Lot 7b	3/3/2013		5/2/2013		912 Montgomery St. #201
Lot 7c	3/3/2013		5/2/2013		912 Montgomery St. #301
Lot 10a	3/3/2013		5/2/2013		902 Montgomery Street
Lot 10b	3/3/2013		5/2/2013		906 Montgomery St. #201
Lot 10c	3/3/2013		5/2/2013		906 Montgomery St. #301

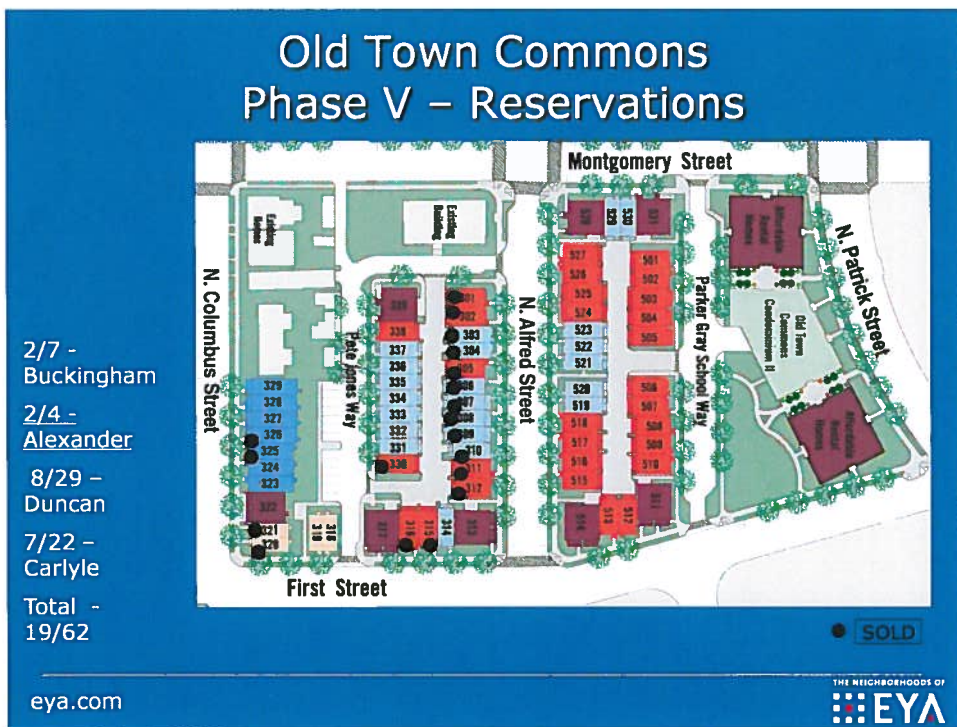
**TABLE 2: ARHA MULTI-FAMILY UNIT SCHEDULE: JAMES BLAND IV**

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



# CONSENT DOCKET

CONSENT  
DOCKET



**Commissioners:**

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

Carter D. Flemming  
Brett J. Libresco  
Karl Sandberg

Chyrell Bucksell  
Melvin Miller

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Roy Priest, Chief Executive Officer

**DATE:** February 25, 2013, revision 1

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

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

**SUBJECT:** VOTE TO APPROVE RESOLUTION OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY FOR JAMES BLAND HOUSING V GP LLC FOR THE MIXED-FINANCE CLOSING FOR JAMES BLAND APARTMENTS, PHASE FIVE AND JAMES BLAND APARTMENTS, PHASE THREE A MULTI-FAMILY RESIDENTIAL RENTAL HOUSING PROJECT LOCATED IN ALEXANDRIA, VIRGINIA

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**ISSUE:**

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

**DISCUSSION:**

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

In order to facilitate the Development, the Authority is required to execute certain agreements necessary to evidence and consummate the mixed-finance closing of the Development (the "*Closing*"), including, but not limited to, the Regulatory and Operating Agreement, the Partnership Agreement, the Guaranty Agreement, the Development Agreement, the Purchase Option Agreement, the Wells Fargo Loan Documents, the ARHA Loan Document and other

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documents, contracts, certifications or other instruments as necessary (collectively the “*Transaction Documents*”). ARHA in its role as the General Partner for the Partnership is required to execute the Transaction Documents on behalf of the Partnership necessary to evidence and consummate the Closing. In order to do this, the Board must authorize persons to act on its behalf in the closing.

