

Monday, September 22, 2014

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

MERRICK MALONE, CHAIRMAN
DANIEL BAUMAN, VICE CHAIRMAN



ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY

September 22, 2014



MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Brett J. Libresco
Commissioner

A. Melvin Miller
Commissioner

Karl Sandberg
Commissioner

Salena Zellers
Commissioner

Roy O. Priest
Secretary-Treasurer

Mr. Merrick T. Malone
425 Oronoco Street
Alexandria, VA 22314

Re: Monday, September 22, 2014 Regularly Scheduled Board Meeting

Dear Chairman Malone:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, September 22, 2014 at 7:00 p.m., Ladrey Building 300 Wythe Street (Community Room), Alexandria, VA 22314. The docket has (8) items; of which there are four (4) consent items and no action item.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

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

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

REGULARLY SCHEDULED MONTHLY MEETING
MONDAY, SEPTEMBER 22, 2014
7:00 PM

Ladrey Building (*Community Room*)
300 Wythe Street Alexandria, VA 22314
Alexandria, VA 22314

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – Maudie Hines, President
 - ARHA Resident Association (ARA) – Shanelle Gayden, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
 - Neighborhood Briefing – Alexandria Police Department
3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, July 28, 2014
4. Vote Receipt of the Secretary-Treasurer's Report

5. **CONSENT DOCKET**

- 5.1 *Vote to Approve Resolution No. 596, Approval to Award a Contractor for Prime Specialty Consultant*
- 5.2 *Vote to Approve of Resolution No. 597, Revision of the 2014 Applicable Payment Standard for the Housing Choice Voucher Program*
- 5.3 *Vote to Approval of Resolution No. 598, Submit to HUD the 2015 Annual Agency Plan*
- 5.4 *Vote to Approval of Resolution No. 599, Submit to HUD the 2015 Capital Fund Program Grand and 5-Year Capital Fund (CF) Action Plan*

6. **ACTION DOCKET**

No item submitted

7. Other Business

8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

MINUTES

MINUTES

**MINUTES OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (ARHA)**

REGULARLY SCHEDULED MEETING
CHARLES HOUSTON RECREATION CENTER (*multi-purpose room*)
300 WYTHE STREET ALEXANDRIA, VA 22314

MONDAY, JULY 28, 2014
7:00 P.M.

PRESIDING: Merrick Malone, Chairman

THOSE PRESENT: Daniel Bauman, Vice Chairman

Brett Libresco
Chyrell Bucksell
Karl Sandberg
Melvin Miller

ABSENT: Carter Flemming
Christopher Ballard

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:08 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff, City Office of Housing staff and community citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President greeted the Board and stated that Ladrey was operating and running smoothly. Mrs. Hines indicated that an altercation transpired in the building last night. Officer Griffin and Mr. Hines quickly resolved the quarrel and left the remainder of the evening at peace.

Mrs. Hines mentioned her sorrowful regrets of the Board's absence from the 4th of July cookout at Ladrey and continually stated "all" had an enjoyable time the entire day and stated this event was better than the Memorial Day cookout!

Ms. Hines stated there was no further information to report.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President was absent but submitted a written report.

The resident association would like to encourage resident to complete their community service hours through Jefferson-Houston PTA. Ms. Gayden mentioned Community outreach has been completed at Jefferson-Village, Hopkins-Tancil Court, James Bland and Old Town Commons. The purpose of encouraging residents to join and complete

community service through PTA activities is also to promote advocacy with the new development of Jefferson-Houston.

Ms. Gayden stated there was no further information to report.

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

- Neighborhood Briefing (Alexandria Police Department) – Absent

Mr. Priest greeted the Board and made comments on the outstanding program that sponsored by the Dreamdog Foundation. Dreamdog worked with eight of our youth and one parent in developing poetry. Mrs. Gaynelle Bowden-Diaz, Learning Center Coordinator at the Ruby Tucker Family Center had several of the children and parent to read an excerpt from their published book *“Hope with Words – by Students at the Ruby Tucker FACE Center”*. The following lyricists are: Makayla Alford 5th grade; Erica Davis Parent Volunteer and FSS Participant; Atavais Davis-Wilson 9th grade; Tayhana Jackson 5th grade; Shamyah Johnson 6th grade; Danyele Robinson 4th grade and Thomas Shan 8th grade.

Mr. Priest, Mrs. Bowden-Diaz and the ARHA children presented an award of appreciation to Ms. Lorraine Friedman of Dreamdog Foundation for her dedication and commitment to helping ARHA students share their *“Hope with Words”*. Ms. Friedman expressed her sincere gratitude of working with the students, and looking forward to recapturing the same experience again next year. In closing, Ms. Friedman departed with the words of ***IMAGINE.DREAM.CREATE.BELIEVE and BELIEVE!***

Mr. Randy Stephens, Chairman of Housing Committee of the NAACP greeted the Board of Commissioners. Mr. Stephens apprised the Commissioners on the distribution of back to school supplies with backpack to the Jefferson Village residents and wanted to raise funds. Mr. Priest apprised Mr. Stephens that he couldn't endorse for any fund raising on the property. It was recommended to Mr. Stephens to schedule a meeting with Mr. Priest and Mr. Owens regarding his interest in distribution of the backpacks and schools supplies.

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, JUNE 30, 2014:

Chairman Malone presented the minutes for Monday, June 30, 2014. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Zellers. The motion was approved with (7) Yeas and (0) Nays to accept the minutes of Monday, June 30, 2014.

ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT:

Chairman Malone opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Malone requested a motion to accept the Secretary-Treasurer's Report. Commissioner Miller moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Bucksell. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer's Report of Monday, July 28, 2014.

ITEM 5. CONSENT DOCKET:

5.1 *Vote to Approve Resolution No. 594, Housing Choice Voucher Waiting List Local Preference System Revision*

Chairman Malone made a request to approve Resolution 594, Commissioner Miller moved to approved Resolution 594; seconded by Commissioner Zellers. The motion was passed by (7) Yeas; (0) Nays for Resolution 594.

5.2 *Vote to Approve Resolution No. 595, The Public Waiting List Local Preference System Revision.*

Chairman Malone made a request to approve Resolution 595, Commissioner Miller moved to approved Resolution 595; seconded by Commissioner Zellers. The motion was passed by (7) Yeas; (0) Nays for Resolution 595.

ITEM 6. ACTION DOCKET:

No item submitted

ITEM 7. OTHER BUSINESS:

Chairman announced the formation of three committees: HR/Personnel will consist of Commissioner Libresco, Commissioner Flemming and Commissioner Bucksell; the second committee shall be Development and consist of Commissioner Sandberg and Commissioner Ballard; and the third committee shall be Finance and Asset Management and consist of the Commissioners Miller, Vice Chair Bauman and Commissioner Zellers.

ITEM 8. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Libresco and seconded by Commissioner Sandberg, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:51 pm

At 9:33 pm the Board reconvened in public session.

Thereupon, Commissioner Libresco made the following motion, seconded by Vice Chairman Bauman 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 of (7) yeas to (0) Nays.

Chairman Malone made a request to approve Resolution 593, authorizing the Chief Executive Officer to Execute the Terms of a Sales Contract for the Purchase of 401 Wythe Street; Commissioner Libresco moved to approve Resolution 593; seconded by Vice Chairman Bauman. The motion was passed (7) Yeas; (0) Nays for Resolution 593.

Chairman Malone adjourned the meeting at 9:37 pm.

FINANCE

FINANCE



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 18, 2014

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer

SUBJECT: ARHA FINANCIAL REPORT: January 1, 2013 – August 31, 2014

I. CENTRAL OFFICE

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

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

For the period ending August 31, 2014, the COCC generated a net loss of \$163,570. We have utilized current year unrestricted revenue and developer fee to cover the net loss. The total amount of developer fee budgeted for the COCC in FY2014 is \$200,000, of which 32% or \$63,570 has been needed as of the period ending August 31, 2014.

II. PUBLIC HOUSING- AMP 1

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

For the period ending August 31, 2014, Public Housing- AMP 1 generated a restricted reserve of \$37,791; which is restricted for Public Housing operations and reimbursement of other federal programs.

IV. PUBLIC HOUSING- AMP 3

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

For the period ending August 31, 2014, Public Housing- AMP 3 generated a restricted reserve of \$45,009, which is restricted for Public Housing operations and reimbursement of other federal programs.

V. PUBLIC HOUSING- AMP 4

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

For the period ending August 31, 2014, Public Housing- AMP 4 generated a restricted reserve of \$25,397, which is restricted for Public Housing operations and reimbursement of other federal programs.

VI. PUBLIC HOUSING- AMP 5

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

For the period ending August 31, 2014, Public Housing- AMP 5 generated a net loss of \$13,293; the deficit will be funded by current year Public Housing operating reserves.

VII. PUBLIC HOUSING- AMP 6

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

For the period ending August 31, 2014, Public Housing- AMP 6 generated a net loss of \$15,019; the deficit will be funded by current year Public Housing operating reserves.

VIII. PUBLIC HOUSING- AMP 7

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

For the period ending August 31, 2014, Public Housing- AMP 7 generated a restricted reserve of \$20,209, which is restricted for Public Housing operations and reimbursement of other federal programs.

IX. PUBLIC HOUSING- AMP 8

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

For the period ending August 31, 2014, Public Housing- AMP 8 generated a net loss of \$626; the deficit will be funded by current year Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 9

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

For the period ending August 31, 2014, Public Housing- AMP 9 generated a net loss of \$12,096; the deficit will be funded by current year Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 10

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

For the period ending August 31, 2014, Public Housing- AMP 10 generated a net loss of \$31,975; the deficit will be funded by current year Public Housing operating reserves.

XII. PUBLIC HOUSING- AMP 11

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

For the period ending August 31, 2014, Public Housing- AMP 11 generated a restricted reserve of \$16,835; which is restricted for Public Housing operations.

XIII. PUBLIC HOUSING- AMP 12

Public Housing- AMP 12 is associated with one site which includes; James Bland Phase IV (Old Town Commons). This community consists of 44 Public Housing/LIHTC rental units.

For the period ending August 31, 2014, Public Housing- AMP 12 generated a restricted reserve of \$8,574; which is restricted for Public Housing operations.

XIV. OLD TOWN COMMONS V. (JB V)

Old Town Commons V is associated with one site which includes; James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units that are currently being developed.

For the period ending August 31, 2014, OTC V generated a restricted reserve of \$45,898; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

XV. MILLER HOMES

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

For the period ending August 31, 2014, Miller Homes generated an (unrestricted) surplus of \$60,926, which is being used to fund current year operating deficits in the COCC.

XVI. HOPKINS- TANCIL COURTS

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

For the period ending August 31, 2014, Hopkins Tancil generated a net loss of \$48,091, this loss is being funded from reserves, of which \$39,074 is being used to support deficit in the COCC.

XVII. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending August 31, 2014, Quaker Hill generated a restricted reserve of \$228,159; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

XVIII. JEFFERSON VILLAGE

This property consists of 69 affordable housing rental units.

For the period ending August 31, 2014, Jefferson Village generated a net loss of \$85,790; this deficit will be funded from prior year operating reserves.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending August 31, 2014, Pendleton Park generated a restricted reserve of \$48,330; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending August 31, 2014, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$1,499,623; which is being reserved for future lease-up of OTC Phase V and funding an increase in the HCVP payment standard of 110%.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending August 31, 2014, the Housing Mod-Rehab operated with a surplus of \$57,881 deficit of \$177,436; which is restricted for future housing assistant payments within the Mod. Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending August 31, 2014, The Bond Fund generated an un-restricted surplus of \$19,985, which is being reserved for future programs and events in FY 2014.

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

Alexandria Redevelopment & Housing Authority

**SUMMARY OF PUBLIC HOUSING- AMP 4 BUDGETS
FOR THE YEAR ENDING DECEMBER 31, 2014**

	Total Budget	Scattered Sites I	Scattered Sites II	Scattered Sites III	Park Place
<u>Operating Revenues</u>					
Dwelling Rent	334,599	112,766	74,169	69,307	78,357
Bookkeeping Fee	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-
Developer Fee	-	-	-	-	-
Operating Subsidy	394,255	122,219	74,908	102,506	94,621
Investment Income	-	-	-	-	-
Reserve Transfers	-	-	-	-	-
Other Income	9,913	2,957	3,135	2,417	1,404
Total Operating Revenue	738,767	237,942	152,213	174,231	174,382
<u>Operating Expenditures</u>					
Administration					
Tenant Services	277,704	55,103	34,547	43,305	144,749
Utilities	596	188	113	154	143
Ordinary maintenance & operat	101,638	51,931	2,408	4,573	42,725
Protective Services	230,350	93,066	50,823	65,133	21,328
General Expense	-	-	-	-	-
MIP & Replacement Reserves	103,083	29,894	30,662	32,457	10,070
Housing Assistance Payments	-	-	-	-	-
Debt Service	-	-	-	-	-
Reserves	-	-	-	-	-
Transfers	-	-	-	-	-
Total Operating Expenditures	713,371	230,181	118,553	145,621	219,015
NET INCOME (LOSS) FROM OPERATIONS	25,397	7,761	33,660	28,609	(44,634)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	4,102,011	4,504,267	(402,256)	-	-	-	341,199	352,000	(10,801)
Governmental Grants	15,219,581	15,257,133	(37,552)	-	-	-	-	-	-
Local Grants	58,342	56,300	2,042	-	-	-	58,342	56,300	2,042
Management/Fee for Service	2,197,070	2,006,533	190,537	1,286,851	1,203,333	83,518	-	-	-
Bookkeeping Fee	59,026	64,333	(5,308)	59,026	64,333	(5,308)	-	-	-
Asset Management Fee	117,955	85,733	32,222	117,955	85,733	32,222	-	-	-
HCVF Asset Management Fee	383,059	357,200	25,859	292,830	270,533	22,297	-	-	-
Developer Fee/OTC Sale Proceeds	63,570	133,333	(69,763)	63,570	133,333	(69,763)	-	-	-
Operating Subsidy	2,065,245	2,117,667	(52,422)	-	-	-	414,535	422,600	(8,066)
Investment Income	2,221	10,890	(8,669)	80	113	(33)	-	3,667	(3,667)
Reserve Transfers	306,890	548,900	(242,010)	100,000	100,000	-	-	-	-
Other Income	353,246	380,003	(26,758)	13,582	28,840	(15,258)	47,302	48,000	(698)
Total Operating Revenue	24,928,214	25,522,293	(594,079)	1,933,894	1,886,220	47,674	861,377	882,567	(21,189)
Operating Expenses									
Administration	3,859,386	4,159,825	(300,439)	1,062,605	1,161,850	(99,245)	237,900	225,433	12,466
Tenant Services	171,417	260,280	(88,863)	204	333	(129)	56,089	91,067	(34,978)
Utilities	980,982	996,000	(15,018)	19,231	20,267	(1,035)	200,049	218,000	(17,951)
Ordinary maintenance & operations	2,206,934	2,052,241	154,693	547,422	394,467	152,956	219,753	221,800	(2,047)
Protective Services	25,952	17,193	8,759	657	733	(77)	405	667	(262)
General expense	1,810,181	1,823,547	(13,366)	303,774	308,570	(4,796)	109,392	125,600	(16,208)
Housing Assistance Payments	13,514,866	15,211,133	(1,696,268)	-	-	-	-	-	-
Debt Service	204,805	257,733	(52,928)	-	-	-	-	-	-
Reserves	100,000	744,340	(644,340)	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	22,874,523	25,522,293	(2,647,771)	1,933,894	1,886,220	47,674	823,586	882,567	(58,980)
NET INCOME (LOSS)	2,053,691	-	2,053,691	0	-	0	37,791	-	37,791
Less: Restricted Income	(2,053,691)	-	(2,053,691)	-	-	-	(37,791)	-	(37,791)
ADJUSTED NET INCOME (LOSS)**	0	-	0	0	-	0	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	205,929	222,400	(16,471)	334,599	342,400	(7,801)	14,815	19,200	(4,385)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	725,546	739,533	(13,987)	394,255	401,933	(7,678)	9,878	10,067	(189)
Investment Income	-	-	-	-	-	-	-	-	-
Reserve Transfers	-	-	-	-	100,333	(100,333)	13,293	10,220	3,073
Other Income	14,260	25,580	(11,320)	9,913	8,987	927	913	267	646
Total Operating Revenue	945,735	987,513	(41,778)	738,767	853,653	(114,886)	38,899	39,753	(854)
Operating Expenses									
Administration	203,937	250,489	(46,552)	277,704	306,733	(29,029)	13,325	19,460	(6,135)
Tenant Services	24,339	22,900	1,439	596	1,013	(417)	19	47	(28)
Utilities	385,020	304,200	80,820	101,638	112,200	(10,562)	11,585	11,467	118
Ordinary maintenance & operations	198,890	254,067	(55,177)	230,350	255,773	(25,423)	10,098	5,840	4,258
Protective Services	-	-	-	-	-	-	-	-	-
General expense	88,540	83,407	5,134	103,083	125,900	(22,817)	3,873	2,940	933
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Reserves	-	72,450	(72,450)	-	52,033	(52,033)	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	900,727	987,513	(86,787)	713,371	853,653	(140,282)	38,899	39,753	(854)
NET INCOME (LOSS)	45,009	-	45,009	25,397	-	25,397	(0)	-	(0)
Less: Restricted Income	(45,009)	-	(45,009)	(25,397)	-	(25,397)	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	Public Housing AMP 6			Public Housing AMP 7			Public Housing AMP 8		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	133,755	141,600	(7,845)	93,387	94,400	(1,013)	45,753	44,000	1,753
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	82,773	105,333	(22,561)	82,424	97,400	(14,976)	82,663	84,267	(1,604)
Investment Income	-	-	-	-	-	-	212	200	12
Reserve Transfers	15,019	-	15,019	-	31,920	(31,920)	626	20,487	(19,861)
Other Income	6,291	4,773	1,518	4,541	9,067	(4,525)	11,383	2,067	9,317
Total Operating Revenue	237,837	251,707	(13,870)	180,352	232,787	(52,435)	140,637	151,020	(10,383)
Operating Expenses									
Administration	144,857	142,440	2,417	77,187	92,047	(14,859)	57,797	75,620	(17,823)
Tenant Services	195	333	(138)	3,158	733	2,424	135	600	(465)
Utilities	2,304	3,333	(1,029)	4,233	4,000	233	11,901	13,667	(1,766)
Ordinary maintenance & operations	59,861	66,967	(7,106)	43,609	90,200	(46,591)	52,525	42,533	9,991
Protective Services	-	-	-	1,824	5,500	(3,676)	326	333	(7)
General expense	30,620	38,633	(8,013)	30,133	40,307	(10,174)	17,953	18,267	(314)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	237,837	251,707	(13,869)	160,144	232,787	(72,643)	140,637	151,020	(10,383)
NET INCOME (LOSS)	(0)	-	(0)	20,209	-	20,209	0	-	0
Less: Restricted Income	-	-	-	(20,209)	-	(20,209)	-	-	-
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	(0)	-	(0)	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	Public Housing AMP 9			Public Housing AMP 10			Public Housing AMP 11			Public Housing AMP 12		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	55,072	56,000	(928)	23,689	28,800	(5,111)	13,618	16,800	(3,182)	123,436	140,000	(16,564)
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	133,729	136,333	(2,605)	61,662	62,867	(1,205)	77,782	57,333	20,448	-	-	-
Investment Income	268	267	1	-	-	-	-	5,333	(5,333)	50	-	50
Reserve Transfers	12,096	-	12,096	31,975	26,587	5,388	-	37,400	(37,400)	-	37,800	(37,800)
Other Income	3,018	3,467	(448)	1,418	3,433	(2,016)	1,896	6,633	(4,738)	17,505	11,000	6,505
Total Operating Revenue	204,183	196,067	8,116	118,744	121,687	(2,943)	93,295	123,500	(30,205)	140,992	188,800	(47,808)
Operating Expenses												
Administration	85,834	84,220	1,614	58,646	65,920	(7,274)	45,755	65,873	(20,119)	58,131	82,633	(24,502)
Tenant Services	180	1,000	(820)	4,412	2,367	2,045	3,528	2,367	1,161	7,874	4,100	3,774
Utilities	6,275	6,667	(392)	1,699	4,000	(2,301)	4,791	7,400	(2,609)	24,313	27,400	(3,087)
Ordinary maintenance & operations	83,558	73,080	10,478	37,478	27,067	10,411	13,934	26,080	(12,146)	13,893	31,467	(17,574)
Protective Services	860	1,200	(340)	1,353	1,867	(513)	1,135	1,333	(198)	2,919	2,200	719
General expense	27,476	27,900	(424)	15,156	20,467	(5,311)	7,317	20,447	(13,130)	25,288	41,000	(15,712)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	2,000	(2,000)	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	204,183	196,067	8,116	118,743	121,687	(2,943)	76,460	123,500	(47,040)	132,418	188,800	(56,383)
NET INCOME (LOSS)	0	-	0	0	-	0	16,835	-	16,835	8,574	-	8,574
Less: Restricted Income	-	-	-	-	-	-	(16,835)	-	(16,835)	(8,574)	-	(8,574)
ADJUSTED NET INCOME (LOSS)**	0	-	0	0	-	0	0	-	0	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	87,346	226,667	(139,321)	183,186	184,000	(814)	849,327	904,000	(54,673)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	10	13	(3)
Reserve Transfers	-	44,000	(44,000)	-	-	-	48,091	-	48,091
Other Income	1,669	7,667	(5,997)	3,768	8,183	(4,415)	30,144	22,667	7,477
Total Operating Revenue	89,015	278,333	(189,318)	186,954	192,183	(5,230)	927,572	926,680	892
Operating Expenses									
Administration	23,753	83,900	(60,147)	90,324	95,797	(5,473)	180,523	147,336	33,187
Tenant Services	4,308	44,333	(40,025)	-	53	(53)	40,274	76,200	(35,926)
Utilities	775	1,333	(558)	518	2,733	(2,215)	118,480	166,000	(47,520)
Ordinary maintenance & operations	6,980	88,667	(81,687)	25,174	24,367	807	189,018	182,333	6,684
Protective Services	520	2,000	(1,480)	8,925	27	8,899	509	400	109
General expense	6,781	52,667	(45,885)	1,087	12,500	(11,413)	297,598	190,411	107,187
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	62,096	64,000	(1,904)
Reserves	-	5,433	(5,433)	60,926	56,707	4,219	39,074	100,000	(60,926)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	43,117	278,333	(235,216)	186,954	192,183	(5,230)	927,572	926,680	892
NET INCOME (LOSS)	45,898	-	45,898	0	-	0	(0)	-	(0)
Less: Restricted Income	(45,898)	-	(45,898)	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	-	0	0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	Quaker Hill LP			Jefferson Village			Pendleton Park		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	751,141	816,000	(64,859)	602,832	680,000	(77,168)	242,927	236,000	6,927
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	388	347	41	-	-	-	62	83	(22)
Reserve Transfers	-	-	-	85,790	-	85,790	-	-	-
Other Income	20,110	15,067	5,043	52,836	11,067	41,769	14,414	3,467	10,947
Total Operating Revenue	771,639	831,413	(59,775)	741,458	691,067	50,391	257,403	239,550	17,853
Operating Expenses									
Administration	234,551	229,673	4,878	73,296	90,453	(17,157)	28,476	43,100	(14,624)
Tenant Services	-	267	(267)	4,794	133	4,660	3,098	433	2,665
Utilities	9,301	6,000	3,301	51,680	62,000	(10,320)	25,899	23,667	2,232
Ordinary maintenance & operations	96,488	109,667	(13,179)	342,851	94,933	247,918	28,799	49,000	(20,201)
Protective Services	-	-	-	450	267	183	-	-	-
General expense	142,787	127,867	14,921	228,061	261,500	(33,439)	80,768	39,800	40,968
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	60,352	60,400	(48)	40,325	66,667	(26,342)	42,032	66,667	(24,635)
Reserves	-	297,540	(297,540)	-	115,113	(115,113)	-	16,883	(16,883)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	543,479	831,413	(287,934)	741,457	691,067	50,391	209,073	239,550	(30,477)
NET INCOME (LOSS)	228,159	-	228,159	0	-	0	48,330	-	48,330
Less: Restricted Income	(228,159)	-	(228,159)	-	-	-	(48,330)	-	(48,330)
ADJUSTED NET INCOME (LOSS)**	0	-	0	0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING AUGUST 31, 2014