For Phase V, it has been determined that it would be in the best interest of ARHA to request that HUD allow some percentage of the units, whatever is allowable, to be publicly-assisted through Project-Based Vouchers. ARHA is allowed to project base up to 20% of its total number of vouchers. HUD further limit project basing to only 25% of the units in any one building; however, HUD will allow all three units in the Tri-plex buildings to be Project Based but may limit the 4-story walk-ups to 25% or 4 units, unless the lease requires that the occupants of the unit participate in at least one social services program. This would be a condition of the lease.

Using Project-Based Vouchers would allow ARHA to receive a fair market rent for the units rather than the reduced Per Unit Month (“PUM”) subsidy allowed under the Annual Contributions Contract which is significantly less than a fair market rent. This will help to sustain the operations long term and will allow ARHA to repay the \$2,839,060 Authority Note, with interest. This Note would be paid with residual receipts.

Until we submit the documents to HUD for the subsidy layering analysis, we will not know the number of units where HUD will allow ARHA to use a Project Base Voucher.

**RECOMMENDATION:**

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

**FISCAL IMPACT:**

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



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

**RESOLUTION No. 561**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**WHEREAS**, in order to facilitate the Development, the Authority has committed to make a permanent loan to the Partnership of approximately \$2,839,060, utilizing funds from land sale proceeds and borrowed funds (the "*Authority Permanent Loan*");

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

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

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

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

**WHEREAS**, in connection with the Development, the Authority and HUD are required to enter into a Mixed-Finance Amendment for the Development to the Annual Contributions Contract between them (the "*Mixed Finance Amendment*") for any units that will be funded through an Annual Contributions Contract;

WHEREAS, it is the desire of ARHA to attach the maximum amount of Project-Based Vouchers to the Development allowable under the HUD regulations and the ARHA Section 8 Administrative Plan;

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

- (i) obtain final HUD approval of the mixed-finance proposal for the Development, including approval of the Evidentiary Documents;
- (ii) consummate the financial closing with the Partnership, BC and Wells Fargo in order to make available the required funds to facilitate the construction and permanent financing of the Development;
- (iii) enter into, execute, and deliver a Regulatory and Operating Agreement with the Partnership or other Agreement for the Project-Based Vouchers to set aside and operate all 54 units of the Development as publicly assisted housing units;
- (iv) enter into, execute, and deliver the Mixed-Finance Amendment or other Agreement for the Project-Based Vouchers to provide for the provision of operating subsidy funds for the operation of the Development;
- (v) enter into, execute, and deliver the Construction Loan Documents;
- (vi) enter into, execute, and deliver the Permanent Loan Documents and to make the Authority Permanent Loan;
- (vii) enter into, execute, and deliver the ARHA Equity Guaranty, the Management Agreement and the Development Agreement;
- (viii) enter into, execute, and deliver the Purchase Option Agreement;
- (ix) provide for, execute and deliver such other Transaction Documents, contracts, certifications or other instruments as may be necessary or appropriate in order to facilitate the Closing;
- (x) authorize the proper officers and staff of the Authority to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing;
- (xi) appoint Christopher Ballard, as Chairman of the Board of Commissioners

of the Authority, Merrick Malone, as Vice-Chairman of the Board of Commissioners of the Authority, and Roy Priest, in his capacity as Chief Executive Officer of the Authority and Secretary of the Board of Commissioners of the Authority (each, an "*Authority Designee*") as the authorized agent of the General Partner and ARHA and authorize and direct him or her to enter into, execute, and deliver the Transaction Documents and all documents requested by BC in connection with its investment as Limited Partner in the Partnership, including but not limited to the Partnership Agreement, the Development Agreement, the Management Agreement and the ARHA Equity Guaranty, and all documents requested by Wells Fargo in connection with its Construction Loan to the Partnership, including but not limited to the Construction Loan Documents;