	<u>Housing Choice Voucher Program</u>			<u>Mod Rehab Project-Based</u>			<u>Tax Exempt Bond Income</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>
Operating Revenue									
Dwelling Rent	-	-	-	-	-	-	-	-	-
Governmental Grants	14,419,493	14,452,800	(33,307)	800,088	804,333	(4,246)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	910,219	803,200	107,019	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	90,229	86,667	3,563	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	10	820	(810)	41	47	(5)	1,100	-	1,100
Reserve Transfers	-	140,153	(140,153)	-	-	-	-	-	-
Other Income	37,607	100,000	(62,393)	-	-	-	60,675	59,773	901
Total Operating Revenue	15,367,328	15,496,973	(129,645)	890,358	891,047	(688)	61,775	59,773	2,001
Operating Expenses									
Administration	823,146	800,907	22,239	58,066	56,873	1,193	23,573	39,067	(15,494)
Tenant Services	-	-	-	-	-	-	18,216	12,000	6,216
Utilities	1,290	1,667	(377)	-	-	-	-	-	-
Ordinary maintenance & operations	6,255	13,933	(7,679)	-	-	-	-	-	-
Protective Services	6,069	667	5,402	-	-	-	-	-	-
General expense	280,023	273,000	7,023	10,469	11,033	(564)	-	1,333	(1,333)
Housing Assistance Payments	12,750,924	14,406,800	(1,655,876)	763,942	804,333	(40,391)	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	18,807	(18,807)	-	7,373	(7,373)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	13,867,705	15,496,973	(1,629,268)	832,477	891,047	(58,570)	41,789	59,773	(17,984)
NET INCOME (LOSS)	1,499,623	-	1,499,623	57,881	-	57,881	19,985	-	19,985
Less: Restricted Income	(1,499,623)	-	(1,499,623)	(57,881)	-	(57,881)	(19,985)	-	(19,985)
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	0	-	0	0	-	0

**Loss reduces unrestricted reserves

ASSET MANAGEMENT / SOCIAL SERVICES

ASSET MGMT /
SOCIAL SERVICES



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Melvin Miller

Carter D. Flemming
Brett J. Libresco
Christopher Ballard

Karl Sandberg
Chyrell Bucksell
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 19, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 8/31/2014**

I. Performance Indicators for Board Monitoring

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

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

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

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

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



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

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

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

TABLE A

Performance Indicators for Board Monitoring for the current reporting period

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent					
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD's STANDARD	COMMENTS
1 Occupancy Rate ACC units (PH)	97%	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2 Occupancy Rate HCVP (Mkt. Rate)	93%	92%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3 Tenant Account Receivables (TARs) - Occupied Units	2%	1%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
4 Tenant Account Receivables (TARs) - Vacated/Evictions	2%	3%	2%	>6%≤8% = D - >8%≤= E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤= E, >10%=F
5 Vacant Unit Turnaround Time DOWN TIME = 1days MAKE READY TIME = 12 days LEASE UP TIME = 21 days	34 days	30 days	19 days	20 days	Vacant units down time 20≤ days =A 21≤ days =B
6 Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%	100% = A	10 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
7 Outstanding Routine Work Orders Number of Days	16 days	19 days	15 days	21 days	621 total work orders issued; 480 completed; 141 work orders remain open including VUs, pest services, and UPCS-HQS inspections, and system transfers.
SPECIAL PROJECTS					
n/a					

CHART A
Performance Indicators for current Board Monitoring Reporting Period

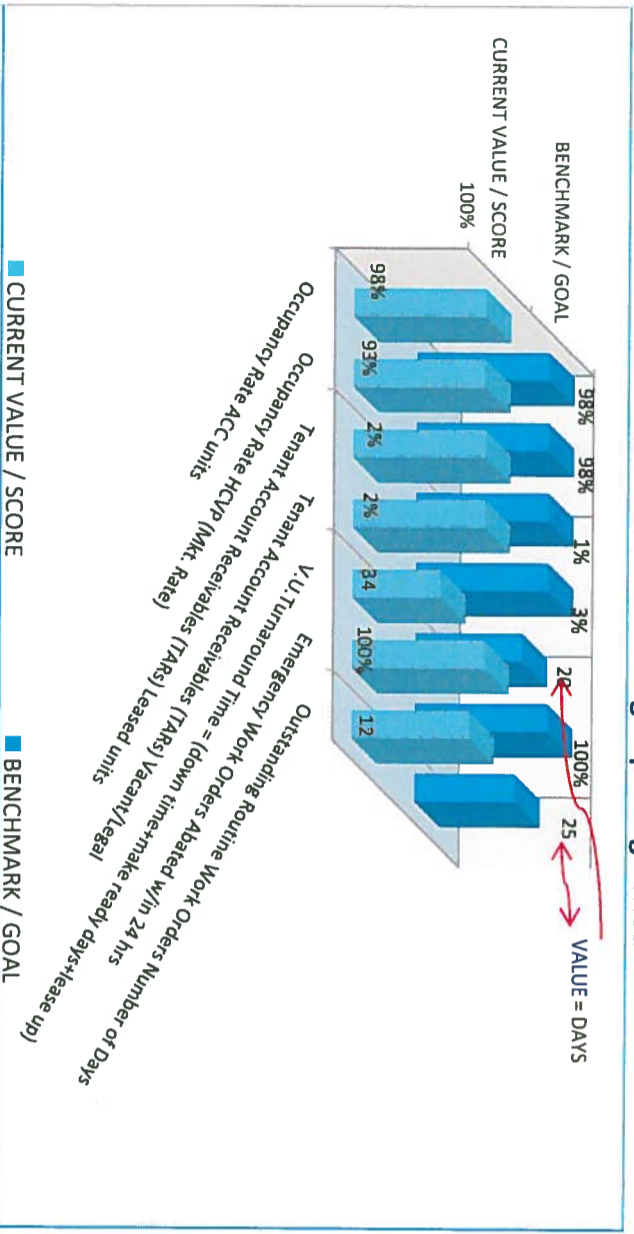


CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUE AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT. VALUES ARE AUTOMATICALLY ROUNDED UP/DOWN.

TABLE B

**Vacancy Activity Tracking Report for Market Rent Units/Section 8
for the current Reporting Period**

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (1) see notes at end	68	9	13%
Quaker Hill	60	1	1%
Hopkins-Tancil Courts (2)	108	6	5%
Miller Homes	16	1	6%
Pendleton Park	24	2	8%
TOTALS (3)	276	19	7%

(1) Total units = 69. One unit occupied by a RPO - net lease units = 68
(2) Total 111 Units; one unit occupied by a RPO, two units converted into the Ruby Tucker Center. Net unit count 108. (3) Percentile values have been rounded up or down for chart purposes.

Chart B below provides a graphic representation of the above Table B showing the vacancy activity report for Market Rent and Section 8 units for the current reporting period. Please note that chart values are automatically rounded up to the nearest unit.

CHART B
Current Vacancy Activity Report Market Rate and Section 8 Units

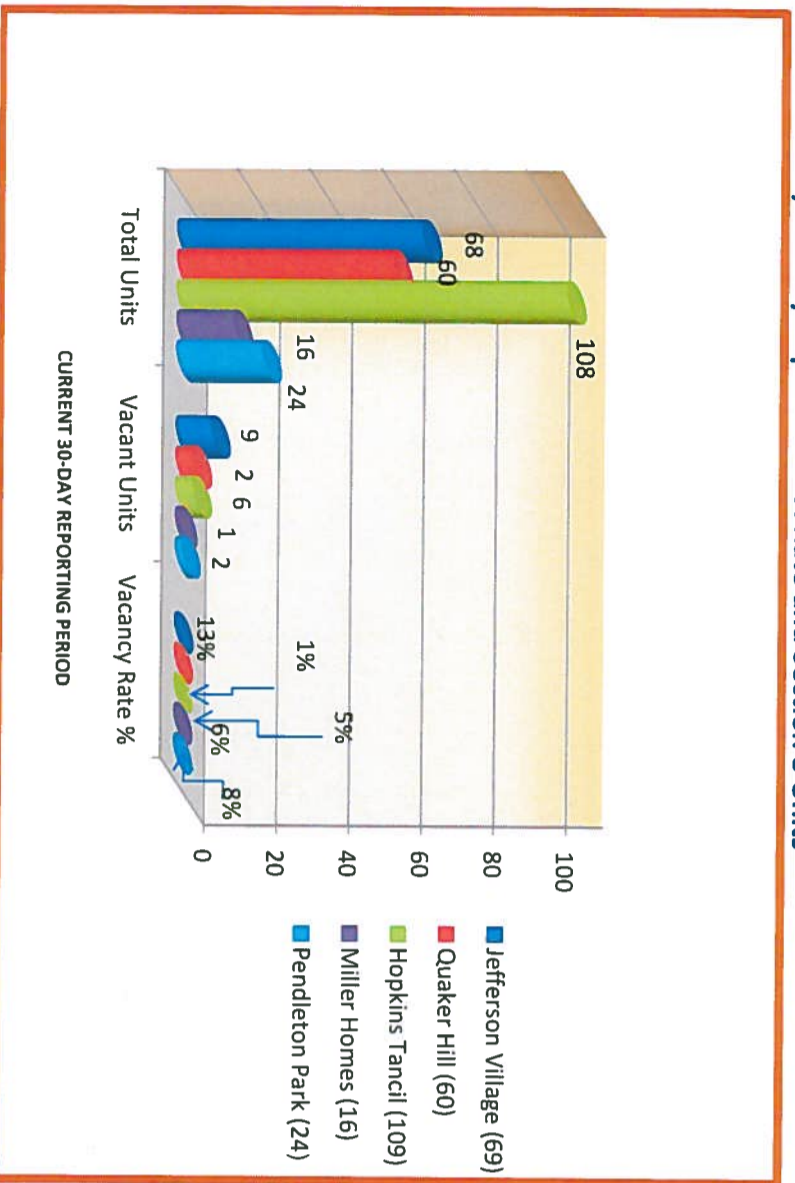


Table C below provides a view of the ACC units, per development, showing the total unit numbers, vacant units under rehab, off-line or demolition, the total of occupied units and occupancy and average vacancy rates for the current reporting period. Please note that chart values are automatically rounded up/down to the nearest unit.

TABLE C
Vacancy Activity Tracking Report for ACC Units

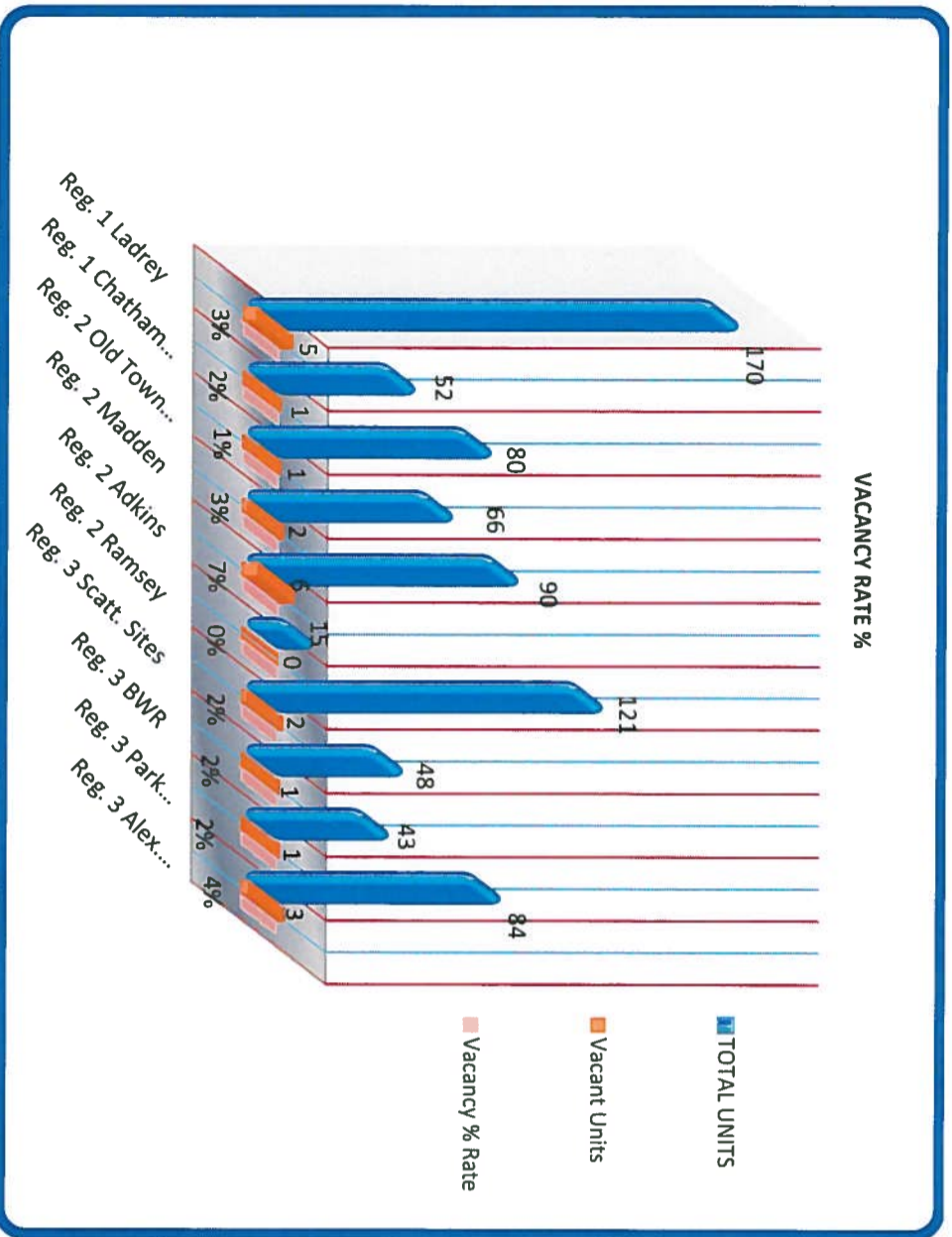
	Number Units	Vacant Units	Vacancy % Rate (2)
Ladrey Building	170	5	3%
Chatham Square.	52	1	2%
Old Town Commons	80	1	1%
S. Madden Homes (1)	66	2	3%
A. Adkins Homes	90	6	6%
Ramsey Homes	15	0	0%
Scattered Sites (all)	121	2	2%
BWR	48	1	2%
Park Place & Saxony Square	43	1	2%
Alexandria Crossing (all on-line units)	84	3	4%
TOTALS: (values are rounded up/down)	769	22	3%

(1) S. Madden Homes: one unit off line ARA office
(2) Vacancy Rate is the average

The Chart C below shows the vacant unit activity per sites based on the content of Table C. Please note that some developments have been accumulated under one name due to the limitations of the graphic (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 percentages. 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 (ACC) Units, Current Reporting Period



Jefferson Village Updates

The leasing activities at Jefferson Village are moving forward, after the initial slow down due to the legal actions to evict delinquent rent and criminal cases. Below is the summary for the current reporting period as of the closing of this report:

<i>Unit renovated and ready for lease (as of 7/31/2014)</i>	11
<i>Renovated units leased as of closing of this report:</i>	4
<i>Renovated units with approved applicants scheduled for move-in</i>	7
<i>Non-renovated new vacant units as of the closing of this report</i>	1
<i>Occupied units scheduled for eviction (September)</i>	1
<i>Occupied units in legal (eviction date t/b/d) in progress</i>	3

II. Year-to-Date Administrative & Legal Activities

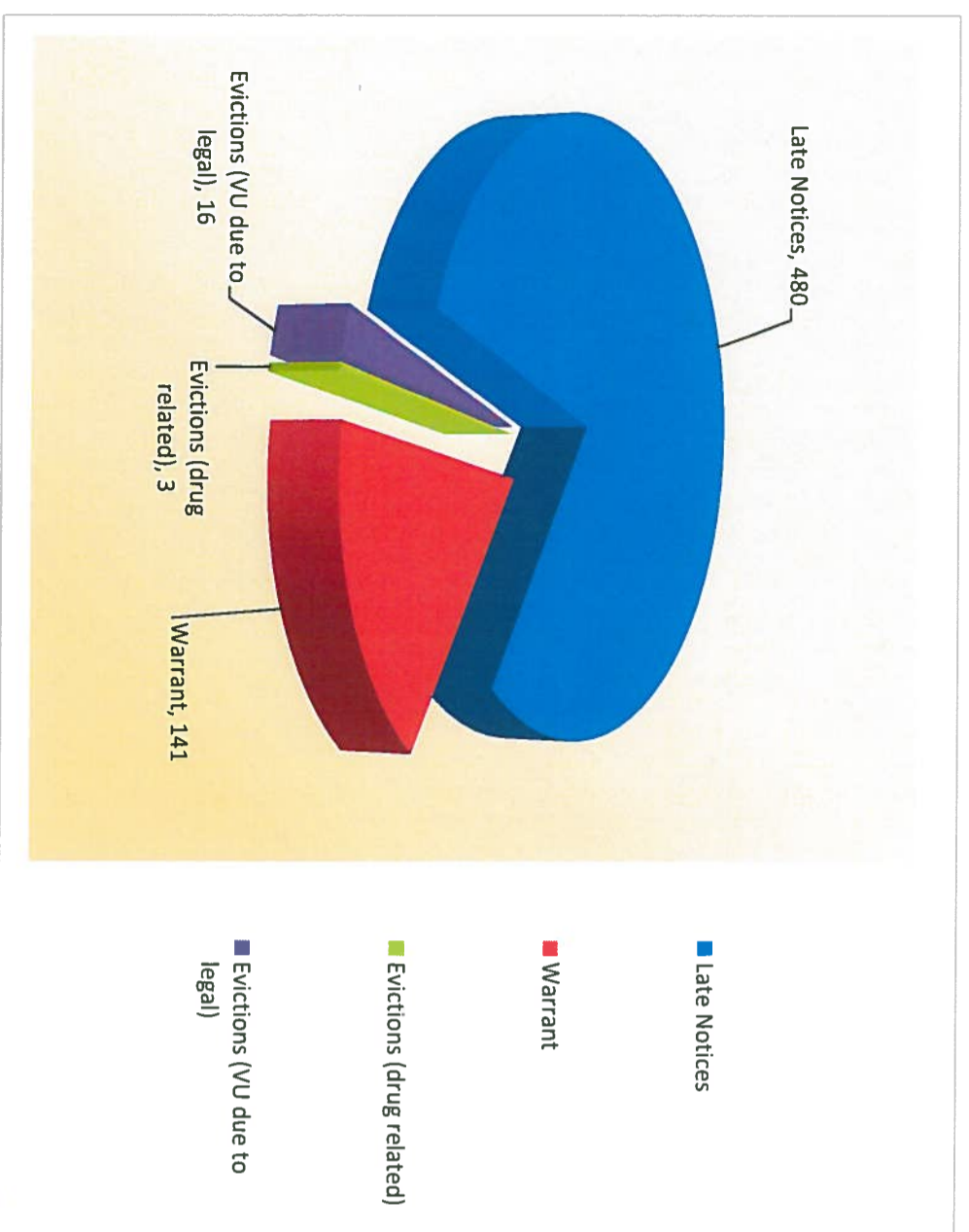
The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

Chart D below, shows the Year-To-Date numbers that quantify the above steps. The variances shown in the chart also illustrates how the various step-actions are carried out based on the residents' response and the adjudication of the cases.

The current year reflects all activities that have taken place since the beginning of the year up to the current reporting period, all values are accumulative.

CHART D

Year to Date Administrative & Legal Activities



ASSET MANAGEMENT VACANCY ACTIVITY REPORT

REGION	PREVIOUS MONTH (Aug.)	MOVE IN	MOVE OUT	CURRENT MONTH (Sept.)	COMMENTS
--------	-----------------------------	---------	----------	-----------------------------	----------

Region I

Ladrey Hi-Rise	5	4	3	4	Ladrey unfortunately has had a number of residents pass away
Chatham Square	1	0	0	1	Approved applicant did not honor appointment
Total	6	4	3	5	

Region II

Andrew Adkins	6	0	1	7	Numerous applicants either turned down unit or were a no show for certification appointment
Samuel Madden	2	0	0	2	Numerous applicants either turned down unit or were a no show for certification appointment
OTC 1	1	0	0	1	Applicant pending TC certification
	9	0	1	10	

Region III

Scattered Sites (All)	2	0	0	2	Slated to move in on Friday 26 of September
BWR	1	0	0	1	Slated to move in Tuesday 23 of September
Park Place	1	0	0	1	
Saxony Square	0	0	1	1	Slated to move in Monday 22 of September
West Glebe	2	0	0	2	2 move ins by the 15 of October
Old Dominion	1	0	0	1	Transfer from within
	7	0	1	8	

Market Rate

Hopkins Tancil	6	1	1	6	Currently have 5 approved applicants waiting for third party inspection results
Miller Homes	1	1	0	0	
Quaker Hill	1	1	3	3	1 to move in By September 26th
Pendleton Park	2	1	0	1	
Jefferson Village	9	0	0	9	
	<u>19</u>	<u>4</u>	<u>4</u>	<u>19</u>	



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Salena Zeller

Roy Priest, Chief Executive Officer

DATE: September 12, 2014

TO: Merrick Malone, 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 73% of the annual contributions contract (ACC) with 87.5% of the budget authority expended. The utilization rate for this month experience an unusual drop due to a project set up issue. The portable vouchers administered were being counted in the total number of vouchers under lease which resulted in the voucher being counted twice. This error was discovered and corrected this month. The vouchers in question have now been absorbed and will officially be a part of the program utilization effective September 1st. There was also an unusually high number of vouchers turned over this month, primarily due to termination for program violations.

Application sessions and voucher issuance efforts continue to increase program utilization. In addition to the 41 portable vouchers administered that have been absorbed, there have been 7 families to lease with the voucher from the waiting list. There are 20 families actively seeking a unit. The primary leasing challenges are the voucher payment standard and the availability of 1 bedroom units. To address the issue of the disparity between the market rent in the City and the voucher payment standard, staff will be submitting a revised resolution to the Board to request an increase to 110% percent from 100% of the fair market rent published by HUD. The preliminary meeting with DCHS to discuss the memorandum of understanding for the administration of the vouchers allocated to the local preferences has been held. We are hoping to have this process finalized before the end of September to assist with the program utilization.