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

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

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

**RESOLVED**, that the Authority shall make such loans or advances to, or investment in, the Partnership as the Authority Designee deems necessary and appropriate, and for the Authority on behalf of itself, the General Partner, and the Partnership, to undertake that business and those activities approved by these Resolutions, and that the Authority Designee is authorized to execute such documents or agreements evidencing such advances, loans or investment on behalf of the Authority for itself and as the General Partner of the Partnership, and that the Authority Designee or Roy Priest, in his capacity as the Chief Executive Officer of the Authority, is directed to

establish and maintain such records and books as may be necessary to the appropriate and ongoing record-keeping of the foregoing; and it is further

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

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

Adopted this \_\_\_\_\_, 2013.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: \_\_\_\_\_  
Christopher Ballard, Chairman

By: \_\_\_\_\_  
Roy O. Priest, Secretary Treasurer/CEO

**CERTIFICATE**

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

**WITNESS** my hand as of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Roy Priest, Secretary and CEO

[SEAL]





**Commissioners:**

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

Carter D. Flemming  
Brett J. Libresco  
Karl Sandberg


Chyrell Bucksell  
Melvin Miller

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**Roy Priest, Chief Executive Officer**

**DATE:** February 11, 2013

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

**FROM:** Roy Priest, Chief Executive Officer 

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

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**ISSUE:**

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

**DISCUSSION:**

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

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

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

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

**RECOMMENDATION:**

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

**FISCAL IMPACT:**

None

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

**RESOLUTION No. 562**

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

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

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

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

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer to approve the ARHA Strategic Plan.

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

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

\_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
**Date**

# ACTION DOCKET

# OTHER BUSINESS

## Tenants Worried by Plans to Build Near City Projects



Margarita Lopez, a New York City Housing Authority board member, speaks at a local meeting about the plan.

Marcus Yam for The New York Times

By MIREYA NAVARRO

When Hassan Adam was growing up in public housing on the Lower East Side of Manhattan, his playground was a nearby recreational yard in the shadow of the Brooklyn Bridge, where residents have long played basketball and neighbors hold an annual “family day.” Mr. Adam still lives in the project, and he taught his daughter to ride a bike in the play area.

Jessica Thomas, tenant association president at Fiorello LaGuardia Houses, opposed installing bike racks at her project for fear of offering an opening for private builders.

Local residents voiced their concerns at a meeting in February discussing the N.Y.C.H.A.'s plans for private development inside public housing projects.

But soon, that patch of asphalt at the Alfred E. Smith Houses could be replaced by market-rate apartment buildings. And tenants like Mr. Adam, 37, said they feared what could come next.

“They’ll make our buildings condos,” he said. “They’re trying to move us.”

The New York City Housing Authority, facing one of the most serious financial shortfalls in its history, is for the first time making a major push to lease open land on the grounds of its housing projects to developers to generate revenue.

The authority wants to raise more than \$50 million a year on long-term leases for parks, courtyards, parking lots, playgrounds and other property, seeking to address a \$6 billion backlog of repairs.

But the plan has stirred deep concern, if not paranoia, among tenants who have been warily eyeing gentrification in one of the nation's most expensive housing markets. The proposal is initially directed at eight housing projects in Manhattan near the waterfront and other prime areas where real estate values have jumped.

The authority has repeatedly told tenants that it has no plans to sell buildings themselves, and that no public housing tenant will be displaced by the new policy.

Still, in a city that teems with real estate anxieties, the tenants harbor their own.

"There's always an ongoing rumor that Trump is going to buy the buildings," said Damaris Reyes, 41, a community organizer on the Lower East Side who lives in the Baruch Houses. "If a white man in a suit that no one has seen before walks through the development, the next thing we hear is, 'They're looking at the buildings to buy them.' "

Tenants also said they were alarmed about the potential loss of open space, especially for children and the elderly.

The plan has not yet been formally adopted by the authority's board, and approval by the federal government is also required. Furthermore, it is not clear whether developers will flock to lease land for market-rate buildings so close to public housing.