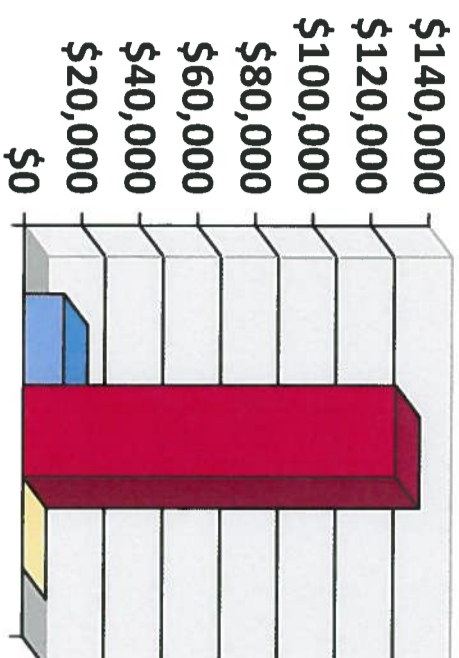
The waiting list purge is still underway. Staff is generating letters to all active applicants on each of the existing waiting list to determine their continued interest in remaining on the list. As part of the purge process, applicants can also update their contact information, household compositions and waiting list preferences. Additionally, public housing applicants on the general waiting list can now elect to be added to the site based waiting list for the tax credit/public housing developments. Staff initially attempted to complete all the necessary components of the purge internally but for efficiency stake determined it would be most beneficial to outsource certain aspects. This will allow for more rapid reconciliation of each waiting list. A general information session to explain each program, the waiting list process and the new preferences will take place twice a month until the purge is completed.

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.



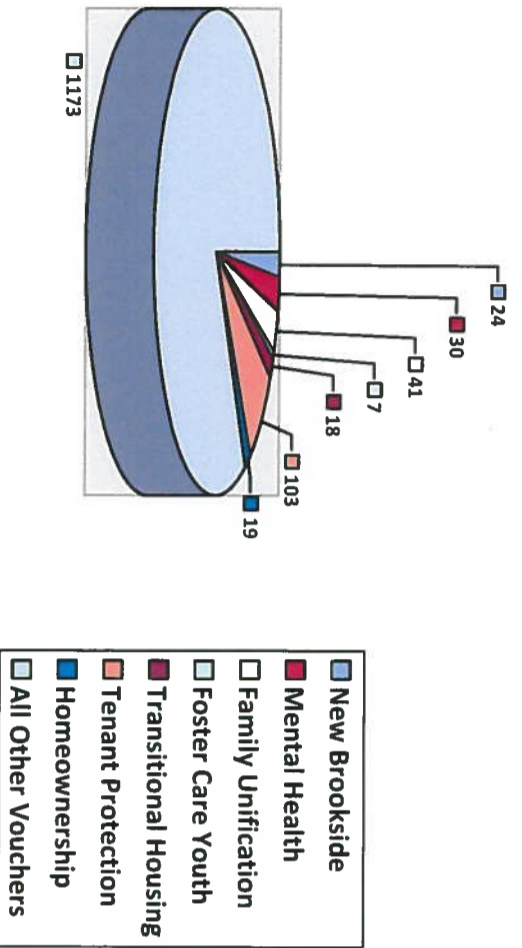
CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.



Top Escrow Balance	\$13,979
Total Escrow Balance	\$128,893.89

Top Escrow Balance	No. of Participants
Total Escrow Balance	

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





Commissioners:

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Daniel Bauman, *Vice Chairman*
Christopher Ballard

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Salena Zellers

Roy Priest, *Chief Executive Officer*

DATE: September 18, 2014

TO: Chairman, Merrick T. Malone and the ARHA Board of Commissioners

FROM: Roy O. Priest, Secretary-Treasurer

SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

Resident and Community Services Board Report

Programs and Services provided by ARHA's Resident and Community Service Department consist of several programs and activities for youth, families and seniors through various partnerships with the city, community agencies and private organizations. In addition, ARHA's Family Self-Sufficiency and Supportive Services programs are provided to ARHA residents in an effort to create family self-sufficiency by enhancing education and job skills for today's economy and adaptailty to living in a socially integrated society. Ten staff members are responsible for administering these programs for residents. Funding for these programs is provided through the City of Alexandria, Alexandria City Public Schools, the federal Department of HUD, grants and ARHA budget funds. Monthly activities are highlighted below:

RESOURCE LEARNING CENTERS: RUBY TUCKER FAMILY CENTER (RTFC); FAMILY RESOURCE LEARNING CENTER (FRLC) @ CHARLES HOUSTON

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis, Sabrina Walker

	Workshops/Training Provided	Activity Number of Programs (service size)	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	5	4	43	25
Youth (4-18)	50	6	78	47



Finances:

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$1,621.31	\$9,148.33	\$31,000	\$2,450 (food, clothing, & furniture/computers)

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
6	48	70	56

Partnerships:

- **KABOOM!** - the agency was recently awarded indirect funding in the form of modular play equipment for a Let's Play Rigamajig for youth to be used to improve youth motor skills and logic.
- **ACPS** - assisted with sourcing office furniture and office supplies for our FRLCs.
- **Downtown Baptist Church** - secured much needed staff support by having their Youth Director, Ron Allen, come on board to provide additional programming for our middle school aged kids and more of our families, particularly those who live on the West End of the city. He will be serving in the capacity of Assistant Learning Center Coordinator.
- **Heart of Stone Foundation** – provided 50 school supply bags for FRLC students
- **Alpha Phi Alpha Fraternity** – provided 30 toiletry kits for FRLC students
- **Reading Connection** – provided 75 back packs with school supplies to program participants

Special Notes/Upcoming Events:

This new school year the FRLCs have successfully registered 75 students to participate in our afterschool tutoring and homework assistance program. There were 10 new parents who registered their children for programming. The increased cost to register youth to participate in the Out of School Time Program at the Charles Houston Recreation Center has increased the amount of grant funding used to offset these costs meaning a reduction of programming funding available.

- Empower Me Workshop – September 26, 2014
- International Food Night – September 30, 2014

THE SENIOR CENTER @ CHARLES HOUSTON

Staff: Vanessa Greene, Cynthia Pierce

Congregate Meals:

Participation numbers	ARHA/Annie B. Rose residents	Cumulative lunch service
60	20	150

Services/Activities Summary:

- **Health, Wellness and Medical Services** - 60 (duplicated count) clients participated in walking club, morning stretch, Wii Sports games, Robust Walkathon, an Aging Successfully and a “Healthy Brain, Healthy Aging” presentation(s) and “My Last Wishes . . . How to Plan” seminar, and 2 blood pressure screening clinics
- **Assessments** – 1

- Referrals – 0
- Deaths - 0
- Activities – 60 clients (duplicated count) participated in shopping excursions to Fair City Mall, Lorton \$1 Tree Store, the Stores of Kingstowne and Hagerstown Premium Outlets, the monthly center activity planning session, the center’s 42nd anniversary celebration, the monthly book club meeting, and assorted table and competitive games and trivia activities.
- 42nd Anniversary Celebration – The Senior Center formerly known as the “Krunch Bunch” celebrated its 42nd anniversary on September 17, 2014. The celebration attended by City Department heads William Chesley and Shelia Whiting of the Department of Recreation and Cultural Activities, Debbie Ludington of the Department of Aging and ARHA Senior Management staff was held at Charles Houston. Entertainment was provided by a senior Line Dance group “Mom and Me” and the well-known local quartet the “Alexandria Harmonizers”. Lunch was provided to all including volunteers. About eighty individuals were in attendance.

Upcoming Events:

- Service Providers Deaf and Hard of hearing Training – Wednesday, October 1, 2014
- Flu Shot Clinic – Friday, October 3, 2014 @ 10AM
- Senior Scams Presentation – Friday, October 17, 2014 @ 10AM

Ladrey High Rise

Staff: Starr Robertson

Services Provided

Health and Medical:

Medicare/ Medicaid Counseling	Medicaid/ SNAP Renewal Assistance	Medicare/ Medicaid Applications	SNAP Program (food stamps) Applications	Assist Communicating with Medicare/Medicare
9	3	2	2	4

File Updates:

Intake Updates	Confidentiality Agreements	Informed Consent	Fire Evacuation Form	New Resident Orientation
4	4	4	4	4

Financial:

Applied for Medical Bill Assistance	Rental Assistance	Medical Equipment/Prescription Assistance
5	3	2

Daily Living Skills & Entitlements:

Home Visits	Assist. Completing Forms/Mail/Money Orders	Assistance Making Apppts or Transportation Arrangements for Dr. Appt.	Assist. Communicating with Social Security/Social Services/Other Community Services	Housekeeping
5	25	2	9	4

Donations:

Residents who received
Food Distributions \$ 5200.00
Food Distributions LBS: 6000 lbs.

Assessments/Family Planning/Reports:

Family Planning	Hospital Discharge Planning/Communication	Mental Health Planning/Coordination
2	3	1

Referrals:

Food Delivery	DOT Transportation/Metro Access	Senior Taxi	Companion Aide/Home Health Services	Hearing Screening/Hearing Aid	Furniture Assistance
4	2	2	2	2	1

Participation of Residents in Facilitated Events:

LADrey Community Outings	LADrey Resident Seminars/Meetings	Food Distributions	Indoor Activities(Cards, Games, Movies)
8	42	170	55

Data Summary:

- Total Services/Referrals Provided to Residents: **113**
- Total Number of Residents Participation throughout month: **275**

** Note: For this period, There were 10 food distributions for LADrey residents donated from Trader Joes & CAFB, Alive & Whole Food Market** (Produce, Meat, Bread, Hygiene Products, Etc)

Note: For the month, there were 5 bread distributions for LADrey residents donated by Safeway

** Note: For the month, there were 14 Programs/Activities/Faith Services for LADrey residents sponsored by various community organizations.

FAMILY AND SUPPORTIVE SERVICES (JAMES BLAND/OTC)

Staff: Yolanda Littlejohn

Activities:

Completed 12 lease addendum for James Bland V Neighborhood
Solicited 7 new members for various industry for ARHA FSS Program Coordinating Committee
Participated in *Job Link* Community Initiative Focus Group – Reengineering of Business Service Model
Co-facilitated Program Coordinating Committee Quarterly Committee
Participated in National Night Out Quaker Hill Location
Met w/ HCVP Director and FSS Coordinator (Fredricka Charity) to strategize roll-out of mandated Choices- Life Skills Program for ARHA residents
Attended Northern Virginia Community College (Alexandria Campus) Meeting – update on new programs offered to better provide information to residents on available educational courses.
Met with Deputy Director of ARHA to discuss roll out of mandated Life Skills Program for ARHA residents
Participated in Virginia Employment Commission Job Readiness Panel
Completed Workforce Innovative Opportunities Act (WIOA) Consultation: Service to individual disabilities Webinar
Attended Quarterly Workforce Investment Board Meeting

HOUSING CHOICE VOUCHER (HCV) FAMILY SELF SUFFICIENCY (FSS)

Activities

Staff: Fredricka Charity

- 29 Housing Choice Voucher Participants
- 19 Participants Earning Escrow
- \$135,377.23 – Total HCV Escrow
- \$ 14,735.47 – Top Escrow Amount

Workshops/Meetings

August 8, 2014 – Met with the Housing Choice Voucher Director to strategize about the roll out of the Choices program.
September 10, 2014 – Links partnership Event – Financial Literacy, featuring Chris Bridges at the Center for Employment Training. Over 40 were in attendance with 23 of them ARHA residents.
September 12, 2014 – Virginia Employment Commission Partnership Job Recruitment Event – In attendance, 16 with 4 of them ARHA residents.
September 30, 2014 – Facilitate, along with Yolanda Littlejohn, “Choices”, a 6 week practical life skills program, designed to give residents basic tools in financial management, employment readiness, physical well-being, and relationships that they can use to make choices to be everything they can be.
August – September – Referred 12 Housing Choice Voucher participants for assistance to ALIVE, Old Presbyterian Meeting House, etc.
Each Wednesday – Worked with the Christ Church Lazarus Ministry to provide assistance to Alexandria residents. The average weekly number assisted is 12 with about one-third to one-half being ARHA residents.

Public Housing Family Self-Sufficiency

Monthly Report: July/August 2014

Activities

Participants

- **Twenty six** Public Housing FSS participants.
- **Nine** participants earning escrow.
- **Total PH/FSS escrow amount this period: \$52,621.00. - Top Escrow amount: 19,643.00.**

Demographics

- 100% of the participants are female
- 88% African American
- .04% Hispanic, .04% Afro Caribbean, .04% African
- 50% of the participants are employed
- 88% of participants have either their high school diploma or their GED
- 80% of participants have children in their household who are 18 years of age and under
- 8% of participants have children in their household who are 18 years of age and over

Case Management:

The following needs predominated amongst Public Housing FSS Participants:

Resources for food and utility assistance – Referrals food, utilities and rental assistance. There were other medical and mental health needs.

Resume Building & Employment Readiness Mentoring – Met with participants to update, correct, or change resumes and cover letters. Also addressed employment retention and soft skills

Community and Outreach: (Jul/Aug 2014):

Jul/Aug 2014: Outreach work for Alexandria community in the Lazarus Ministry of Christ Church: 18hrs

Jul 9, 2014: Re-entry Council Employment Workgroup Meeting: 2hrs

Jul 15, 2014: Community Partnership Job Expo Planning Meeting: 2hrs

Jul 16, 2014: Reentry Council Meeting: 2hrs

Jul 23, 2014: Department of Labor conference call about WIOA (Work Investment Opportunities Act) and how that affects disadvantaged populations and residents served. 1hr

Jul 25, 2014: Attended Year-Up Graduation where ARHA's first two residents successfully graduated from the program. 2hrs

Aug 5, 2014: Community Partnership Job Expo Planning Meeting: 2hrs

Aug 14, 2014: Held a PH/FSS information Orientation, 17 residents attended. Adding 7 to FSS Program: 2hrs

Aug 19, 2014: Community Partnership Job Expo Planning Meeting: 2hrs

Jul/Aug 2014: Continued meeting individually with ARHA residents and FSS participants to assist in creating, correcting, updating or changing resumes and cover letters in preparation for the second annual Community Partnership Job Expo on October 1, 2014.

Coordinated Geometry tutoring services with ACPs for one ARHA family. As a result of these efforts, the young man successfully completed summer school and received his High School diploma and is now actively seeking employment.

Events: (Aug 2014): Public Housing FSS Orientation Session held August 14, 2014.

Upcoming Events:

September 25, 2014: Pre Job-Expo Soft Skills Workshop, Charles Houston, 6pm – 8pm.

October 1, 2014: Second Annual Community Partnership Job Expo. This event will be held at the Charles Houston Recreation Center.

Successes One participant obtained a CDL license and is actively interviewing for positions with DASH or Fairfax County Connector.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

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Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 19, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

Following below is Table I, with a summary of the work orders ("WO") activity during the current reporting period, with a breakdown by WO categories. Further, Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects ("AMP").

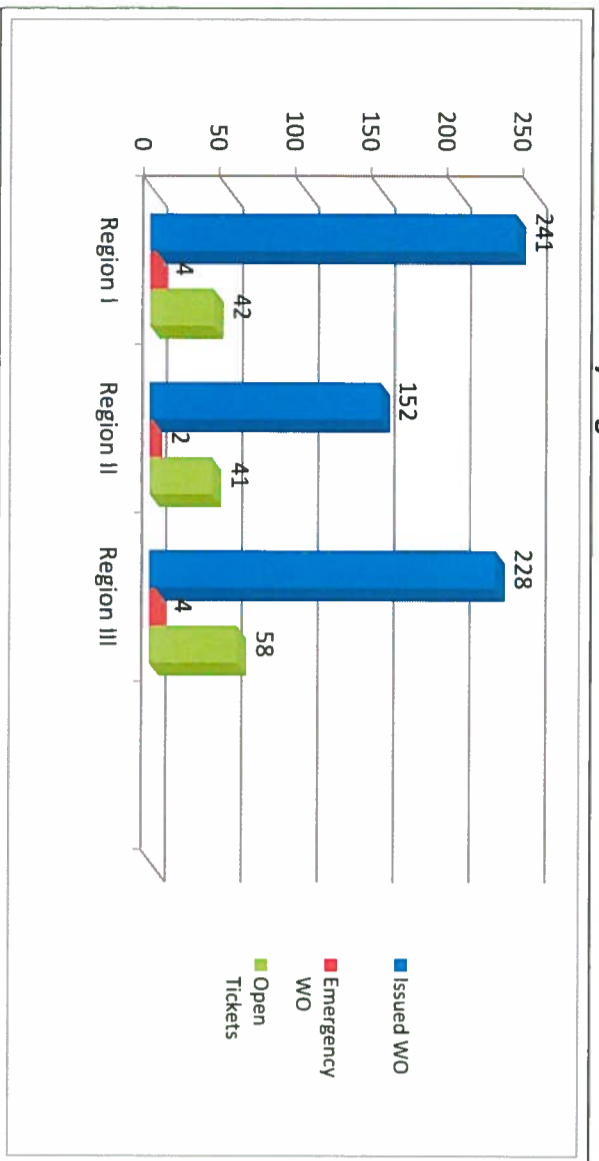
Table I – Reporting Period: 7/1/2014 to 8/31/2014

Issued WO's	621	Includes all work orders generated during this period
Completed WO's	480	Includes all work orders completed during this period
Emergency WO's	10	Includes all emergency work orders issued and completed within 24-hours
Open WO's (1) SEE NOT BELOW	141	Includes routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending

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

Region I = 6.76 %
Region II = 6.60 %
Region III = 9.34 %

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. Vacant Units Turn Over

During this reporting period, nineteen (19) additional units were added for rehabilitation and turnover work and ten (10) units have been completed and turned over to Asset Management for leasing as of the end of the reporting period.

2. Preventive Maintenance (PM)

Seasonal preventive maintenance tasks such as HVAC, exterior electrical [lighting] and other life and safety equipment, has been under way, and will continue through the remaining of the season as the regular work load may permit due to the summer demand increases of HVAC and electrical service calls.

3. Jefferson Village Improvements

The Board of Architectural Review (BAR) approved the application for the remaining exterior work at the site. As we informed in the last report, the continuance of the exterior work was subject to BARs approval because of the site location in the Parker Grey historical district. The approval includes new signage to replace the old one, work in the courtyard, including demolition, landscaping, a toddler’s playground, and exterior lighting upgrades.

PART III ARHA Smoke Cessation Program

B. Policy Implementation Update

The implementation of the ARHA Non-Smoking Housing Policy is being phased as follows:

1. **In Progress:** Public comments of the Admission and Continuing Occupancy Plan (“ACOP”) to incorporate Chapter 17 “ARHA Non-Smoking Housing Policy.” HUD requires a public hearing to receive comments from the residents and the Residents Advisory Board (RAB) on any significant amendment or modification to the ACOP. The last meeting is scheduled for the 9/22/2014 public meeting to review the Agency Plan. HUD submittal will take place on or before October 15, 2014.
2. **In Progress:** Upgrade lease document and House Rules and Regulations to incorporate an addendum of the new policy and provide written notification to residents regarding how it affects their lease.
3. **Completed:** Creation of a Standard Operations Procedures (“SOP”) regarding enforcement of the policy and disclose to residents. A smoke-free policy depends mainly on the resident’s voluntary compliance; hence, non-smoker residents are the greatest allies to help enforcing the policy. Resident complaints about violations of the policy must be documented with facts, to resolve the matter. All non-smoking policy violations should be treated as any other lease violation.
 - a. New Policy affects ARHA staff, administrative offices, shops, warehouses and all vehicles and trucks.
4. The posting of interior and exterior signage regarding the Non-Smoking Housing Policy has been moved to October/November due to budgetary transition. The financing for this project comes from a grant of the City of Alexandria, which expired July 31, 2014 and the second grant started August 1, 2014. The process still in progress and we anticipate a delivery around October 2014.

DEVELOPMENT

DEVELOPMENT



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Brett Libresco

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Karl Sandberg
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 16, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: DEVELOPMENT UPDATE, AUGUST – SEPTEMBER, 2014

JAMES BLAND V

Construction of the multifamily buildings at 905 and 935 N. Patrick Street is complete and both buildings have turned over. Building at 935 N. Patrick is fully leased, and the upper two levels of 905 were leased at or ahead of schedule. Leasing of the lower level units is behind schedule but the leasing was sequenced after completing the upper levels, in order to limit downward adjusters in the credits. As of August 10th (date of last certificate for payment from EYA), the land development was 88% completed; the triplex construction is 82% completed and the multifamily buildings are 100% complete with final billing submitted. The contract Turnover dates versus what EYA has delivered is included in Tables 1 - 3 below. EYA has settled on the last of the 32 condominium units on September 12, 2014 and have reservations or have settled on 49 of the 62 townhomes (Figure 1). Sales graphics are included as Figure 1 below.

The last six (6) affordable rental units will turn over to ARHA on October 6, 2014. Given the critical need to expedite close-out and final cost certification of this phase in order to pay back the Wells Fargo construction bridge loan and deliver the project by year end, staff and EYA are working closely and performing bi-weekly closeout meetings to track progress. All of the accounting cost detail, copies of contracts and contract support for the multifamily buildings was organized and verified by ARHA staff and has been turned over and is under review by the 3rd party construction management firm that was engaged by ARHA prior to the JB5 financial closing and execution of the GMP, in order to validate the EYA costs. This firm is familiar with EYA's cost accounting system and is being used as an extra measure to confirm the work already completed by the ARHA staff since this is the last phase of a multi-phase effort. Staff has completed the organization and preliminary review of the Davis Bacon documentation for this and prior phases, and is working with EYA to conclude the work related to worker restitution payments that resulted during the execution of the construction work. EYA has engaged a consultant to assist with the Davis-Bacon close-out and it is expected that all work related to this will be concluded by the end of October.

The control of the Master Association will turn over to the homeowners on September 30, 2014.

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TABLE 1: ARHA TRIPLEX UNIT SCHEDULE: JAMES BLAND III

Building/ Lot #	Turnover to ARHA (Est.)	Turnover to ARHA (Actual)	ARHA Placed-In- Service (per Contract)	ARHA Placed-In- Service (Actual)	Unit Address
37/13	03/24/2014	04/01/2014	05/08/2014	4/10/2014	941 N. Alfred Street, #301
37/13	03/24/2014	04/01/2014	05/08/2014	4/18/2014	941 N. Alfred Street, #201
37/13	03/24/2014	04/01/2014	05/08/2014	5/7/2014	945 North Alfred Street
37/17	03/24/2014	04/01/2014	05/08/2014	4/10/2014	824 First Street #301
37/17	03/24/2014	04/01/2014	05/08/2014	4/10/2014	824 First Street #201
37/17	03/24/2014	04/01/2014	05/08/2014	4/18/2014	820 First Street
39/22	04/16/2014	04/17/2014	06/15/2014	5/02/2014	940 N. Columbus St. #101
39/22	04/16/2014	04/17/2014	06/15/2014	6/05/2014	940 N. Columbus St. #201
39/22	04/16/2014	04/17/2014	06/15/2014	5/02/2014	936 N. Columbus St.
40/39	08/11/2014	08/11/2014	10/10/2014		902 Montgomery Street
40/39	08/11/2014	08/11/2014	10/10/2014		906 Montgomery St. #201
40/39	08/11/2014	08/11/2014	10/10/2014		906 Montgomery St. #301

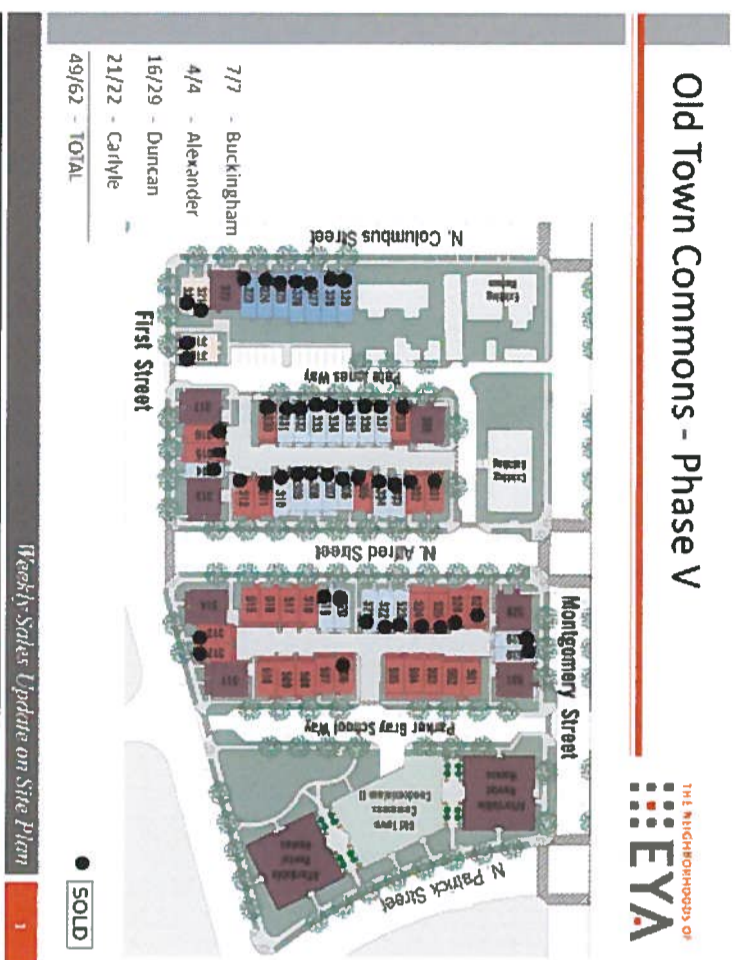
TABLE 2: ARHA TRIPLEX UNIT SCHEDULE: JAMES BLAND V

Building/ Lot #	Turnover to ARHA (Est.)	Turnover to ARHA (Actual)	ARHA Placed-In- Service (per Contract)	ARHA Placed-In- Service (Actual)	Unit Address
45/11	10/21/2014		12/20/2014		912 First Street, #301
45/11	10/21/2014		12/20/2014		912 First Street, #201
45/11	10/21/2014		12/20/2014		916 First Street
45/14	10/21/2014		12/20/2014		906 First Street #301
45/14	10/21/2014		12/20/2014		906 First Street #201
45/14	10/21/2014		12/20/2014		902 First Street
48/28	09/10/2014	08/29/2014	11/14/2014		906 N. Alfred St. #301
48/28	09/10/2014	08/29/2014	11/14/2014		906 N. Alfred St. #201
48/28	09/10/2014	08/29/2014	11/14/2014		902 N. Alfred St.
48/31	09/10/2014	08/29/2014	11/14/2014		915 Montgomery Street
48/31	09/10/2014	08/29/2014	11/14/2014		911 Montgomery St. #201
48/31	09/10/2014	08/29/2014	11/14/2014		911 Montgomery St. #301

TABLE 3: ARHA MULTI-FAMILY UNIT SCHEDULE: JAMES BLAND V

	Turnover to ARHA (Est.)	Turnover to ARHA (Actual)	ARHA Placed-In-Service (per Contract)	ARHA Placed-In-Service (Actual)
BUILDING 42: ADDRESS 935 NORTH PATRICK STREET				
Rental Floor 1				
Unit 1	#101 4/29/2014	5/30/2014	6/28/2014	6/9/2014
Unit 2	#102 4/29/2014	5/30/2014	6/28/2014	6/9/2014
Unit 3	#103 4/29/2014	5/30/2014	6/28/2014	6/9/2014
Unit 4	#104 4/29/2014	5/30/2014	6/28/2014	6/16/2014
Rental Floor 2				
Unit 1	#201 4/29/2014	5/30/2014	6/28/2014	6/19/2014
Unit 2	#202 4/29/2014	5/30/2014	6/28/2014	6/16/2014
Unit 3	#203 4/29/2014	5/30/2014	6/28/2014	6/16/2014
Unit 4	#204 4/29/2014	5/30/2014	6/28/2014	6/20/2014
Rental Floor 3				
Unit 1	#301 5/19/2014	5/30/2014	7/18/2013	06/30/14
Unit 2	#302 5/19/2014	5/30/2014	7/18/2013	07/16/14
Unit 3	#303 5/19/2014	5/30/2014	7/18/2013	07/03/14
Unit 4	#304 5/19/2014	5/30/2014	7/18/2013	06/30/14
Rental Floor 4				
Unit 1	#401 5/19/2014	5/30/2014	7/18/2013	07/14/14
Unit 2	#402 5/19/2014	5/30/2014	7/18/2013	07/11/14
BUILDING 49: ADDRESS 905 NORTH PATRICK STREET				
Rental Floor 1				
Unit 1	#101 6/17/2014	06/17/2014	8/16/2014	
Unit 2	#102 6/17/2014	06/17/2014	8/16/2014	7/25/2014
Unit 3	#103 6/17/2014	06/17/2014	8/16/2014	
Unit 4	#104 6/17/2014	06/17/2014	8/16/2014	
Rental Floor 2				
Unit 1	#201 6/17/2014	06/17/2014	8/16/2014	
Unit 2	#202 6/17/2014	06/17/2014	8/16/2014	
Unit 3	#203 6/17/2014	06/17/2014	8/16/2014	
Unit 4	#204 6/17/2014	06/17/2014	8/16/2014	
Rental Floor 3				
Unit 1	#301 7/6/2014	07/03/14	9/4/2014	8/29/2014
Unit 2	#302 7/6/2014	07/03/14	9/4/2014	8/29/2014
Unit 3	#303 7/6/2014	07/03/14	9/4/2014	8/29/2014
Unit 4	#304 7/6/2014	07/03/14	9/4/2014	8/29/2014
Rental Floor 4				
Unit 1	#401 7/6/2014	07/03/14	9/4/2014	8/25/2014
Unit 2	#402 7/6/2014	07/03/14	9/4/2014	09/03/2014
Unit 3	#403 7/6/2014	07/03/14	9/4/2014	09/01/2014
Unit 4	#404 7/6/2014	07/03/14	9/4/2014	09/04/2014

FIGURE 1: PHASE V TOWNHOUSE SALES



REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Responses were received from Proposers for the Prime Specialty Consultant RFP and there is an item on the agenda related to this solicitation for Board approval. The remaining update for this topic will be discussed in Executive Session.

RAMSEY HOMES

A preliminary meeting was held on August 12 with the City Planning staff to discuss the schedule for the re-zoning, the scheduling requirements for tax credit funding, and to get preliminary feedback on the scale of the project. Rezoning under a Developmental Special Use Permit (from RB to CRMU-M) has been determined to be required. A program of approximately 60 units in one or more buildings of three to four stories was based on past discussions held with the prior Planning Director and confirmed as achievable by the Acting Director. At the preliminary meeting, the need to control pre-development costs in affordable projects was raised and the Planning staff suggested that our team meet with the City's Historic Preservation Manager, as staff for the Parker-Gray Board of Architectural Review ("BAR"). Entitlement efforts for Ramsey Homes are subject to review and approval by the BAR, just as they were on the James Bland site. Subjecting a project to BAR oversight has been shown in the past to significantly increase the predevelopment costs related to a project. We felt that this discussion should be started early in the process.

Due to summer vacation schedules, a subsequent meeting could not be scheduled until September 9, 2014. In this meeting our team and the City Planning staff, including the Historic Preservation Manager, discussed expectations for scale, and massing which are the most important to the first step in the development review process. A preliminary concept was presented showing 64 units and an approximate .50 parking ratio. City staff confirmed that the scale of the project is within the range previously discussed and that further descriptions related to mass and materials could be provided

through additional sketches and “image boards” as part of the Concept 1 submittal. The specifications for finishes and detailing are to be compatible with the neighborhood context. Further discussions will also be held regarding parking and other requirements during the subsequent reviews but the initial reaction to the architect’s concept was favorable. The Historic Preservation Manager was present at this meeting per the earlier recommendation, and he suggested that a historic consultant be retained to report on the building’s history and provide a photographic record for the City’s library. It is expected that this consultant will be engaged by month end.

Based on the below schedule, Concept 1 is due to be submitted on October 3, 2014. After the City staff comments are returned for Concept 1, our materials will be dressed up to presentation level and will be submitted to the BAR and a workshop will be scheduled. This workshop will result in additional comments on our concept prior to our advancing to the Concept 2 stage. The Concept 2 submission and review and the BAR workshop are currently scheduled to occur on November 12 and November 14, 2014, respectively. It is our hope that early and frequent informal discussions with staff will preempt some of the comments that would have come as part of the official process.

At this time we are formalizing the schedule for the development review process based on submission for tax credits in March 2016. This would mean that we would need final site plan approval by November 2015. The schedule is being backed off of these two critical milestones (see Figure 2: Ramsey Homes Schedule). Please note that this is under discussion with the City staff at this time and is subject to final approval.

There are certain pre-requisites to the design work, including but not limited to a Phase I environmental survey which has been performed at this time. The findings of the Phase I were typical for buildings of this vintage, concluding that further investigation will be required to quantify possible hazardous substances prior to demolition. Other prerequisite work is scheduled through the end of the month, including title work and a site survey.

Given the tight timeframe and the threshold VHDA cost containment criteria, VHDLLC/ARHA will engage a Construction Manager at Risk (CMAR). In the preconstruction phase, the CMAR adds value as a cost estimating consultant to the Owner, advising the team on materials as well as on construction means and methods until a GMP is reached. Following execution of a GMP contract, the CMAR becomes the builder, while also accepting risk as they have had an opportunity to address cost, and schedule, at an earlier stage than normally is required under traditional Design/Bid/Build construction delivery methods. An RFP for a CMAR will be issued by October and a recommendation will be presented to the Board at the November meeting. There is no advantage to engaging a CMAR before this time as discussions with the City will not have given the designers enough feedback to develop the design to a level that can be preliminarily priced. As a major advantage of this method, the Owner, CMAR, and designers work as a team to review the proposed plans, specifications, and schedules to allow for the best value to the Owner and reduce or eliminate the cycle of drawing/bid/rework and risk of budget overruns which can occur with other delivery methods.

A REACH Predevelopment Loan Application (the “Loan”) requesting \$100,000 has been submitted to VHDA. The terms of the Loan will define the loan amount as a low-interest loan, to be repaid to VHDA as permanent financing on the redeveloped property. Should the project be determined to be infeasible and not move forward, the Loan will convert to a grant and is not required to be repaid. This takes some amount of risk out of the pre-development efforts.

FIGURE 2: RAMSEY HOMES SCHEDULE

ID	Project Name	Date Submitted	Project Name	Date Submitted
1.0	ARHA Ramsey DSUP SCHEDULE	DSUP	ARHA Ramsey BAR SCHEDULE	BAR
1.1	Concept Plan Submission - Phase I	10/3/2014		
1.1.4	Concept I Comments to Applicant	10/23/2014	Concept Submission I	10/14/2014
1.2	Concept Plan Submission - Phase II	11/14/2014	BAR Worksession (Concept I)	11/12/2014
1.2.4	Concept II Comments to Applicant	12/4/2014	Concept Submission - Phase II	12/24/2014***
1.3	Preliminary/Completeness Application Submission	1/8/2015	BAR Worksession (Concept II)	1/28/2015**
1.3.3	Completeness Comments to Applicant	1/29/2015		
1.3.6	Prelim/Verification Submission	2/17/2015		
	Applicant Notified of Completeness	2/26/2015		
1.4	Preliminary Staff Report			
1.4.7	Final Staff Report Published			
1.5	Public Hearings			
1.5.1	Planning Commission Hearing	5/5/2015**		
1.5.2	City Council Hearing	5/16/2015**		
1.6	Final Site Plan 1	June 2015 TBD	Public Hearings	
1.7	Final Site Plan 2	August 2015 TBD	BAR Hearing	June 2015 TBD
1.8	Final Site Plan 3 (if required)	September 2015 TBD		

*This schedule does not include any permit reviews, State or Federal review or approvals. Additional FSP reviews may be required
 ** Dates still to be confirmed with the respective bodies.

GENERAL INTEREST ITEMS

REACH Capacity Building Grant

ARHA/VHDLIC secured this grant in December of 2013. This is a 3-year grant that requires an annual update on the approved milestones. We were successful in our goals of the first year, having spent allocated amounts to develop marketing and branding materials, purchase hardware and software and for legal fees related to the governance structure. We have submitted an update and a request for reimbursement of invoices related to the grant eligible activities to VHDA.

VHDLIC Staff Capacity

Staff has reached out to Downey & Scott, who is the 3rd party construction management firm that was engaged by ARHA to validate the EYA costs prior to the JB5closing and execution of the GMP. During the construction, ARHA staff processed the monthly draw requests and reviewed the cost support on a

continuous basis. D&S is being engaged as a precaution to take one final look at the support and to assist staff in an expedited close-out for this phase.

As it relates to capacity on other efforts, ARHA is seeking multiple Development Specialty Consultants (“Consultants”) to provide development analysis and real estate advisory services on an hourly, not-to-exceed price basis to evaluate development proposals for the redevelopment of the Development Sites in the Offering, and to evaluate and assist in the execution of any development efforts in progress or in planning at ARHA, such as the Ramsey Homes redevelopment and/or other development related efforts.

As an up and coming business concern, VHDLLC is increasing its capacity responsibly. In order to buttress the current staffing until a larger staff is sustainable, ARHA is seeking proposals from individuals to act as Development Specialty Consultants. It is ARHA’s intention to select a cadre of professionals to whom the development staff can reach out to in order to complement staff knowledge as well as to increase the capacity intermittently when deadlines dictate the need. It is expected that ARHA will operate in this manner for approximately two years during which time it will build its internal capacity as work load shows new positions to be sustainable and as qualified applicants are identified. Consultants will be engaged through a Blanket Purchase Order with a not-to-exceed cap.

We received very encouraging response to this solicitation prior to its publication on September 12th. Formal responses are due on October 6th.

The 2015 Plan of the Virginia Housing Development Authority (“VHDA”) for the Allocation of Low-Income Housing Tax Credits

Annually, VHDA publishes a Qualified Allocation Plan (“QAP”), which is an update to the prior year Plan amended for the purpose of governing the distribution, reservation and allocation of federal low-income housing tax credits (the “credits”) available under §42 for housing development located throughout the Commonwealth of Virginia for occupancy by low-income persons and families, all in accordance with the requirements of the IRC. The QAP sets forth the pools into which the Commonwealth’s total credit authority has been divided as well as the full text of the Authority’s Rules and Regulations governing the process of reserving and allocating the credits. Annually, there is an approximate 3:1 ratio of credits requested versus credits available. The credits are highly competitive and many of the changes in the QAP are designed to maximize the number of units that can be built with Virginia’s total credit authority. ARHA will be sending a letter to VHDA outlining its support/concerns of the proposed changes on or before 9/19/2014.

As it relates to potential ARHA projects, The Local Housing Authority Pool is 15.00% of the total credit authority, which is expected to be \$2,136,073 for 2015. The \$750,000 per project cap has been removed so there is currently no cap on the amount of credits except for the 15.00% cap on the total credit authority. The summary of the proposed changes that affect ARHA/VHDLLC are listed below:

- ✓ Reduce revitalization area points from 30-points to 10-points. Replaced definition of “revitalization area” (see page 5) with reference to definition of revitalization area contained in the mixed use/mixed income section of the VHDA Act.
- ✓ Cost limits will be adjusted upward by \$1,500 per unit for 2015 and adjusted annually if all units are equipped with electrical and plumbing hook-ups for a dehumidification system.
- ✓ Reduce the percentage of units for the maximum 50-points for units restricted to 50% incomes and rents from 80% to 50%.
- ✓ Add points for developments where the development is divided into two parts with 9% credits on one part and 4% tax-exempt credits on the second part - 30 points.
- ✓ Reduce the minimum percentage of disability units in the non-competitive disability pool from

- ✓ 50% to 25% and with 811 funding from 25% to 10%.
- ✓ Add an additional 10-point category to give a preference for Intellectual Disabilities or Developmental Disabilities (ID/DD) within the marketing plan for the 50-point disability category subject to HUD approval.
- ✓ Eliminate the 40-point zoning category and make it a mandatory item to become effective January 1, 2016.
- ✓ Allow points for donated land or below market land leases in the subsidized funding point category.

MANUAL CHANGES

- ✓ Increase developer fee limits to allow reserves for supportive services. *This is an exciting change for ARHA given our typical provision of social services. This change proposes to provide a 20% increase in developer fees to be used for the purpose of providing social services to the occupants of the project being funded with credits.*
- ✓ Increase developer fee limits for tax-exempt bond developments that elect EarthCraft Certification.

Virginia Housing Coalition 2014 Housing Conference

Staff attended this conference in Richmond on 9/3 – 9/4/2014. For your information and use, we have included in the Board package, a report by the Virginia Housing Coalition titled, Home Matters for Virginia. At a glance, the report provides information on the following:

- A “cost burdened” household is one that is spending more than 30% of its income for housing. In Virginia, we have more than 1 million households, both owners and renters that are cost burdened.
- While progress has been made in reducing homelessness, over 7,600 individuals were homeless in Virginia during the 2013 Point in Time Count. In addition, there were more than 950 households with one or more children experiencing homelessness.
- The “Housing Wage” in Virginia is \$20.93 per hour – what it takes, on average, to afford a 2-bedroom apartment. That is the highest of all the states in the Southeast.

In addition to hosting an information forum on the 2015 VHDA QAP, there was other useful information discussed. The key note speaker was Senator Mark Warner whose main point painted a bleak picture for housing. Senator Warner expects that we will be facing sequestration again in 2015, and if this is the case, he stated, housing providers have seen nothing about HUD cuts like we will see them with the next sequestration. There were sessions on new financing tools being offered by VHDA that are relative to our Offering that is in the pipeline at this time and we were able to have useful conversations with VHDA staff relative to those tools.

There was also a session titled “RAD: How Does it Work? What’s the Future?” This was an update on the Rental Assistance Demonstration (“RAD”), generally and how it interacts with the Virginia tax credit program specifically. It was stated by the experts that RAD deals are notoriously difficult to close and offer no access to VHDA’s low interest (typically 2.95% interest rate) loans. These low interest loans are in many cases required for gap financing in affordable deals that use credit equity. ARHA has used these low interest loans to fund gaps in both its Quaker Hill and Pendleton Park transactions. The reason for the lack of access is because VHDA will not subordinate their interest to HUD and vice versa. This conflict does not seem likely to be resolved without a literal act of Congress. This is not unique to Virginia, many state housing finance agencies and investors are not only adverse but will not accept this

condition. There is a proposed rider to the RAD Housing Assistance Payment (“HAP”) contract that may resolve this but the rider has not been issued by HUD.

To date, HUD has issued commitments to enter into commitments for those who applied for the initial offering of RAD. RAD offers PHA’s no new money, this is the selling point to Congress. RAD allows PHAs to combine operating and capital funds and project-base them by entering into a 20-year HAP contract. The theory behind it is that it: 1) allows PHAs that are feeling challenges to move to a more stable environment; and, 2) offers an Operating Cost Adjustment Factor (“OCAF”) annually based on inflation. The experts stated that “for those PHAs who drank the RAD Kool Aid, there are big challenges and this is not by far a perfect program”. It is a program that is compromised by Congressional involvement.

No two RAD deals are alike and that will not change. It takes approximately 12 months to work through a RAD conversion and it has seemingly been good for nobody except that consultants and attorneys. RAD is also one-for-one replacement and the residents have rights but PHAs are allowed to demolish units to rebuild if they identified replacement housing.

One of the biggest challenges, and the reason we say only the consultants are winning, is the RAD Physical Conditions Assessment (“RPCA”). Many of the RPCAs are showing the actual needs to be significantly higher than PHAs originally estimated in their RAD applications. The RPCA is much like the REAC inspections that ARHA undergoes annually, administered by a 3rd party certified by HUD. This RPCA is a moving target in that the condition of the units was the baseline when the RAD application was submitted, sometime later when the 3rd party RPCA conducts an inspection, the inspection typically results in much higher costs, and some 12+ months later when the transaction readies for closing, the units have sustained additional wear and tear or damages and unanticipated costs are tacked onto the closing costs at the 11th hour. The RPCA has been found to be a constantly moving target and has created a backlog of closings. Any RPNAs done early are already outdated and stale. Scopes of work also change if the PHAs are fortunate enough to secure a 9% allocation of credits and investors enter as stakeholders, often causing a dramatic shift in terms.

Out of 60,000 RAD units (the maximum in the HUD demonstration), there are still in excess of 55,000 that have not closed. Some states are considering multi-state bond consortiums for small deals that are struggling to close. The Rural Development deals are reportedly the hardest to make work.

The experts duly noted that, PHA’s that did not apply or who are on the waiting list are the fortunate ones in that they can learn from the mistakes being made now. Public housing is almost broke, and barely functioning. Most agencies are operating in preservation mode and investors will not invest in a situation such as many PHAs find themselves in.

On the panel was Franklin Housing Authority, whose ED stated that the developer fee that they will receive from a mixed-finance redevelopment of all the units in their portfolio and the subscription to the RAD program will keep their COCC operational for 5 years while they “figure things out”. PHAs are focusing on self-financing and how they can achieve self-financing with their limited resources. How much do they have? How much is not earmarked or restricted? What is the bigger mission and what can the PHA do to cut the COCC? Many are laying off staff or cutting benefits.

The answer according to the experts seems to lie in portfolio analysis and finding synergies; both of which ARHA began doing in 2006 – 2007 and both of which were used to aid the falling Glebe Park community by redevelopment of the Bland projects.

Milestones are another issues with RAD. The RAD regulations use a combination of the HUD Mixed-Finance and an FHA program and does not marry them well. With other gap financing needed, the other stakeholders needed for the financing to close may bring to the deal other conflicting schedule elements. According to the experts, HUD is admittedly making it up as the program advances. If you have further interest in the unfolding program, there are 88 pages of Frequently Asked Questions (“FAQ”) in 8 point font on the HUD website.

Finally, RAD is subject to both Davis Bacon and green building, as well as many other factors well documented for raising project costs. These factors, along with the current \$6,000 to \$7,000/unit transaction costs have served to label many of the RAD deals dead on arrival (“DOA”). The irony is that, even DOA deals have to pay the transaction costs at closing out of the PHAs limited resources.

CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 14, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: **VOTE APPROVAL OF RESOLUTION NO. 596, APPROVAL TO AWARD A CONTRACT FOR PRIME SPECIALTY CONSULTANT**

ISSUE:

ARHA completed the procurement process to select a qualified Prime Specialty Consultant firm to provide consultant services to review proposals submitted related to RFP No: 14-02 Development Partner(s) Multiple Sites Part 2B. Pursuant to ARHA's Procurement Policy, approval of all procurement actions above \$50,000 is required by the Board of Commissioners.