Authority officials have held meetings in recent weeks with tenants and members of the City Council to try to calm them about the plan's impact.

In his State of the City address last month, Mayor Michael R. Bloomberg said that the alternative would be to allow public housing buildings "to crumble" or to "knock them down."

The plan is part of a broader effort to close the authority's budget gaps that includes raising rents for some tenants and leasing retail space on the ground floor of some buildings.

The authority, landlord to more than 400,000 residents, has a backlog of about 350,000 repair orders. It also has a waiting list of 160,000 families. The authority's chairman, John B. Rhea, whom Mr. Bloomberg appointed, said his agency needed to pursue innovative strategies to address both an operating deficit of \$60 million in its current budget and \$6 billion in capital needs.

“This is the single largest opportunity to preserve public housing units and our buildings,” Mr. Rhea said, referring to the proposal to lease the land.

Asked about the fears of tenants, he emphasized that “the plan is not a plan to privatize public housing.”

The authority is proposing 4,000 to 5,000 private apartments on 13 parcels of land at eight projects — about three million square feet in all. Of those apartments, 20 percent or up to 1,000, would be designated as affordable. The eight projects, with a combined population of more than 25,000 people, are Alfred E. Smith, Baruch, Campos Plaza, Fiorello LaGuardia and Meltzer in Lower Manhattan; Carver and Washington on the Upper East Side; and Douglass on the Upper West Side.

Fred Harris, the housing authority’s executive vice president for real estate and development, said officials were looking at projects in other boroughs for similar development sites.

Some public housing advocates acknowledged that the city had few options as it confronts a sharp drop in federal aid — a total of more than \$1.5 billion since 2001.

“It’s a tough choice because the money would support the rest of the system,” said Edward Josephson, director of litigation with Legal Services NYC. “If you keep the parking lot and the rest of the project falls into pieces, that’s worse.”

New York has done more than most localities to preserve its public housing. In other cities, high-rise buildings, let alone parking lots, have been sold off or demolished.

Still, the prospect of high-income neighbors at their doorsteps has moved some tenant associations in New York City to hire lawyers and appeal to elected officials to intercede.

A group headed by Representative Carolyn B. Maloney of Manhattan and Representative Nydia M. Velázquez of Brooklyn, both Democrats, asked the Bloomberg administration to postpone a request for proposals from developers scheduled to go out by April to allow for more consultation with tenants.

At a raucous tenants’ meeting last month attended by more than 300 people, tenant leaders said they were worried about higher retail prices as stores cater to high-earning newcomers. They said their communities could lose city services for the poor and political clout as ZIP codes become more affluent.

“We’re going to be foreigners in our own homes,” said Aixa O. Torres, the tenants’ president at the Alfred E. Smith Houses, with 12 buildings and nearly 2,000 apartments.

Despite the authority’s assurances, some tenants said they were convinced that the plan was the first step in a process that would lead to their eviction.



“You’re not going to have people who are paying market rent to want to live in the same place as low-income people,” said Thelma R. Yearwood, the residents’ president at Meltzer Tower, a building for elderly people on the Lower East Side that is to lose its only park under the plan. “They’ll find a way to transfer people out of here.”

Dereese Huff, president of the tenant association at Campos Plaza 1, said she favored the plan “if it’s going to help me get windows in my development.”

Jessica Thomas, tenant association president at Fiorello LaGuardia Houses on the Lower East Side near Chinatown, said that her project needed new entrance doors, but that she would oppose the trade-off.

Ms. Thomas, 62, said she had opposed installing racks at LaGuardia for the city’s bike-sharing program because they would be “just a toe in the door” for wealthier newcomers drawn by the growing list of attractions along the nearby East River.

“There’s South Street Seaport,” she said. “They’re building on the waterfront on the F.D.R. Drive. Gorgeous. Now we have Basketball City across the street. They’re connecting to Pier 42. Who wouldn’t want to live here?”

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## **ACTION Alexandria Celebrates Two Years Of Community Action, Ideas And Impact**

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

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

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

### Highlights

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

### ACTION by the Numbers

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

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

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

#### About ACTION Alexandria

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



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

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

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

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

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

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

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

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



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