DISCUSSION:

Request for Proposal (RFP) No: 14-04 for Prime Specialty Consultant was advertised in National Association of Housing and Redevelopment Officials (NAHRO) E-Procurement website on July 10, 2014.

One thousand and fourteen (1014) vendors received notice from NAHRO e-procurement and fifty six (56) vendors downloaded the solicitation documents. Five (5) proposals were received prior to the proposal submittal deadline of August 13, 2014 at 11:00 a.m.

The evaluation committee was comprised of the Contracting Officer, (myself), the Director of Finance and the Director of Development. The committee evaluated the proposals and a competitive range of 75-100 points was established. Only one (1) of the vendors that submitted proposals were within the competitive range and the other four (4) were below the competitive range.

As a result of the evaluation The Concourse Group was the top-rated proposer and the Committee unanimously recommend "The Concourse Group" for the award.

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



RECOMMENDATION:

That ARHA's Board of Commissioners vote to allow staff to execute a contract with The Concourse Group, for Consulting Services related to RFP No: 14-02 Development Partner(s) Multiple Sites, Part 2B.

FISCAL IMPACT:

The maximum fiscal impact for the contract will be \$104,850.00 (see attachment B). The contract amount is below our independent cost estimate of \$120,000.00. The contract will be funded through Development funds.

THE ARHA BOARD OF COMMISSIONERS
APPROVING AWARD OF CONTRACT FOR CONSULTING
SERVICES FOR HOUSING AGENCY SOFTWARE

RESOLUTION No. 596

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”), has determined that there is a need to hire a qualified Prime Specialty Consultants to review proposals related to RFP 14-02 Developments Partner(s), Multiple Sites Part 2B.

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 The Concourse Group, for Prime Specialty Consultants.

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 The Concourse Group of \$104,850.00 is hereby approved.

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

Date Merrick Malone
ARHA Board of Commissioners

Date Roy O. Priest
Secretary-Treasurer



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, *Chairman*
Daniel Bauman, *Vice Chairman*
Christopher Ballard

Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Salena Zeller

Roy Priest, Chief Executive Officer

DATE: September 12, 2014

TO: Merrick Malone, Chairman and the ARHA Board of Commissioners

FROM: Roy Priest, Chief Executive Officer

SUBJECT: VOTE TO APPROVE RESOLUTION NO. 597, REVISION OF THE 2014 APPLICABLE
PAYMENT STANDARD FOR THE HOUSING CHOICE VOUCHER PROGRAM

ISSUE:

The Housing Choice Voucher program desires to retroactively adjust the Applicable Payment Standard previously approved for 2014. 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 2013 payment standard was approved at 100% of the HUD published FMR. Analysis of the data available at the time of the 2014 standard review indicated that ARHA should continue to operate at 100% of the 2014 published FMR to maintain its current level of program participation. However, the slight increase allocated for the 2014 FMR still leaves a large disparity between the gross rents in the City of Alexandria and the Fair Market rents approved by HUD. As such, applicants actively seeking housing are faced with the impediment of gross rents that exceed the applicable payment standard rendering the units ineligible to lease.

Additionally, the Housing Choice Voucher program is required to expend 98% of its budget authority by the end of each fiscal year for SEMAP compliance. Our current monthly HAP expenses are beneath this requirement. Housing assistance payment reserves are subject to recapture by the Department of Housing and Urban Development. Further adverse action could include a decrease in funding allocation for the program in 2015.

DISCUSSION:

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; or
- Families may have a hard time finding acceptable units or units in more desirable areas;
- 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. 597, to adopt the revised 2014 Housing Choice Voucher Applicable Payment Standard.

FISCAL IMPACT:

Bedrooms	2013 APS	2014 FMR	2014 APS @ 110%	Proposed 2014 APS @ 110%
0	\$1130.00	\$1176.00	\$1176.00	\$1294.00
1	\$1191.00	\$1239.00	\$1239.00	\$1363.00
2	\$1412.00	\$1469.00	\$1469.00	\$1616.00
3	\$1890.00	\$1966.00	\$1966.00	\$2163.00
4	\$2374.00	\$2470.00	\$2470.00	\$2717.00
5	\$2730.00	\$2840.00	\$2840.00	\$3124.00
6	\$3086.00	\$3211.00	\$3211.00	\$3532.00

THE ARHA BOARD OF COMMISSIONERS

AUTHORIZES APPROVAL OF REVISION OF THE 2014 APPLICABLE PAYMENT
STANDARD FOR THE HOUSING CHOICE VOUCHER PROGRAM

RESOLUTION NO. 597

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 adjust the previously approved 2014 payment standard to operate at 110% of the current fiscal years published FMR to maintain its current level of program participation ; 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 revision of the 2014 Housing Choice Voucher Applicable Payment Standard.

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

Merrick Malone, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
A. Melvin Miller

Carter D. Flemming
Brett J. Libresco
Christopher Ballard

Karl Sandberg
Chyrell Bucksell
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 22, 2014

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary/Treasurer

SUBJECT: VOTE APPROVAL OF RESOLUTION NO. 598, TO SUBMIT TO HUD THE 2015 ANNUAL AGENCY PLAN.

ISSUE:

The Quality Housing and Work Responsibility Act of 1998 require that Public Housing Authorities submit the Annual Agency Plan (the "Plan") 75 days prior to the close of each fiscal year. The due date for the 2015 Agency Plan is October 15, 2014.

DISCUSSION:

Effective October 1, 1999, each public housing agency shall submit to the HUD Secretary an annual public housing Agency Plan under Section 511 of the Quality Housing and Work Responsibility act of 1998 (QHWRA).

The 2015 Agency Plan revision includes Board approved Policy changes made by the ARHA during the current Fiscal Year, as reflected in Section 6.1 of the Admission and Continued Occupancy Plan (ACOP), including sub-sections related to Waiting List Organization, and Admission Preferences. Further, it provides an update on the Goals and Objectives, which identify the goals that will enable the ARHA to serve the needs of the low-income, very-low-income, and extremely low-income families for the next five years, and reports on the progress the ARHA has made in meeting the goals and objectives described in the previous 5-years.

Additionally, HUD requires that the Plan is presented to the general public, stakeholders and in consultation with the Residents Council members, and the City of Alexandria, to ensure its consistency with the City's Consolidated Plan. A certification provided by the City asserts that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy.

600 North Fairfax Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 549-8709 • TDD (703) 836-6425



Staff conducted the HUD required public meetings, as well as a meeting with the Resident Council and the Residents Advisory Board. These public meeting took place 8/7/2014, 9/15/2014 and 9/22/2014. Public Notices and advertising where placed on the official bulletin Board of the City of Alexandria web site, ARHA web site, and other public locations within the City of Alexandria on July 31, 2014. The minutes related to the public meetings, Resident Councils and the Resident Advisory Board are recorded in the Plan.

RECOMMENDATION:

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

FISCAL IMPACT:

There is no fiscal impact.

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

**APPROVAL TO SUBMIT TO HUD
THE 2015 ANNUAL AGENCY PLAN**

RESOLUTION NO. 598

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

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

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

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

WHEREAS, HUD requires that the 2015 Annual Agency Plan be submitted on or before October 15th, 2014;

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

Adopted this September 22, 2014

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____ By: _____
Merrick Malone, Chair Roy Priest, Chief Executive Officer

Its: _____

Its: _____

PHA 5-Year and Annual Plan (2015-2019)

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires 4/30/2011**

<p>1.0 PHA Information PHA Name: <u>ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY</u> PHA Code: <u>VA004</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u></p>																														
<p>2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>769</u> Number of HCV units: <u>1926</u></p>																														
<p>3.0 Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only</p>																														
<p>4.0 PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) Included in the Consortia</th> <th>Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: <u>n/a</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2: <u>n/a</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3: <u>n/a</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program						PH	HCV	PHA 1: <u>n/a</u>						PHA 2: <u>n/a</u>						PHA 3: <u>n/a</u>					
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PHA 1: <u>n/a</u>																														
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<p>5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>																														
<p>5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: "ARHA is a leader in the provision, preservation, and expansion of quality affordable housing opportunities for low income families in Alexandria. In partnership with its stakeholders, ARHA uses its housing and other assets to enhance housing choice, self-sufficiency, and improved quality of life for its residents. By leveraging its operational and capital resources, ARHA promotes economic opportunities for residents, disadvantaged businesses, and neighborhoods. ARHA is and will continue to be responsive to its constituents by delivering the highest quality housing and related services that meet their needs."</p>																														

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOALS:

- A. Expand and preserve the supply of assisted housing under the following objectives:**
- a. Apply for additional rental vouchers to replace PH rental units that will be lost with the disposition of Saxony Square and Park Place Condominiums (total of 43 Units).
 - b. Reduce public housing vacancy rates and increase occupancy rate to 98%.
 - c. Leverage private and other funding sources to create new housing opportunities through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications. Planned for redevelopment or rehabilitation: Andrew Adkins, Samuel Madden Homes, Ladrey Highrise, Ramsey Homes, Scattered Sites, Park Place and Saxony Square.
 - d. Acquire and rehabilitate existing affordable housing units that are nearing the end of their useful life in order to preserve the units as affordable. ARHA plans to revitalize the Ladrey senior highrise through a HUD mixed-finance transaction. ARHA will apply for LIHTC funding and an owner-entity formed for the purposes of the LIHTC funding will acquire and rehabilitate this project. (total of 170 units)
- B. Improve the quality of assisted housing under the following objectives:**
- a. Improve Public Housing Management: PHAS score so that ARHA is rated a High Performer.
 - b. Maintain ranking as a High Performer in the Housing Choice Voucher program SEMAP indicators.
 - c. Improve management functions related to Asset Management Finance, Voucher Unit inspections, Voucher Program Quality Control oversight and Asset Management functions inherent to UPCS annual unit inspections, Work Orders, Asset Inventory and Quality Control for all ACC units.
 - d. Continue substantial rehabilitation of older public housing stock at unit turnover through the Capital Fund Program.
 - e. Dispose or demolish or the redevelopment of obsolete public housing units that do not meet HUD Asset Management Program guidelines (Saxony Square, Park Place, Ladrey Hi-Rise, Samuel Madden, Ramsey Homes, Scattered Sites and Andrew Adkins Homes).
 - f. Continue the replacement of publicly assisted housing due to the redevelopment of James Bland Homes. (New units to be constructed and placed-in-service by 12/31/2014).
 - g. Apply for vouchers in order to accommodate households due to the disposition of Saxony Square and Park Place Condominiums and any other development that occurs during the period covered by this plan.
- C. Increase assisted housing choices under the following objectives:**
- a. Provide voucher mobility counseling to residents.
 - b. Increase outreach efforts to potential voucher property owners.
 - c. Implement voucher home-ownership program and continue collaborate efforts with the City Office of Housing to use State SPARC funding from the Virginia Housing Development Authority to further ARHA Policies for home-ownership.
 - d. Continue implementation of Public Housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, Alexandra Crossing (previously known as Glebe Park Apartments) and Old Town Commons (previously known as James Bland and James Bland Addition).
 - e. Pursue development opportunities for older Public Housing units through mixed finance-mixed income communities and increase use of HCVP to qualified residents.
 - f. Convert financially infeasible public housing units to Housing Choice Vouchers (Saxony Square, Park Place Condominiums)
- D. Improve community quality of life and economic viability by providing an improved living environment under the following objectives:**
- a. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income and mixed income developments such as Chatham Square, Braddock/Whiting/Reynolds, Alexandra Crossing (previously known as Glebe Park Apartments) and Old Town Commons (previously known as James Bland and James Bland Addition)
 - b. Continue Public Housing security improvements for safer housing at Ladrey High-Rise, Andrew Adkins Homes, Samuel Madden Homes and S. Whiting St.
 - c. Designate developments and/or buildings for particular resident groups (seniors and/or elderly persons with disability): Ladrey High Rise.
 - d. Pursue opportunities to redevelop public housing through mixed-finance, mixed-income communities, including home-ownership opportunities: Andrew Adkins, Samuel Madden, Ladrey Hi-rise, Ramsey Homes, Scattered Sites, Saxony Square and Park Place.
 - e. Promote and implement best practices for social integration at existing and new mixed-income housing developments, from lessons learned through prior development efforts.
 - f. Form and promote a non-profit organization to improve economic opportunities and raise through charitable donations additional resources to support and expand ARHA's social service programs and provide a solid infrastructure for future growth and sustainability.
 - g. Promote and encourage the use of best practices in the implementation of green and sustainable building practices and energy conservation initiatives.
- E. Promote Self-sufficiency and asset development of assisted household under the following objective:**
- a. Developed Agency Policy, Procedures and Operational Plan for Section 3, and increase the number of employed persons in assisted family groups.
 - b. Promote and implement programs to train and develop small businesses for ARHA residents to encourage self-sufficiency.
 - c. Provide and/or attract supportive services to improve assistance toward recipients' employability through interaction and negotiation with private and/or public agencies in Alexandria.
 - d. Provide or attract supportive services to increase independence for the elderly and/or families with disability through continued work with the City Department of Human Services to fund Home Health Aides, Crunch Bunch Program, Food Bank and Weekend Meal Programs.
 - e. Continue FSS Program for HCV Program and PH residents.
 - f. Provide a Self-Sufficiency Coordinator for James Bland V (54 new units) to assist families
- F. Ensure equal opportunity and affirmatively further fair housing under the following objectives:**
- a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability pursuant to the Admissions and Continued Occupancy Plan, and the Section 8 Administrative Plan.
 - b. Continue to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. ARHA exceeds required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through the new redevelopment of Alexandra Crossing (formerly Old Dominion and Glebe Park) and Old Town Commons (James Bland Homes final redevelopment phase in progress), and will continue to do with all new redevelopment plans.

5.2

- G. The PHA has completed several goals set forth in the previous 5-Year Plan, including the following:
- Asset Management Conversion of all sites:
The PHA completed the AMF conversion 100% and reorganized the AMP's into three operational regions, each under a Property Manager and supporting staff.
 - Implementation of Project Based Accounting:
PBA has been fully implemented at each AMP level.
 - Redevelopment of Glebe Park Apartments and James Bland Homes:

The original Glebe Park Apartments was located on three scattered sites parcels: one on West Glebe Road and two on Old Dominion Boulevard (east and west) in Alexandria, VA. On the Old Dominion (east) parcels, ARHA demolished 72 existing units and constructed in their place, 12 new public housing units, 8 market rate fee simple units and 10 for-sale workforce housing units. The twenty four (24) units located at Old Dominion (west) parcel were substantially rehabilitated. Of the 36 total units, 5 are accessible under 504. As of May of 2010, all rental units were occupied, and all of the market rate townhouse and workforce units had been sold. Simultaneous to the efforts being conducted on the Old Dominion parcels, ARHA demolished 56 existing units at the West Glebe site and constructed in their place, 48 new units, 5 of which are accessible under 504. Construction was completed and fully occupied as of July of 2010.

d. Redevelopment of James Bland Homes: At the onset of this effort, James Bland Homes and James Bland Addition consisted of a contiguous 5-block site, improved with 194 public housing units. The redevelopment is progressing in four phases over a five-year period; the implementation of each phase is dependent on the success of a competitive tax credit application.

Phase I consisted of 37-market rate, fee simple homes, all of which have been sold and settled. There are 18 replacement public housing units proportionately distributed on the site; five of which are 504 accessible. The block is built out and was fully occupied as of September 7, 2011.

Phase II consists of 39 market rate, fee simple homes, and 18 replacement public housing units proportionately distributed on the site; five of which are 504 accessible. This phase was built out and was fully occupied as of September, 2012.

Phase III was combined with Phase V. This phase is being built out and is expected to be fully occupied as of December, 2014.

Phase IV consists of 44 public housing rentals proportionately distributed on the site with 61 total market rate townhouse and condominium units. This phase is built and completed with 100% occupancy as of August 1, 2013; all market rate homes and condominiums are sold and settled. The Phase IV site includes a public park.

Phase V, the final phase will combine the last two blocks and will result in the construction of 54 project based affordable housing rental units and 94 market rate, for sale townhomes and condominiums. Low Income Housing Tax Credits and other financing are in place. Site work was started in late 2012 and all work on this redevelopment effort will be completed as of the end of 2014 and will result in 134 replacement public housing units that will be undistinguishable from its 231 market rate neighbors.

The James Bland community is located adjacent to the new Charles Houston Recreation Center constructed by the City of Alexandria, which offers a wide variety of programs for the neighboring Old Town Commons community such as an indoor gymnasium with a full basketball court, swimming pool, workout room, community meeting rooms, and full commercial kitchen. All 194 units demolished were replaced 1-for-1, with 134 going back on-site, 44 going on the redeveloped Alexandria Crossing site, and 16 being replaced as scattered sites in the west end of the City.

e. Pendleton Park: Pendleton Park was the last expiring HUD-236 property in the City of Alexandria. Situated yards from the Braddock Road Metro Station, this 24-unit mid-rise is very valuable real estate. After overcoming numerous difficulties and obstacles, on April 2012, ARHA purchased Pendleton Park, a 24-unit located in the Braddock East section of the City. The purchase was financed with LIHTC through VHDA and other sources. The substantial rehabilitation of the units was completed as of July, 2013. This new acquisition exhibits ARHA's commitment to preserve and expand affordable housing units in the City of Alexandria.

f. Quaker Hill: Quaker Hill is a 60-unit mixed-income community that was one of the first tax credit funded developments in the nation. The use agreement for this project expired so ARHA executed efforts to apply for an allocation of low income housing tax credits to reposition this asset with a new owner-entity and continue it as affordable housing.

g. Resolution of the Saxony Square and Park Place units has been discussed with the Field Office of HUD and Greg Byrne as it relates to the RAD program. These units are included as part of larger condominium associations whose fees have risen to a price that make the units infeasible to keep in the ARHA public housing portfolio; even a RAD rent does not sustain these units. These units must be replaced 1-for-1 under a preservation Resolution entered into by the City and ARHA. Pursuant to conversations with HUD, ARHA intends to locate replacement housing, determine a way to purchase the replacement housing, and then dispose of these units and apply for Tenant Protection Vouchers for the current occupants. By redeveloping these units in this manner, ARHA will be able to maintain the 38 replacement units as affordable to our current resident population.

h. Mandatory revisions to the ACOF policies on eligibility, selection and admissions and revisions to minimum rent policies have been completed and were approved on March 2012 by the Board of Commissioners. The Board approved document was submitted to HUD for review and comment.

i. The revised Section 8 Administrative Plan was implemented after being approved by the Board of Commissioners on September 24, 2012.

j. Completion of Capital Improvements projects included in the Annual and 5-Year Plan remain on track.

k. Obligation and expenditure of the ARRA Stimulus grant funding was completed ahead of the schedule.

l. ARHA, with a grant from the City of Alexandria, has completed a Strategic Plan (the "Plan") that covers the period of 2012 through 2022. This Plan was developed simultaneously and in concert with a Housing Master Plan effort launched by the City's Office of Housing. The Board of Commissioners approved the Strategic Plan during the October 22, 2012 regularly scheduled board meeting. Since 2013, ARHA started the short and long term implementation of the Strategic Plan components, including, but not limited to the goals related to Affordable Housing enhancement, preservation and management improvements, replacement of housing by redevelopment, creating additional affordable housing, securing additional Housing Choice Vouchers, Residents Self Sufficiency and Quality of Life, Community Economic Development and Community Relationship.

m. Completed a reorganization of the Agency dividing responsibilities across the following departments/enterprises: Three enterprises have been created Virginia Housing Development, LLC, is the Development arm of ARHA, there is a Property Management enterprise and a construction enterprise doing business as ARHA Construction Enterprises. Within ARHA there are 6 departments: Executive Office, Finance and Administration, Asset Management, Housing Choice Voucher Programs, Social Services, and Facilities and Modernization.

n. ARHA's Strategic Plan states viability goals to enhance revenue and control expenses by generating additional unrestricted net income from enterprise operations related to core competencies in affordable housing development, affordable housing property management and construction and maintenance services. To this end, in 2010, the ARHA Department of Development was effectively folded into a limited liability development corporation, the Virginia Housing Development LLC (VHDLIC), whose sole member is ARHA. VHDLIC has been pivotal to all the ARHA redevelopment projects completed since that time (Old Town Commons, Alexandria Crossing, Pendleton Park and Quaker Hill). VHDLIC will also act as the affordable units developer in all redevelopment efforts planned and in the pipeline. VHDLIC has earned an Experience Tax Credit Developer designation from the state housing finance agency and has successfully completed a total of ten (10) tax credit development projects, all of which have been recognized as exemplary on a local level, many of which have been recognized as innovative and best in class on a state and local level. Global Property Management LLC has been incorporated and will manage all of the tax credit properties that are under separate and distinct ownership but for which ARHA or an ARHA entity acts as the managing general partner. This start-up will endeavor to create an income stream based on its successes as a long-term high performer in the voucher program and a state housing agency certified property management agent. Finally, a construction enterprise, ARHA Construction Enterprise dba ACELLC was incorporated for ARHA fee-for-services related efforts as well as non-ARHA related construction and maintenance fee generating activities.

o. In an effort to provide the most efficient and current services, the Personnel Policy Manual, the Procurement Manual, the Risk Control Manual and Fleet Management Policy, were all updated and the updates reviewed and approved by the Board of Commissioners. New efforts include the procurement of a Contract for a new Public Housing Software to replace the older, obsolete system. This software will provide the authority with an integrated housing software that has already increased performance in the areas of Asset Management, finance, reporting, and will enhance the Agency's ability to expand into future business enterprise models as we continue our growth efforts.

p. Completed the reorganization of the Social Services team in an effort to improve the scope of services being provided to ARHA residents and to improve the coordination of services provided by the City and other faith-based, not-for-profit and private organizations to enhance the services and efficiencies by avoiding redundancies.

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
 (b) Identify the specific location(s) where the public may obtain copies of the Annual PHA Plan. For a complete list of PHA Plan elements, reference Section 6.0 of the instructions.

A. The following PHA Plan Elements have been revised by the PHA since its last Annual Plan Submission:

- i. Housing Needs
- ii. Financial Resources
- iii. Policies on Eligibility, Selection and Admissions, Non-Smoking Housing Policy (ACOP completed in 2/2014)
- iv. Rent Determination Policies (ACOP Revision - completed and board approved in 2/2012)
- v. Fiscal Year 2013 Audit
- vi. Implementation of Smoking Cessation and Second Hand Smoke Reduction Program (HUD Notice PIH 2009-21) Approved by Board Resolution No. 572, on 9/23/2012.

B. The PHA (ARRHA) provides copies of the Annual Plan at the following locations within the City of Alexandria:

- i. ARHA Administrative Offices, 600 N. Fairfax St. (401 Wythe St. after 3/2015) Alexandria, VA
- ii. City of Alexandria, City Hall, King Street, Alexandria, VA
- iii. ARHA Department Asset Management Region I, Management Office, 300 Wythe St., Alexandria, VA
- iv. ARHA Department of HCVP, 18 Rohn St., Alexandria, VA
- v. ARHA Department of Facilities and Modernization, 2834 Duke St. Alexandria, VA
- vi. ARHA Department Asset Management Region III, 2834 Duke St. Alexandria, VA
- vii. Public Library, Duke Street Branch, Alexandria, VA
- viii. Public Library, Mount Vernon Avenue, Alexandria, VA
- ix. ARHA Web site: www.arha.us

PHA POLICIES GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS**PUBLIC HOUSING ELIGIBILITY:**

- a. The PHA verify eligibility for admission to public housing as follows:
- When families are within a certain number of being offered a unit: (state number): 30
 - When families are within 30 days of being offered a unit: 30 days.
 - Other eligibility factors: Income Targeting, Citizenship.
- b. The PHA uses the following non-income (screening) factors to establish eligibility for admission to public housing:
- Criminal and/or Drug-related activity (24 CFR 960.204).
 - Housekeeping and/or Suitability (24 CFR 960.202 & ACOP 4-III.D.e).
 - Chatham Square & Braddock/Whiting/Reynolds Apartments, Alexandria Crossing and Old Town Commons require:
 1. Credit check for waiting list applicants due to the LIHTC status of these developments.
 2. Tenant Selection Criteria that require, among other items, that the household make a minimum income and have minimum job tenancy (this is a requirement for all developments with Low Income Housing Tax Credit status).
 - Will incorporate other non-public housing alternative methods to the screening process.
 - The PHA does request criminal records from law enforcement agencies for screening purposes (24 CFR 960.204).

WAITING LIST ORGANIZATION

- a. The following methods are used to organize its public housing waiting list:
- Community-wide list (all PHA ACC units)
 - Site-based waiting lists: (all LIHTC developments)
 - Elderly & disabled: Laddrey High-rise, Park Place Condominium
- b. Interested persons may apply for admission to public housing at the following locations:
- PHA main administrative office at 600 N. Fairfax St. and/or 401 Wythe St. (after 3/2015) Alexandria
 - 300 Wythe Street, Laddrey Building Management Office (Laddrey Waiting List only)
- The following waiting lists will be operated by the PHA after HUD approval of the 2015 Agency Plan:
1. Laddrey Highrise and Park Place (previously approved by HUD)
 2. All ACC units (Public Housing units)
 3. Hopkins-Tancil Courts (Mod Rehab Project)
 4. All LIHTC developments (Chatham Square, BWR, Alexandria Crossing, Old Town Commons)
- c. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office at 600 N. Fairfax St. and/or 401 Wythe St. (after 3/2015), Alexandria
 - All PHA Asset Management offices listed below:
 - 18 Roth Street, HCVF office (until 3/2015)
 - 300 Wythe Street, Laddrey Building Management office
 - 2834 Duke Street, Asset management Region 3 office (until 3/2015)
- d. Applicants ordinarily are given one (1) vacant unit choice before they are removed from the waiting list.
- e. This policy is consistent across all waiting list types, with the exception of Disabled applicants for reasonable accommodation.

ADMISSION PREFERENCES

- a. **Income targeting:**
- The PHA does not plan to exceed the federal targeting (minimum of 40%) requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.
- b. **Transfer policies:**
- Under the following circumstances, transfers will take precedence over new admissions:
- Emergencies
 - Over housed
 - Under housed
 - Administrative reasons determined by the PHA (e.g., to allow modernization rehab work, redevelopment, casualty, etc.)
 - For reasonable accommodation.
- c. **Admission Preferences:**
1. The PHA has established preferences for admission to public housing (other than date and time of application submission).
- e. **The PHA plan to employ in the coming year the following preferences:** Former Federal preferences:
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 - Victims of domestic violence
 - Homelessness
 - Substandard housing
 - High rent burden (rent is > 50 percent of income)
- Other preferences: (select below)
- Working families
 - Families that are unable to work because of age or disability
 - Residents who live and/or work in the jurisdiction
 - Veterans and veterans' families
 - Suitability
- f. **Relationship of preferences to income targeting requirements:**
- The PHA applies preferences within income tiers

OCCUPANCY REVIEW CURRENT RULES

- a. The following reference materials can be used by applicants and residents to obtain information about the rules of occupancy of public housing:
- The PHA-resident lease
 - The PHA's Admissions and Continued Occupancy Policy (ACOP)
 - PHA briefing seminars or written materials
 - Other source (list): House Rules and Schedule of Changes that are attached to the Public Housing Lease, Chatham Square, BWR, Alexandria Crossing and Old Town Commons Apartments lease rider.

- b. Residents must notify the PHA of changes in family composition as follows:
- At an annual reexamination and lease renewal
 - Any time family composition changes
 - Other (list): Any time family income changes.

DECONCENTRATION AND INCOME MIXING

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

- c. If the answer to (b) was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
 - If selected, list targeted developments below:
Chatham Square/Bradlock/Whiting/Reynolds (BWR), Alexandria Crossing (G. Park/O. Dominion), Old Town Commons (J. Bland).
 - Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
 - If selected, list targeted developments below:
Chatham Square/Bradlock/Whiting/Reynolds (BWR), Alexandria Crossing (Glebe Park/Old Dominion), Old Town Commons (J. Bland).
 - Employing new admission preferences at targeted developments
 - If selected, list targeted developments below:
Chatham Square/Bradlock/Whiting/Reynolds (BWR), Alexandria Crossing (Glebe Park/Old Dominion), Old Town Commons (J. Bland).

6.1

- d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to (d) were yes, how would you describe these changes? (select all that apply)
- Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)
- List (any applicable) developments below:
Chatham Square/Bradlock/Whiting/Reynolds (BWR), Alexandria Crossing (Glebe Park/Old Dominion), Old Town Commons (J. Bland).

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts

SECTION 8

All the questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (Select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation.
 - Other (list below): Citizenship
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective property owners? (Select all that apply)
- Criminal or drug-related activity: (YES)
 - Other (describe below): Two previous property owner's names and addresses.

(2) Waiting List Organizations

- a. The Section 8 tenant-based assistance waiting lists will be not merged with any other program or organization.
- b. Interested person may apply for admission to Section 8 tenant-based assistance at the following location:
ARHA's Office of HCVP at 18 Roth Street, Alexandria, VA

(3) Search Time

The PHA gives time extensions on standard 60-day period of search for a unit on a case-by-case basis and the circumstances of the individual and other external factors (i.e.: market conditions, etc.)

6.1

(4) Admissions Preferences

- a. Income targeting
 Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
- Former Federal preferences:
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 - Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden (rent is > 50 percent of income)
- Other preferences (select all that apply)
- Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in the PHA jurisdiction
 - Local set aside: ARHA and City of Alexandria MOU
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.
- 1 MOU: to include FUP, Mental Health, Transitional Housing, Foster Care Youth, Veterans and VAWA
 - 2 Elderly
 - 3 Disabled
 - 4 Working: Live and/or work in the City of Alexandria

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Other preferences:
- Other preferences: Local-set aside: ARHA and City of Alexandria MOU.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)

- Date, time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction:

- This preference has previously been reviewed and approved by HUD

6. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. The following documents and/or other reference materials contain the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA.

- The Section 8 Administrative Plan
- Briefing sessions and written materials

b. The PHA announce the availability of any special-purpose section 8 programs to the public by the following:

- Through published notices
- Other as listed below:
 - ARHA newsletter
 - ARHA Web site
 - ARHA Board docket published monthly and placed on Public Libraries and City Offices
 - Local Newspaper advertising.
 - The opening of the Section 8 and Public Housing waiting August 15 thru 19th of August 2011 (both waiting list are currently closed)

FINANCIAL		
Planned Resources and Uses		
<u>Sources</u>	<u>Planned \$</u>	<u>Planned Uses</u>
1. Federal Grant (FY 2013)		
a) Public Housing Operating Fund	4,268,891	Public Housing
b) Public Housing Capital Fund	336,608	Public Housing
c) Hope VI Revitalization	0	
d) Hope VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	17,098,368	Section 8
f) Public Housing Drug Elimination Program (including technical assistance funds)	0	N/A
g) Residents Opportunity and Self-sufficiency grants	122,456	N/A
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
j) Moderate rehabilitation	1,336,516	Section 8
Other Federal Grants:	0	N/A
2. Prior Year Federal Grants (unobligated funds)	0	N/A
3. Public Housing Dwelling Rental Income		
a) Income	1,340,008	Public Housing
4. Other Income		
	0	N/A
5. Non-Federal Sources (listed below)		
a) Business Activities	3,493,522	Public Housing
b) Interest Income	62,647	Public Housing
c) State + Local	5,219,473	Public Housing
Total Resources	33,278,489	

RENT DETERMINATION POLICIES [24 CFR Part 903.79 (d)]

(1) Income Based Rent Policies (*)

The following describes the PHA's income based rent setting policies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, as per the appropriate boxes below.

a. Use of discretionary policies:

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

b. Minimum Rent (*)

1. What amount best reflects the PHA's minimum rent? (select one)

- \$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

c.

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- Other (describe below):

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- Yes

2. For which kinds of developments are ceiling rents in place?

- Yes No: For all public housing developments
- Yes No: For LIHTC developments

6.3

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 100 percent of operating costs for general occupancy (family) developments
- The "rental value" of the unit
- Other (list below): City of Alexandria, Tenant Landlord Board Rent Limitations and tax credit rent ceiling formula.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - 75 % to 100% of operating costs
 - Rental value of unit
 - City policy regarding rent increases.

SECTION 8 TENANT-BASED ASSISTANCE

B. Section 8 Tenant-Based Assistance
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards
Description of the voucher payment standards and policies:

a. What is the PHA's payment standard? (select the category that best describes your standard)

100% of FMR

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

None

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below):

d. How often are payment standards reevaluated for adequacy? (Select one)

Annually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (Select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Budgetary constraints

6.3

(2) Minimum Rent (*)

a. What amount best reflects the PHA's minimum rent? (select one)

\$50

b. The PHA has adopted discretionary minimum rent hardship exemption policies:

Yes No

OPERATIONS AND MANAGEMENT**A. PHA Management Structure**

Within ARHA there are six (6) departments: Executive Office, Finance and Administration, Asset Management, Housing Choice Voucher Programs, Social Services and Facilities and Modernization; each responsible for a unique set of functions:

- (1) Executive Office includes the CEO, the Deputy Director, Director of Human Resources and an Executive Assistant.
- (2) Finance and Administration is responsible for the budgeting, procurement, payroll, management information systems, accounting and reporting functions of the agency and is staffed with an Accountant I, an Accountant II, HCV/P and Tenant Accountant, Payroll/Benefits Administrator, MIS Manager, Procurement Manager and Procurement Assistant.
- (3) Asset Management: The ARHA portfolio includes eleven (11) Asset Management Projects (AMP) consisting of 24 total sites that co-locate the 769 units rented under the public housing program on mixed-income sites that also include tax credit, project-based voucher and market-rate units owned and managed by ARHA. The ARHA total portfolio of 11 AMPs are divided into three regions, each AMP is managed by a Property Manager. Below the Property Manager level, the Asset Management staff including leasing and occupancy specialists and maintenance personnel are assigned by site and execute the essential activities of marketing, intake and leasing, ongoing program compliance, property management, and property maintenance. The three (3) Regional Managers report to the Deputy Director as does an agency-wide Tax Credit Specialist
- (4) The Section 8 Housing Choice Voucher Program administers over 1,926 units of tenant-based rental assistance. The Director of the HCV Program oversees the distribution and utilization of vouchers, assessment of housing quality and ARHA relations with participating property owners. Administration of the Family Self-Sufficiency (FSS) Programs and the Homeownership program is contained within this department. This department also administers 54 Project-Based Vouchers and 109 Moderate Rehabilitation Vouchers.
- (5) The Department of Social Services provides agency-wide supportive services for ARHA's clients.
- (6) Facilities and Modernization provides fee for services to all of the AMPs for specialty services and vacant unit turnover.

In addition to the six departments, there are three enterprise entities that were formed as a result of the 2012 – 2022 Strategic Plan. These enterprises are described in Section 5.2 of the Agency Plan.

ARHA is governed by a nine-member Board of Commissioners, appointed by the Alexandria City Council to staggered four-year terms. The Chair and Vice-Chair positions are elected annually by all the Board members. Since 1998, ARHA residents have held a seat and have served on the Board of Commissioners, residents are encouraged to apply for the open Board position when it becomes available. The Board has one staff person, the Chief Executive Officer (CEO).

B. HUD Programs Under PHA Management

Following is the list of Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	769 (*)	125
Section 8 Vouchers	1926	96
Section 8 Mod Rehab	109	20

(*) number may fluctuate due to ongoing redevelopment activities, including demo removals and new construction additions.

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Asset Management and Maintenance:
 - a) Maintenance Manual
 - b) Risk Control & Fleet Management Manual
 - c) Integrated Pest Management Policy
 - d) Admissions and Continued Occupancy Policy (ACOP-2012)
 - e) Personnel Policy Manual
- (2) Section 8 Management:
 - a) Section 8 Administrative Plan

PHA GRIEVANCE PROCEDURES

The PHA uses the following Grievance Procedures for each of its programs:

A. Public Housing

1. The PHA has not established a written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.
2. The PHA office allows residents and/or applicants to public housing to contact the following office(s) to initiate the PHA grievance process:
 - a. PHA main administrative office at 600 N. Fairfax Street
 - b. Asset Management offices at Ladrey Building, 300 Wythe Street
 - c. Asset Management offices at 2834 Duke Street, Alexandria, VA

B. Section 8 Tenant-Based Assistance

1. The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.
2. The PHA office allows residents and/or applicants to Section 8 or assisted families, to contact the following office(s) to initiate the informal review and informal hearing processes:
 - a. PHA main administrative at 600 N. Fairfax Street
 - b. PHA's HCVP Office located at 18 Roth Street, Alexandria, VA

PHA SAFETY AND CRIME PREVENTION MEASURES**A. Need for measures to ensure the safety of public housing residents**

1. The PHA's need for measures to ensure the safety of public housing residents are as follows:
 - a. Residents fearful for their safety and/or the safety of their children
 - b. Observed lower-level crime, vandalism and/or graffiti
 - c. People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. The data and/or information used by the PHA to determine the need for PHA actions to improve safety of residents:
 - a. Safety and security survey of residents
 - b. Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - c. Resident reports
 - d. PHA employee reports
 - e. Police reports and regularly scheduled meetings with the APD
 - f. Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
 - g. Other sources:
 - o Resident Police Officers (RPO)
 - o City appointed North End Task Force
 - o Monthly City's facilitated Quality of Life meetings.
 - o City's Crime reports (web site)

3. The following developments below are the most affected:
Scattered Sites, Andrew Adkins, Alexandria Crossing, Samuel Madden Homes, Ladrey High-rise, S. Whiting Street.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List of the crime prevention activities the PHA has undertaken or plans to undertake during the Plan's year:
 - a. Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - b. Crime Prevention through Environmental Design
 - c. Activities targeted to at-risk youth, adults, or seniors
 - d. Other activities include:
 - o Resident Police Officers (RPO) at troubled sites
 - o Collaborate with HOA for security patrols.
 - o Increase number of RPO's
 - o Installation of video security cameras at the Alexandria Crossing at West Glebe & Ladrey HR
 - o Additional security lighting for night watch PHA wide
 - o Construction of a youth-teen center for after school activities
2. The following developments below are the most affected:
Scattered Sites, Andrew Adkins, Alexandria Crossing, Samuel Madden Homes, Ladrey High-rise & Chatham Square.

C. Coordination between PHA and the police

1. Coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - a. Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - b. Police provide crime data to housing authority staff for analysis and action
 - c. Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - d. Police regularly testify in and otherwise support eviction cases and debarment policy.
 - e. Police regularly meet with the PHA management and residents
 - f. Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - g. Other activities (list below):
 - Resident Police Officers,
 - Installation of video security cameras,
 - Neighborhoods National Night-Out in cooperation with the Alexandria Police Department
 - Monthly Meetings and follow-up with Police incident reports
2. Affected Sites: coordination is carried out PHA wide at all sites.

6.8

PET POLICY

ARHA has adopted policies pertaining to the keeping of pets in public housing units and the criteria and/or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of the ARHA to provide a decent, safe and sanitary living environment for all our residents, protecting and preserving the physical condition of the property and the financial interest of the ARHA. This policy also explains the exemption of assistive animals, which are allowed to reside in public housing communities with applicable restrictions waived.

This policy allows pets to be owned by all residents. The pet owners must meet reasonable conditions established by ARHA. According to the HUD proposal, these conditions may include: a nominal fee to cover extra costs; a pet deposit to cover extraordinary cost; restrictions on the number and type of pets and limits based upon the type of building. This new law is in addition to HUD's current rules governing pets in public and assisted housing for elderly families and families with disabilities, which was passed by the ARHA Board of Commissioners in January, 1987. ARHA, in establishing a Pet Policy, is also trying to honor the rights of all ARHA public housing residents and employees and to abide by the laws of the City of Alexandria.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the ARHA management. All pet owners must submit written requests and enter into a Pet Agreement with ARHA.

B. ARHA PET POLICY

In accordance with federal law, residents of federally funded public housing shall not be prohibited from owning and keeping common household pets (animals that assist the handicapped are excluded from this policy) subject to the limitations set forth in the Pet Policy. ARHA may refuse to register a pet that does not meet the conditions of the pet policy. If the ARHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be mailed by certified, signed receipt, in accordance with HUD Notice requirements.

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

6.9

CIVIL RIGHTS CERTIFICATIONS [24 CFR Part 903.7 9 (g)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

FISCAL AUDIT [24 CFR Part 903.7 9 (p)]

6.10

1. Under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)) the PHA is required to have an annual audit conducted.
2. The most recent fiscal audit was submitted to HUD.
3. Findings: there were no findings as the result of that audit.
4. If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 0
5. Have responses to any unresolved findings been submitted to HUD? N/A
If not, when are they due (state below): N/A

6.11

17. PHA Asset Management
24 CFR Part 903.7 9 (q)]

1. The PHA is engaged in activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan.

2. The following types of asset management activities have been undertaken by the PHA during the previous period and will continue during the current plan:

- a. Development-based accounting
- b. Procurement of Contract support services for Asset Management conversion.

3. Management Fees:

The Alexandria Redevelopment and Housing Authority elects to phase-in its management fees through 2011. Currently, the overhead charged to the public housing program is \$ 120.00 PUM, based on most recent financial statements (FYE 2009). The allowable management fees are as follows:

Management Fees -	\$ 56.00 PUM
Bookkeeping Fee -	\$ 7.50 PUM
Asset Management Fee -	\$10.00 PUM
Total -	\$ 73.50 PUM

The difference between the current overhead costs, \$133.50 PUM, and the allowable fee schedules, is \$60.00. The Alexandria Redevelopment and Housing Authority propose the following phase-in schedule:

FYE 12/31/2011 -	\$ 73.50
FYE 12/31/2012 -	\$ 73.50
FYE 12/31/2013 -	\$ 73.50
FYE 12/31/2014 -	\$ 73.50

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005

1. BACKGROUND

On January 5, 2006, President Bush signed into law the Violence Against Women and Department of Justice Reauthorization Act ("VAWA") of 2005 (Public Law 109-162) and on August 12, 2006, signed into law technical corrections to the VAWA (Public Law 109-271). On March 7, 2013 President Obama signed the Violence Against Women Reauthorization Act (VAWA) of 2013.

The VAWA protection applies to families applying for or receiving Public Housing Program assistance, Housing Choice Voucher Program (including rental assistance payments under the project-based vouchers), Section 8 Project-Based Certificate Program, and Section 8 Moderate Rehabilitation Program (excluding Mod Rehab SRO), as required by the provisions of Sections 606 and 607 of the VAWA. The law protects victims of domestic violence, dating violence, stalking, as well as their immediate family members generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. The VAWA also provides that an incident or actual or threatened domestic violence, dating violence or stalking does not qualify as a serious or repeated violation of the lease nor does it constitute good cause for terminating the assistance, tenancy, or occupancy rights of the victim. Furthermore, criminal activity directly relating to domestic violence, dating violence or stalking is not grounds for terminating the victims' tenancy. O/A may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain in the unit.

6.12

2. POLICY IMPLEMENTATION

Pursuant to the VAWA and Justice Department Reauthorization Act of 2005, the Alexandria Redevelopment and Housing Authority ("ARHA") implemented related policies, including the execution of a Memorandum of Understanding between the ARHA and Second Chance Employment Services ("SCES") on 11/7/2005, which in addition to providing assistance to low-income families, disabled and elderly citizens and other social services in conjunction with the City of Alexandria, had a significant role in the provision of free services to ARHA residents who are victims of domestic violence, dating violence or stalking.

Further, ARHA's Social Services Division, in collaboration with local government agencies and private non-profit institutions, has begun implementing an assistance program for the residents and their families, with the majority of participants being women and children, who are the most affected by domestic violence acts. These programs have been successful in informing victims of domestic violence about the legal protection afforded under VAWA and in providing counseling about victims' rights, available resources and the inherent benefits of acts of violence and enrolling in various types of counseling programs that can assist them in overcoming abuse and other cultural or social barriers that prevent them from becoming self-sufficient.

ARHA is implementing procedures to assure applicants and residents are aware of their rights under the VAWA as described in Chapter 13 of the ACOP and Chapters 3 and 12 of the HCVP.

3. PROGRAMS

Two key organizations, Second Chance Employment Services and the City's Office of Women, working in cooperation with ARHA staff have been successful in identifying victims of domestic violence and in providing help and counseling to the residents. Second Chance Employment Services ("SCES") is a non-profit agency that assists vulnerable at-risk individuals who have been victims of various types of Domestic Violence. These individuals have limited skills and extraordinary barriers to employment and are encouraged to create a positive living environment. SCES provides highly individualized training and counseling services including but not limited to one-on-one counseling sessions, workshops and referrals to outside agencies.

The other is the City of Alexandria, Office on Women, which provides emergency assistance to victims including ARHA residents. The agency offers a 24-hour hotline that residents can call to discuss their individual situations as it relates to Domestic Violence, Dating Violence and Stalking issues. The Department of Human Services provides additional support and counseling.

4. GOALS

ARHA goals for 2015 and forward are focused on an increased awareness of the law regarding the Violence Against Women and Department of Justice Reauthorization Act of 2005 and 2013 for the residents and their families by:

- Revise existing Policies to reflect VAWA requirements and changes
- Include information page and links in ARHA's Web site
- Distribute easy-to-read and understand printed materials
- Provide bi-lingual information on VAWA
- Seek new partners to participate in the program

5. RESOURCES

- ARHA Social Services functions carried out through Asset Management
- The Office on Women, City of Alexandria
- Second Chance Employment Services, D.C.
- Department of Human Services, City of Alexandria

ARHAS SMOKING CESSATION AND SECOND HAND SMOKE REDUCTION PROGRAM

ARHA, as per Board Resolution No.577, approved on 2/24/2014, will implement a Smoke Cessation and Second Hand Smoke Reduction Policy. This program is supported, and partially financed through a partnership with the City of Alexandria, the Public Health Advisory Commission and the Clean and Smoke Free Air Coalition of Alexandria with the goal to have all ARHA developments smoke free. The program also offers tobacco cessation services free to qualified residents. This initiative is supported by HUD Notice PIH-2009-21 (HA).

6.13

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

A. Hope VI Activities:

a. N/A

B. Mixed Finance Modernization, Development, Demolition and/or Disposition:

As part of the Agency redevelopment efforts, ARHA will continue its Mixed-Finance, Mixed-Income efforts in its James Bland community. James Bland and James Bland Addition (the "Bland Community") is situated on a 5-block parcel of land in Alexandria, within walking distance of the Braddock Road Metro station. This is a six-phase effort that began in 2006 with the planned redevelopment of the Glebe Park community and an effort will ultimately affect 234 Annual Contributions Contract ("ACC") units. The Glebe Park Apartments redevelopment was completed and fully occupied as of July of 2010.

A Demolition/Disposition Application for all units on the 5-block Bland Community site was submitted in to the HUD Special Application Center in 2008. The 194 Bland Community units are being replaced at the Old Dominion and West Glebe sites (the new Alexandria Crossing community) that were Bland Community. An additional 44 were replaced at the Old Dominion and West Glebe sites (the new Alexandria Crossing community) that were redeveloped in 2008, intentionally for the purpose of providing some number of replacement units to aid the relocation efforts at the Bland Community. The remaining 16 units were replaced by purchasing homes (condominiums, single family or townhouse) in various communities throughout the City. As of March 2012, all units have been purchased and are fully occupied.

Following is a summary of various phases of the redevelopment process:

Phase I and II: The original Glebe Park Apartments was located on three parcels, one fronted West Glebe Road and the other two were located east and west of and fronted Old Dominion Boulevard. The first two phases of this six-phase effort that were completed were: 1) the West Glebe location of the original Glebe Park Apartments; and, 2) the two parcels located on Old Dominion Boulevard.

Phase III (block 1 of the Bland Community): This project is being completed with no HUD development funds but takes the form of a Mixed-Finance Amendment to the ACC (Operating-Only Subsidy). The funding sources for the effort originate in the ARHA land value and from 9% Low Income Housing Tax Credits (LIHTC). Execution of the project was dependent on both sources. This is a mixed-income project. ARHA is selling lots for market-rate fee simple homes and contributing the land under the affordable replacement units to the LIHTC owner entity. To date, 34 ACC units on block 1 have been demolished, construction is completed on 18 new ACC units and all new units are occupied. The completed site includes 37 market-rate homes and 18 ACC/LIHTC rentals. Sales were very successful resulting in rapid absorption of the new for sale units.

Phase IV: (block 2 of the Bland Community): This project is being completed with no HUD development funds but takes the form of a Mixed-Finance Amendment to the ACC (Operating-Only Subsidy). The funding sources for the effort originate in the ARHA land value and from 9% Low Income Housing Tax Credits (LIHTC). Due to the economic crisis and the low raise received for the credits at syndication, the owner entity received an allocation of TCAP funds under section 1602 to subsidize the LIHTC funding. Execution of the project was dependent on all three sources. This is a mixed-income project. ARHA is selling lots for market-rate fee simple homes and contributing the land under the affordable replacement units to the LIHTC owner entity. To date, 34 ACC units on block 1 have been demolished, construction is completed on 18 new ACC units and all new units are occupied. The completed site includes 37 market-rate homes and 18 ACC/LIHTC rentals. Sales were very successful resulting in rapid absorption of the new for sale units.

Phase V: (block 4 of the Bland Community): This project also takes the form of a Mixed-Finance Amendment to the ACC (Operating-Only Subsidy). Just as in Phase III, the funding sources for the effort originate from the ARHA land value and from Low Income Housing Tax Credits. Execution of the project was dependent on both sources. ARHA was successful in its 2011 application for allocation of 9% 2010 Low Income Housing Tax Credits. The site was vacated by the end of 2011, and the closing occurred in the spring of 2012. The construction has been completed and all units were under lease as of August 1, 2013. The completed site includes 61 market-rate homes and 44 ACC/LIHTC rentals.

Phase IV: (blocks 3 and 5 of the Community): the final phase will combine the last two blocks and will result in the construction of 54 affordable housing (Project-Based Voucher) rental units and 94 market rate, for sale townhomes and condominiums. ARHA applied successfully for 9% Low Income Housing Tax Credits in the 2012 competitive process. The land transfer to our development partner was completed as of May 31, 2013. Demolition and construction was started in r under a Right of Entry in December of 2012. All construction work on the affordable units on the Phase IV redevelopment effort will be completed and the units will be fully occupied by October 31, 2014.

C. Demolition and Disposition:

a. A major goal of ARHA is to use its resources in a manner that promotes economy of operation and efficiency in the discharge of its public function. Currently we have 43 public housing units that exceed the operational budget. For this reason, ARHA will be submitting Disposition Applications for the following properties pursuant to Section 18 of the US Housing Act of 1937, as amended, regulation 24 CFR 970 in the plan Fiscal Year.

1. Disposition Only of Park Place Condominiums (VA004000004-Scattered Sites). Total ACC units affected will be thirty eight (38). An application will be submitted to HUD's Special Application Center ("SAC") by year end 2015. The 38 ARHA-owned ACC units are part of an overall high-rise condominium community located at 2500 Van Dorn Street in Alexandria, Virginia, totaling 403 units; the remaining 365 units are market rate homeownership units. Of the 38 total units, 35 are efficiencies and 3 are 1-bedroom. The high condominium fees have made this project financially unfeasible as ACC units. The approval of the disposition application will allow the Agency to dispose of the ACC, sell the units, and accommodate the current occupants with vouchers.

2. Disposition Only of Saxony Square Condo (VA004000004-Scattered Sites). Total ACC units affected will be five (5). An application will be submitted to HUD's Special Application Center ("SAC") by year end 2015. The five ARHA-owned ACC units are part of an overall garden style, walk up condominium community located at 483 North Armistead Street in Alexandria, Virginia, totaling 264 units; the remaining 259 units are market rate homeownership units. The high condominium fees have made this project financially unfeasible as ACC units. The approval of the disposition application will allow the Agency to dispose of the ACC but accommodate the current occupants with vouchers.

3. In 2008 and 2009, ARHA and the City engaged in a public process to amend the small area plan for Braddock East. This plan covers several city blocks near the Braddock Road Metro station and within the historical Parker-Grey district. The sites affected include Samuel Madden Homes Uptown (VA004000003) built in 1945, which would affect 66 townhouse units, and Andrew Adkins, built in 1969, which would affect 90 units. The goal is to replace these older housing complexes with new affordable housing units within a mixed-income community. The City Office of Housing is currently engaged in a Housing Strategic Plan process as is ARHA. The outcome of these strategic planning efforts could affect these properties located in the Braddock East Small area plan or any other of ARHA's public housing inventory, both housing and administrative offices.

The results of the ARHA Strategic Plan as it relates to the redevelopment analysis indicated a need for the redevelopment of seven fiscally challenged and physically obsolete sites. A 2-part RFP for Developer Partners for the seven sites was published on January 6, 2014 and ARHA expects to select partners by the spring of 2015. Disposition Applications will be submitted to SAC for the 7 sites included in the RFP as the timing is finalized for the development activities. The sites that ARHA is expecting to dispose of are: Samuel Madden, Andrew Adkins, Ladrey Highrise, the ARHA Administration Building and Scattered Sites. Also as a result of the 2012-2022 Strategic Plan, VHDLLC has embarked on efforts to redevelop Ramsey Homes and will be submitting a Disposition Application when it is appropriate to do so in the overall development efforts.

7.0

D. Conversion of Public Housing.

None

E. Home Ownership Program:

The PHA included in its Section 8 Administrative Plan, policies for use of the Section 8 Voucher for mortgage payment. ARHA works in cooperation with the City's Office of Housing to assist clients with homeownership initiatives. The City promotes homeownership by offering low interest loans made possible by a grant, awarded to the City by the state housing finance agency as well as NSP grant funds. In addition to administering the grant funds that provide low-interest mortgage loans, the City provides for down payment assistance up to \$50,000 per household.

F. Project-Based Vouchers:

The PHA has a contract for 109 Project-Based Vouchers at Hopkins-Tancil Courts. (REMS No. 800024748)
There are 4 Project-Based Vouchers at the Pendleton Park Development which are administered by Jefferson County
There are 54 Project Based Vouchers scheduled to come online in the first quarter of 2014 (new Old Town Common Phase V)

G. Section 8 Tenant Based Assistance:

a. The PHA plans/administers a Section 8 Home Ownership program pursuant to Section 8(y) of the U.S. Housing Act of 1937, as implemented by 24 CFR Part 982.

b. The program description can be located in: on Chapter 15 of the Section 8 Administrative Plan.

c. Program Size: the PHA has limited the number of families participating in the section 8 home ownership program to 25 or fewer participants.

d. Eligibility Criteria: in addition to HUD criteria, the PHA program has eligibility criteria that give FSS families priority if multiple applicants apply.

H. PHA Community Service and Self Sufficiency Programs

a. Cooperative Agreements: the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services.

b. The Agreement's execution date was 07/20/2005.

c. Other coordination efforts between the PHA and TANF Agency are:

1. Client referrals.
2. Information sharing regarding mutual clients (for rent determination and otherwise)
3. Coordinate the provision of specific social and self-sufficiency services and programs to eligible families.
4. Joint administration of other demonstration programs.
5. Local preference for the Department of Human Services (DHS).

d. Following Services and Programs are offered to residents and participants:

1. Section 8 Admission Policies.
2. Preference in admission to Section 8 for certain public housing families.
3. Preference/eligibility for Section 8 Homeownership option.
4. Policies listed under the FSS program.

e. Economic and Social Self-Sufficiency Programs: the PHA promotes, coordinates and/or provide programs to enhance the economic and social self sufficiency of residents under the FSS program and services listed below:

1. Senior/Assisted Services: estimated size is approximately 200, provided as a walk-in service at Ladrey & the Main Office
 2. Residents Services: estimated size is approximately 300, provided as a walk-in service at the Main Office and Amp's offices.
 3. Family Self-Sufficiency Program: program at the start of 2005 required 50 public housing and 38 Section 8 participants.
- As of the 2013 Agency Plan, there were 59 participants combined in both the program.

Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.0

<p>8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFP financing.</p> <p>Reference HUD Form 50075.2 approved by HUD on 5/13/2014.</p>
<p>8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Reference HUD Form 50075.2 approved by HUD on 5/13/2014.</p>
<p>8.3</p> <p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

HOUSING NEEDS

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Comprehensive Housing Affordability Strategy was conducted to obtain the information below (1).
The housing needs in the jurisdiction, broken down by family types based on income, race, ethnicity, disabilities and age, are as follows:

By Income:

- Income greater than or equal to 30%, of AMI is overall \$4,302
- Income less than 30%, but greater than or equal to 50% of AMI is overall \$4,035
- Income less than 50% but greater than 80% of AMI is overall \$3,009

Elderly & Disabled Families:

- The elderly overall is 1357
- Families with disabilities overall is 1968

Race & Ethnicity:

- Race/Ethnicity White (non-Hispanic) is overall **83,165 or 58%**
- Race/Ethnicity African American is overall **30,504 or 21%**
- Race/Ethnicity Hispanic is overall **19,424 or 13%**
- Race/Ethnicity Asia & Pacific Islander is overall **7,770 or 5%**
- Race/Ethnicity Native American is overall **300 or 1%**
- Other & Multiple Races is overall **3,022 or 2%**

The Section 8 & Public Housing waiting lists were open August 15th thru the 19th of August 2011. The waiting list total is 14,237 with an annual turnover of 242. The housing needs of families on the waiting list totals are as follows:

- Extremely low income is greater than or equal to 30% AMI. The number of families is 10,670, which is 75%
- Very low income is less than 30% but greater than or equal to 50% AMI. The number of families is 739, which is 5%
- Low income is less than 30% but greater than 80% AMI. The number of families is 2828, which is 20%
- The number of families with children is 11602, which is 81%

Elderly & Disabled Families:

- The number of elderly families is 1342.
- The number of families with disabilities is 414, which is 3%

Race & Ethnicity:

- The total number of White families is 1162, which is 8%
- The total number of African American families is 10240, which is 72%
- The total number of Asian families is 88, which is .006%
- The total number of American-Indian families is 29, which is 0.002%
- The total number of Hispanic families is 2718, which is 19%

Characteristic by bed room size:

- Families on the list for 1 bedrooms is 6208, which is 44%
- Families on the list for 2 bedrooms is 2945, which is 21%
- Families on the list for 3 bedrooms is 2242, which is 16%
- Families on the list for 4 bedrooms is 498, which is 3%
- Families on the list for 5 bedrooms is 110, which is 1%

The waiting list for the Elderly/Disabled is currently open.

The waiting list total is 804, with an annual turnover of 42.

Note: Although the waiting list is closed, the PH allows specific categories to remain open (elderly)

Note: due to percentage rounding, numbers may not add up to 100%

(1) Sources: HUD, Alexandria Office of Housing, and other government and private housing industry sources.

STRATEGY FOR ADDRESSING HOUSING NEEDS

The PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year is listed below.

A. Need: Shortage of Affordable housing for all eligible population

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development:
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Work with City of Alexandria to expand housing opportunities with privately owned properties.

B. Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

C. Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

9.1

D. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly only: Ladrey High-rise
- Apply for special-purpose vouchers targeted to the elderly, should they become available: assisted living

E. Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Maintain waiting list for handicap accessible units at Chatham Square and Braddock/Whiting/Reynolds Apartments, and increase accessible units by providing 5% & 2% hearing and vision impaired at Alexandria Crossing (formerly Glebe Park) and Old Town Commons (formerly James Bland Homes) redeveloped through the use of Tax Credits.

Note: ARHA exceeds the number of accessible units required under HUD 502.

F. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (listed below):
 - a) Utilize bilingual staff to communicate in both written and verbal forms.
 - b) Implement goals of the Limited English Proficiency Committee

Strategy 2: Conduct activities to affirmatively further fair housing:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Meet with regional realtor professional organizations to educate about the Section 8 Program for private property owners.

9.1 **Other Housing Needs & Strategies:**

The following factors influenced the PHA's selection of the strategies that will pursue:

- Funding constrains
- Staffing constrains
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA.
- Influence of the housing market on the PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Limited stock of large size units in Alexandria
- Limited availability of sites for the construction of new affordable housing units and/or replacement of existing units.

Other Strategies:

ARHA, in conjunction with the City of Alexandria has completed and adopted the 2012-2022 Strategic Plan to address the future redevelopment of ARHA properties that are underutilized in order to increase the density and therefore maximize the use of the land to create additional affordable housing units within mixed income developments, and to set forth strategies for economic growth and self-sufficiency, by the creation of unrestricted sources of income from business enterprises, that will ensure ARHA financial viability for years to come.

The implementation phase of the ARHA 2012-2022 Strategic Plan is in progress and will be monitored for accomplishment of the goals set forth.

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The PHA has completed several goals set forth in the current 5-Year Plan, including the following:

- a. Conversion of all sites to the HUD Asset Management model.
- b. Implementation of Project Based Accounting
- c. Redevelopment of Alexandria Crossing (formerly Glebe Park) completed in 2010.
- d. Major redevelopment of Old Town Commons, Phases I, II and III, 100 completed as of 8/2013, with Phase IV in progress.
- e. Implementation of new policies on eligibility, selection and admissions
- f. Completion of Capital Improvements projects under the Annual and 5-Year Plan
- g. Implementation of various social service programs
- h. Major reorganization of the Agency, including human resources, asset management modeling, Section 8 program and other operational areas.
- i. Increased and preserved the number of affordable housing units with the acquisition and rehabilitation of the Quaker Hill community and Pendleton Park Apartments.
- j. Increased the numbers of accessible in newer developments. Currently ARHA exceeds the number of accessible units required under HUD 504.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

- 1. Criteria for Substantial Deviation and Significant Amendments
 - i. Substantial Deviation from the 5-Year Plan:
 - a. Addition or deletion of Strategic Goals.
 - b. Any deviation that requires review and input by the ARHA Residents Association (ARA) as well the approval by the Board of Commissioners.
 - c. Any proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance projects.
- 2. Significant Amendment or Modification to the Annual Plan
 - a. Any change to rent or admission policies or organization of the waiting list.
 - b. Additions of non-emergency (*) work items over \$50,000 in the CFG (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Agency Plan).
 - c. Any change with regard to demolition or disposition, designation of housing, homeownership program, conversion activities, mixed finance proposals for new developments.

An exception to this definition will be made for any of the above that are adopted to reflect change in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirement of OMB circular No. A-87 (Cost Principal for State, Local and Indian Tribal Government) and 25 CFR Part 85 (Administrative requirements for Grants and Cooperative Agreements), as well as Federal, State or local regulations or statutes.

(*) Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital fund granting. Management improvements are not eligible as emergency work.

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan.

Note: Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* [attachment va004a01]
- (b) Form HUD-50077-SL, *Certification of State and Local Official Plan Consistency with the Consolidated Plan* [attachment va004b01]
- (c) Form HUD-50077-CR, *Civil Rights Certification* [attachment va004c01]
- (d) Form HUD-50070, *Certification for a Drug-Free Workplace* [attachment va004d01]
- (e) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* [attachment va004e01]
- (f) Form SF-LLL, *Disclosure of Lobbying Activities* [attachment va004f01]
- (g) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* [attachment va004g01]

NOTE:

SEE SECTION 13.0 FOR LIST OF ATTACHMENTS AND OTHER DOCUMENTS, INCLUDING ABOVE CERTIFICATIONS.

12.0 Other Information
(24 CFR Part 903.7.9 (f))

12.1 A. Public Meeting Notices (7/31/2014)

C. Resident's Organizations

Staff Scheduled additional meeting with the Residents Advisory Board (RAB), the Ladrey Residents Council (LRC) and the Alexandria Residents Association (ARA). organizations that represent various segments of ARHA residents. The meetings where scheduled for September 15, 2014 at the Ladrey Building library.

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Minutes of the Public Meetings:

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Minutes of the Board of Commissioners Public Meeting of 9/22/2014

DRAFT

DATE: Monday, September 22, 2014
TIME: 06:30 PM EST

SUBJECT: MINUTES OF THE PUBLIC HEARING HELD BY THE ARHA BOARD OF COMMISSIONERS ON THE DRAFT OF ARHA'S 2015 AGENCY PLAN AND THE 5-YEAR ACTION PLAN FOR THE PERIOD OF JANUARY, 2015 - DECEMBER 31, 2019

A public hearing was held on Monday, September 22, 2014, at 300 W. 11th Street, Alexandria, Virginia, for the purpose of obtaining public comments on Agency Plan.

Attending on behalf of the ARHA Board of Commissioners were:

- 1. Merrick Malone, Chairman
- 2. Daniel Bauman, Vice-Chairman
- 3. Melvin Miller, Commissioner
- 4. Carter D. Fleming, Commissioner
- 5. Christopher Bullard, Commissioner
- 6. Brent J. Libresca, Commissioner
- 7. Karl Sandberg, Commissioner
- 8.

Attending on behalf of ARHA were:

- 1. Ron Prutz, CEO & Secretary, Treasurer Board of Commissioners
- 2. Douglas Owens, Deputy Executive Director
- 3. Chubba Jow, Director of Facilities and Modernization
- 4. Derek McDanel, Director of Finance
- 5. Cris Thompson, Director of HCVP
- 6. Edward Lutz, Ombudsman - Asset Management
- 7. Other senior ARHA staff

Attending on behalf of the Residents Advisory Board and the Alexandria Residents Council were:

- 1. President RAB
- 3. President ARA

The general public and Ladies' residents were in attendance.

12.1

A. ARHA Residents Association (ARA):

- The ARA [did/did not] provide comments regarding the Agency Plan.
- The ARHA [has/has not] taken any action as a result of the ARA meetings, other than the actions already outlined in the Agency Plan documents.

B. The RAB indicated no challenges to the Plan.

- Residents Advisory Board (RAB) members [had/has not provided] neither comments nor recommendations to the Plan.
- The ARHA [has/has not] taken any action as a result of the RAB meetings, other than the actions already outlined in the Agency Plan documents.

C. Description of Election process for Residents on the ARHA Residents Association.

- The ARHA does not meet the exemption criteria as provided under Section 2(b) (2) of the U.S. Housing Act of 1937.
 - The resident who serves as PHA Board member was elected by the residents as the President of the ARHA Residents Association (ARA) under the following process:
 - Nomination of Candidates for place in the ballot
 - Candidates are nominated by resident and assisted family organizations
 - Candidates could be nominated by an adult recipient of the PHA assistance
 - Self-Nomination by candidate registering with the PHA and requesting a place on the ballot.
- Eligible Candidates:**
- Any household receiving PHA assistance
 - Any adult recipient of PHA assistance
 - Any adult member of a resident or assisted family organization
 - Adults included on lease of public housing units, who are at least 18 years old.

12.2 Comments from the general public:

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12.3 Action taken by the PHA:

- The ARHA has/has not taken any action at this time, other than the actions already outlined in the Agency Plan documents, based on the following facts:

ARHA is not taking any action in accordance with applicable regulations under 24 CFR Parts 700, 900, et al, as some of the recommendations are in conflict with existing Federal Regulations, HUD regulations and with the Fair Housing Act. Further, ARHA's mission and by-laws limits the Authority's capabilities, not to mention the lack of funding, to create new programs or to take action on the recommended changes, as it would be interfering with other governmental programs, the City's own regulatory agencies for Affordable Housing, or would be a redundancy with the City's Consolidated Plan and Action Plan, the City's Strategic Plan as well as other City funded programs which either cover some of the issues, or fall under the City's jurisdiction to create and/or enforce.

(More information can be found at <http://alexandriava.gov> / about the City's Consolidated Plan, and Strategic Plan, City's CAPER, Office of Housing, Alexandria Commission of Persons with Disabilities, City's Human Rights Commission, City Council and other departments with jurisdiction over these issues).

13.0 ATTACHMENTS SUBMITTED ELECTRONICALLY BY THE PHA AS PER SECTIONS (8), (8.1) AND (11) OF THE PLAN.

Items	Attachment	Description
1.	va004a01	HUD Form 50077 - PHA Certification of Compliance with PHA Plans & related regulations
2.	va004b01	HUD Form 50077-SL - Certification by State or Local Official Plans Consistency with Consolidate Plan
3.	va004c01	HUD Form 50077-CR - Civil Rights Certification
4.	va004d01	HUD Form 50070 - Certification for a Drug Free Workplace
5.	va004e01	HUD Form 50071 - Certification for Payments to Influence Federal Transactions
6.	va004f01	HUD Form Standard Form LLL - Disclosure of Lobbying Activities
79.	va004g01	Board Resolution approval to submit to HUD the 2015 Agency Plan
81A.	va004h01	City of Alexandria Environmental Review Abstract NEPA 24CFR58.35(a)
49A.	va004i01	HUD Form 7015.15 Request for Release of Funds and Certification
4102.	va004j01	Blank - no document (for use of comments)
113.	va004v01	HUD Form 50075 PHA Annual Agency & 5-Year Plan 2014-2018

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCY).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Decarceration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/pih/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers (or addresses)), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFPF proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFPF.

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFPF, and

(c) To record a budget revision on a previously approved open grant or CFPF, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year, until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFPP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFPF proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/phicapfund/cfpf.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

(b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*

(d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
A. Melvin Miller

Carter D. Flemming
Brett J. Libresco
Christopher Ballard

Karl Sandberg
Chyrell Bucksell
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 22, 2014

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: VOTE APPROVAL OF RESOLUTION NO. 599, TO SUBMIT TO HUD THE 2015 CAPITAL FUND PROGRAM GRANT AND 5-YEAR CAPITAL FUND (CF) ACTION PLAN.

ISSUE:

The U.S. Housing Act of 1937 (Act), 42 U.S.C. 1437, which authorizes HUD to provide Capital Fund Program (CFPG) Grant awards for formula grants and, where applicable, Replacement Housing Factor (RHG) grants for Public Housing Agencies (PHAs) for Fiscal Year 2015, and requires the PHA to apply for the Capital Fund Program Grant and the 5-Year Capital Fund Action Plan to comply with the CFPG statute (section 9 of the Act, as amended and the regulations, including 24 CFR Parts 905, 941 and 968).

DISCUSSION:

Pursuant to the Act, HUD requires the submittal of the Annual Capital Fund Program Grant and the 5-Year Capital Fund Action Plan for the Alexandria Redevelopment and Housing Authority in order to receive the 2015 formula grant award and to comply with the CFG statutes and regulations, including a signed Resolution by the Board of Commissioners approving the submittal by the Chief Executive Officer.

RECOMMENDATION:

That the ARHA Board of Commissioners approves the action of the Chief Executive Officer in submitting the 2015 Capital Fund and 5-Year CF Action Plan to HUD.

FISCAL IMPACT:

There is no fiscal impact.

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

**VOTE APPROVAL TO SUBMIT TO HUD THE 2015 CAPITAL FUND PROGRAM
GRANT AND 5-YEAR CAPITAL FUND ACTION PLAN.**

RESOLUTION No. 599

WHEREAS, ARHA is required to submit to the HUD Secretary the Annual Capital Fund Program (CFP) Grant and the 5-Year CF Action Plan, for Public Housing Agencies (PHAs) for Fiscal Year 2015; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the 2015 Annual Capital Fund Program (CFP) Grant and the 5-Year CF Action Plan; and

WHEREAS, ARHA has completed HUD requirements to submit the Annual Capital Fund Program (CFP) Grant and the 5-Year CF Action Plan; and

WHEREAS, HUD requires that the Annual Capital Fund Program (CFP) Grant and the 5-Year CF Action Plan be submitted on or before October 15, 2014; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the 2015 Annual Capital Fund Program (CFP) Grant and the 5-Year Capital Fund Action Plan to HUD, is hereby ratified and approved.

Adopted this September 22, 2014

ATTEST:

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____ by: _____
Merrick Malone, Chairman Roy Priest, Secretary-Treasurer

Its: _____ Its: _____

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For more information please contact:

B.A. Sewell 703.746.5890/Betty.Sewell@alexandriava.gov
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Progress, Stagnation in Congress

Castro in at HUD; LIHTC fixed rate unlikely this year; bill seeks energy help

BY DONNA KIMURA

There's a change in leadership at the Department of Housing and Urban Development (HUD).

Julían Castro was sworn in as HUD secretary on July 28. With a 71-26 vote, the Senate easily confirmed him to replace Shaun Donovan, who has become director of the Office of Management and Budget.

"He should feel good about the fact that it was a bipartisan vote to confirm his nomination, but he's inheriting a department that has significant challenges," says Rick Lazio, former U.S. representative and head of the affordable housing practice at the Jones Walker law firm.

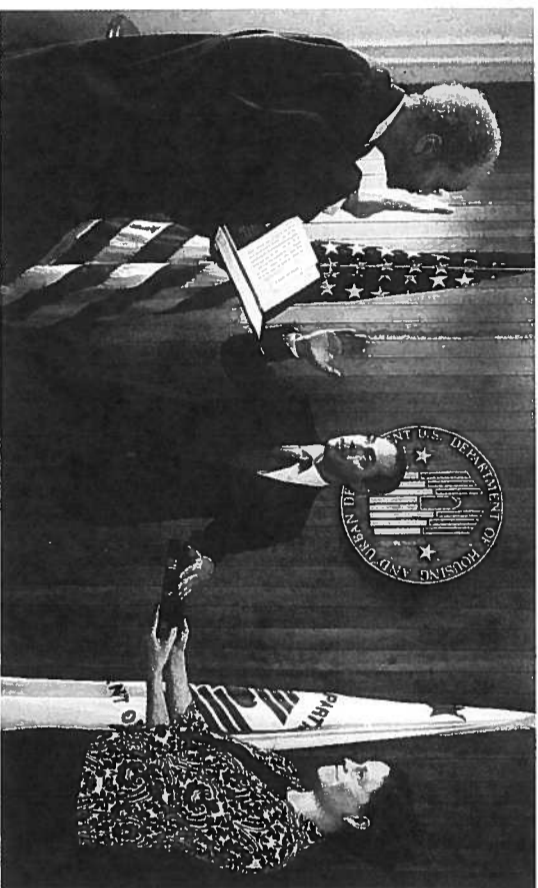
One of the foremost challenges is that "the Sec. 8 account is cannibalizing the rest of the HUD budget," says Lazio.

Along with the growth in Sec. 8 rental assistance, HUD has seen big cuts to its two major grant programs—HOME and the Community Development Block Grant. "These two programs are often used in the capital stack to make affordable housing production possible," Lazio says.

The new secretary will have the challenge of trying to make HUD more impactful given the budget constraints and the increasing demand for affordable housing, Lazio says.

Others also note that Castro, who was mayor of San Antonio, faces a tough budget environment.

"The secretary will have his challenges, but hopefully he will develop a good relationship with the appropriators and oversight committees that might lead to an end of program cuts and an expansion of the Rental Assistance Demonstration program," says David Gasson, executive director of the Housing Advisory Group



Julían Castro was sworn in as the 16th secretary of HUD by Chief Judge Richard W. Roberts of the U.S. District Court for the District of Columbia on July 28.

and vice president at Boston Capital.

In another move, President Obama has nominated Lourdes Castro Ramirez, head of the San Antonio Housing Authority (SAHA), to become assistant secretary for public and Indian housing. She would replace Sandra Henriquez, who recently left the post after more than five years.

HUD is also losing another top executive. Carol Galante, commissioner of the Federal Housing Administration and assistant secretary for housing, plans to leave her post later this year.

Galante is set to assume the I. Don Turner Distinguished Professorship in Affordable Housing at the University of California at Berkeley, where Galante will also serve as director of the Berkeley Program in Housing and Urban Policy and co-chair the Fisher Center of Real Estate Policy Advisory Board.

Extenders Bill Update

With the calendar passing the midyear point, it's looking like it will be a lost year for having a 9 percent credit floor.

A package of key tax provisions, including extending the 9 percent fixed rate for low-income housing tax credits (LIHTCs) and establishing a 4 percent credit floor for the acquisition of affordable housing that is not federally subsidized, had yet to be approved by Congress at press time.

On the House side, leaders have been intent on looking at each provision to determine whether it should be made permanent, but they had yet to take up any housing items, says Bob Moss, principal and national director of governmental affairs at CohnReznick.

Getting tax extenders approved in the next few months will be challenging because of the limited number of days

HOUSING POLICY

left in the session and the frenzy of the midterm elections, he says. In addition, many states have made their LIHTC reservations for the year.

"It's looking more like the issue will get pushed into a lame-duck session," Moss says.

He points out that the last time tax extenders were passed, it was in a lame-duck session in the first days of 2013.

That gave the LIHTC industry a fixed 9 percent credit for allocations made before Jan. 1, 2014.

Additional legislation—S. 1442 by Sens. Maria Cantwell (D-Wash.) and Pat Roberts (R-Kansas) and H.R. 4717 by Reps. Pat Tiberi (R-Ohio) and Richard Neal (D-Mass)—has been introduced to establish permanent 9 percent and 4 percent credit rates, but so far there hasn't been a vehicle for those bills to move forward, Moss says.

Without a fixed credit rate, the indus-

"It's looking more like the [tax extenders] issue will get pushed into a lame-duck session."

—Bob Moss, principal,
CohnReznick

try uses a "current rate." For the 9 percent program, that rate has been closer to 7.5 percent recently, which means significantly fewer tax credits for an affordable housing development and a substantial loss of equity capital.

'Pay-for-Success' Bill Introduced

Legislation has been introduced in the House to establish a new program that seeks to increase energy efficiency in

multifamily rental housing and reduce the \$7 billion spent annually on energy and water by HUD.

H.R. 5104, which was introduced by Rep. Dennis Ross (R-Fla.) with bipartisan co-sponsors, would enable HUD to partner with intermediaries such as Enterprise Community Partners, the Low Income Investment Fund, and Stewards of Affordable Housing for the Future to help finance energy and water upgrades at HUD-assisted properties.

The intermediaries would raise private capital from philanthropic organizations and social impact investors, and then work with energy companies and others to make improvements at the properties. An independent third party would then verify to HUD that reductions in energy and water usage are actually happening, and, if cost savings are realized, HUD would remit a portion of the savings to repay investors. AHF

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ARHA Forward

August 12th 2014



GET FIT TO LIVE (FITNESS BLOG)

Carla's Road To Fitness Continues
April 10, 2014

By Carla

[Branchalexandrianews.org](#)

When I posted my first entry to this category in

January, I had such good intentions: I was going to update readers...
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Partnering with private developers has caused a string of newly built mixed income housing sites to come online in place of the blocks of obsolete, subsidized housing. Public housing has been scattered, particularly in the west and central portions of the city. Programs have been started to enrich and improve the lives and earning potential of residents.


Last week ARHA announced a major initiative. They have signed a contract to purchase a 25,000 sq. ft. office building that was recently occupied by the National Association of Children's Hospitals and Related Institutions (NACHRI). NACHRI has merged with another national association and reorganized. The facility in Alexandria is now surplus to the needs of the merged entity.

ARHA will consolidate all of its office operations in the new building. They are currently scattered around the city. ARHA will also plan a major redevelopment of the 600 block between N. Royal and N. Fairfax Streets part of which is occupied by its current headquarters building. ARHA is now searching for a private partner in this venture.

This is pretty exciting stuff for Alexandria. Consolidating operations into a single building should allow ARHA to

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The Momentum Leadership Program GET FIT TO LIVE (AFFILIATE BLOG)

September 8th 2014

The development of what is known as youth voice has been an issue of concern throughout the United States. In Alexandria the issue has been addressed by a number of City agencies and commissions. The Youth Master Plan is a holistic response and approach to the empowerment of youth in the City.

In 2011, Jason Ellis of ARHA worked closely with the City of Alexandria's Office on Youth and other partners to create a program that would encourage youth to develop and exercise their youth voice.

The Momentum Leadership Program was created to empower youth and serve as a platform for youth participants to grow into their potential as leaders.

According to Ellis, "The program will provide a holistic approach to the development of a set of skills and competencies in the youth participants that will enable them to be effective leaders in their community."

Youth participants receive training and opportunities to demonstrate their newly acquired skills in public speaking, management and organization, community activism and healthier lifestyle choices. In addition to those skills, participants engage in activities designed to heighten their global awareness and make crucial connections between their responsibility to be active, healthy citizens.

Jason Ellis has high hopes for each participant. He stated, "the hope is that this program will serve as a model for youth in public housing developments throughout the country. It is

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Carla's Road To Fitness Continues
April 10 2014
By Carla
Branchalexandrianews.org
When I posted my first entry to this category in January, I had such good intentions: I was going to update readers...
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Saturday, September 20
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HEALTH & FITNESS also hoped that all participants will pursue higher education and eventually gain meaningful employment."

HOLIDAY If you would like to know more about

HAPPENINGS The Momentum Leadership Program please contact Jason Ellis, Program Director at 703.549.7115.

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ARHA Beautification

Summer Youth Employment

September 4th 2014



[GET FIT TO LIVE \(FITNESS BLOG\)](#)

Carla's Road To Fitness Continues

April 10 2014

By Carla

[Branchalexandrianews.org](#)

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The summer for Alexandria Redevelopment & Housing Authority was more eventful than usual because of the increase of the number of youth workers assigned to the agency by the City of Alexandria Joblink program. ARHA hosted a record number of 40 youth workers this summer while launching a beautification program aimed at improving the overall aesthetic of ARHA properties. With ideapreneuer Michael Johnson of the Alexandria Department of Recreation, Parks and Cultural Activities and the openness of CEO Roy Priest, a new program emerged which many youth were able to benefit and experience their first steps towards self-reliance and fiscal responsibility.

Youth worked from early morning to mid-afternoon outdoors learning the basics of landscape architecture, maintenance skills and the value of building effective teams. The project was spearheaded by Ian Hawkins, executive assistant to the CEO of ARHA. Hawkins was kept busy overseeing the project and making sure that all youth workers and interns were properly assigned and all tasks were handled with care and diligence.

The summer internship program at ARHA is not new. Under Priest's leadership, interns have been gaining invaluable experience, skills and learning how to effectively network for the past five years. This year

Run for the Leukemia & Lymphoma Society Race #2
Saturday, September 20
Pohick Bay
Lorton, VA

Bishop's Events, LLC

FROM there were college interns who were given the opportunity to serve in leadership positions with the technology and outdoor beautification projects. The technology project was quickly embraced by the millennial and the result of their hard work, creativity and tech savvy will be seen by all when the launch of the new and improved website is made available later this September.

LEGAL For more information about this program and others, visit the ARHA website, Facebook page at Alexandria LETTERS/OPINIONS/development, Twitter at @Arha1939 or call 703.549.7115.

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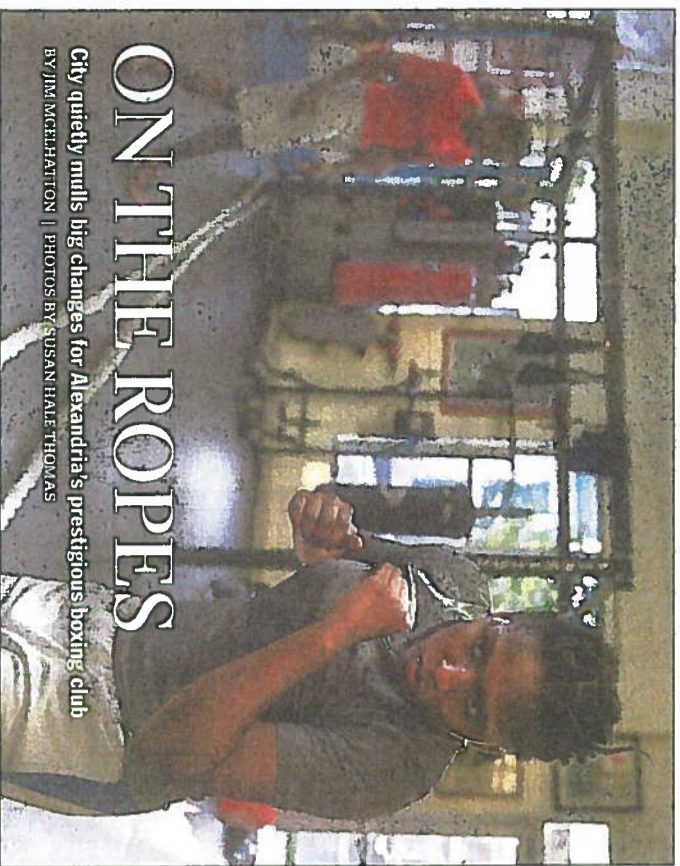
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ON THE ROPES

City quietly mulls big changes for Alexandria's prestigious boxing club

BY JIM McELHATTON | PHOTOS BY SUSAN HALE THOMAS

PHOTOS/SUSAN HALE THOMAS

Iesha Kenney, a budding violinist and straight-A student at T.C. Williams, is an international champion who trains at the Alexandria Boxing Club when she's not at school. Club officials, though, are negotiating a new lease with City Hall, one that is poised to dramatically change the organization.

One evening last summer, Mayor Bill Euille honored a straight-A T.C. Williams student and champion boxer named Iesha Kenney, who trains at the Alexandria Boxing Club.

Congratulating Kenney on an international tournament win, he read a proclamation in her honor before the city council. He also offered a few parting words of encouragement: "Know that your city is behind you," Euille said.

These days, she is not so sure.

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BOXING

FROM | 1

sis, overseen by trainers who juggle other full-time jobs and boast a remarkable track record of transforming local kids into elite athletes. Just a few days ago, for instance, Troy Isley, 15, won the Ringside National Championships for the second year in a row.

"They shouldn't mess with it," said Isley, who routinely got into fights after school until he found the club.

"I don't think it's fair," added Troy's father, Kevin Johnson. "It's real hush, hush. I think they should give the community a chance to voice their opinion and they don't want to do that because they realize everybody's going to be against it. But once they pass it,

it's going to be done."

In recent weeks, city officials have been talking behind closed doors about making significant changes to the Alexandria Boxing Club's presence at the Charles Houston Recreation Center. The adjustments could force the club where Kenney trains to cease operating as it has for more than two decades or see its hours dramatically scaled back, even as several of its elite boxers bring acclaim to the city and fuel talk of potential Olympic bids.

Details are hard to come by because city officials have not

sought public input or informed the Parker-Gray community, which has enjoyed the presence of boxing in one form or another for generations.

The boxing club runs without city funding under a D.C.-based nonprofit called Fight for Children, which leases space at the Wythe Street recreation center from City Hall at no cost. The latest lease expired earlier this year.

But the club continues to run on a month-to-month ba-

SEE BOXING | 7

comes everyone.

On any given day, there's a mix of boxers, young and old. Hardened trainers and boxing lifters watch from plastic chairs alongside parents of young athletes just learning the sport.

Younger boxers train with their parents' consent, but can only participate if they keep up

their grades. Report cards hang tacked to the walls along with yellowed newspaper clippings, belts, ribbons and posters of big fights.

The club continues to thrive in a rapidly changing community. Once almost an exclusively black neighborhood, that area of Alexandria has seen ex-

persive townhouses rise up all around and LA Boxing Gym and Starbucks open just a few blocks away.

In boxing circles, the club has a strong reputation. Both Isley and Kenney have been mentioned as possible Olympic

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AUGUST 7, 2014 | 7

BOXING

FROM | 7

contenders, along with older nationally ranked professional and amateur fighters who call the club home. One fighter — Antoine “Action” Douglas — recently headlined a match on Showtime. Just a few weeks ago, Taiwan’s national boxing coach brought his fighters to train in Alexandria for nearly a month.

But for all the many accolades of its boxers, the club’s immediate fate remains unclear.

The city’s push for significant operational changes in the club’s lease deal seems driven, at least in part, by its “cost recovery” initiative. The plan was outlined in a memo last summer that notes Alexandria recoups only about 12 percent of its operating budget through fees and charges, compared to 34 percent for recreation departments nationwide. Officials also want more control, hoping to track who comes and goes at the boxing club.

But there’s little hard information about proposed changes and how much revenue they’ll generate. City Councilor John Chapman, who serves on several committees related to youth and recreation, said he was surprised when a community member told him about the issues facing the club during a visit to the rec center on Friday evening for an unrelated event.

Chapman decided to drop in on the club on his own. During his visit, he said Euille stopped by, too. The mayor didn’t know anything about the situation, either, according to Chapman.

“So I don’t think that this has gone up to the council level,” Chapman said, adding that he planned to investigate. “I don’t know the specifics, but from what I’m hearing it’s not workable and whatever proposal the city has come up with is not something I’d want the city to move forward with.”

“We should be promoting it and making much more of a benefit,” he said of the boxing club.

“We’re not paying staff



PHOTO/SUSAN HALE THOMAS

Troy Isley (right) got involved in the Alexandria Boxing Club in 2009 at the behest of his father, Kevin Johnson (left). Isley, now a champion boxer, worries he soon will not be able to call the club’s space at the Charles Houston Recreation Center home anymore.

there. We’re not paying for the equipment they use. We don’t have to subsidize any insurance. They come prepared with all of that stuff, so why would you look to take out a program

like that or even tone it down? It just doesn’t make any sense to me because we have kids out there who need that outlet.”

What’s more, Chapman thinks there should have been

an effort to solicit neighborhood input, a thus far missing perspective that could help inform city officials about what’s

SEE BOXING | 10



Creating Opportunities for Youth: What Three DC Metro Area Housing Authorities Are Doing

BY SHANNON SNELL

LAST MARCH, at NAHRO's annual Legislative Conference in Washington, D.C., a group of young people from three local housing authorities gathered to hear former NFL player LaVar Arrington speak about the merits of persistence and goal-setting. But inspirational speakers are not the only mentorship these youngsters are given—the housing authorities who serve them are making sure of that.

The Alexandria Redevelopment and Housing Authority (ARHA), the District of Columbia Housing Authority (DCHA) and the Housing

Opportunities Commission of Montgomery County (HOCCMC) run programs for youth of all ages, with the aim of helping to shape them into successful adults. Common themes among the three organizations' offerings are job training, parent engagement, input from the youth themselves and, at the heart of it all, a mission to provide quality programming to children who might not otherwise have such opportunities. "We want to make sure kids have a voice and a part to play in how the city transforms," said Jason Ellis, program director at ARHA.

ARHA: Momentum Youth Program

When Ellis arrived at ARHA, he noticed that the agency did not have any programming for teenagers. Hoping to provide ARHA youth with the same opportunities as children with better financial means, he helped establish the Momentum Youth Program. Ellis considered the program a passion of his—he wrote the grant, worked to forge partnerships and remains involved with the program's operation on a daily basis.



ARHA's program, which is for youth aged 16 to 19, incorporates a variety of elements, with a focus on personal and professional development. During the first half of the year-long session, ARHA holds workshops covering topics like leadership development, job skills and life skills. During the second half of the year, when teenagers are busy with school activities like band and sports, the opportunities are more flexible. Participants interview local political, business and law enforcement figures who will act as examples of good leaders and shadow young professionals. Community service requirements and health components are incorporated throughout the year.

Ellis said that interest for the Momentum Youth Program is always high. However, participation tends to dwindle once kids learn of the extensive program requirements.

"Once they get down to the finer details, that it's a year-long program with seven to nine sessions a month, and that you have to dress professionally, it doesn't sound so appealing to some kids," he said. "We're fine with that because at the end of the day, we don't want to do a kid a disservice by saying they're ready to be a leader when they're not."

In fact, not every child who

enters the program will graduate. Participants have to meet the sometimes-demanding criteria. Ellis said he and ARHA want to represent the agency—as well as the city of Alexandria.

"The kids who show the kind of character development and leadership progress we're looking for, those are the kinds of kids we graduate," Ellis said.

Parents are involved throughout the course of the program.

When a teenager is interested in participating, ARHA holds an interest meeting with the whole family. It also provides workshops just for the parents to make sure they are aware of the program's goals and requirements.

Together, tough criteria and parent involvement have made the program a success. In 2013, 80 percent of participants graduated. The lowest GPA among that group was a 3.3. Many will continue on to pursue a college degree, even though financing can be a challenge for program graduates.

DCHA: Do Your Best

The District of Columbia Housing Authority (DCHA) also has a program for teens that focuses on leadership development and job training.

Now in its seventeenth year, the "Do Your Best" program connects children aged 14 to 18 with local summer employment opportunities. DCHA pays the participants' wages, helps out with transportation, and will even provide professional clothing when needed.

But the youth involved in Do Your Best love the program because it goes above and beyond job training to offer a more comprehensive experience. It also includes team-building, college

tours and community service opportunities. For example, participants in previous years have taken trips to a ropes course, where they would participate in a team-building exercise.

"They have an appreciation for being engaged in more than just the work experience," said Yvonne Harvey, social services coordinator at DCHA.

That's why 50 percent of participants come back the following year, Harvey said.

She added the kids also like being acknowledged for the good work they do. At the end of the summer program, there is an awards ceremony where participants are recognized for job performance and good attendance.

Harvey said DCHA had an "epiphany" about the awards ceremony a few years ago. Previously, adults had been running the show, from planning to handing out the awards. Now, the kids take ownership. They offer their input in the planning process and act as emcees during the ceremony itself.

"We have to make something interesting enough that the youth want to come out and participate," added Executive Director Adrienne Todman. She and others at DCHA learned that the interests of youth are constantly changing, and that it's a challenge



to figure out what they want.

"You have to ask them what they're interested in, and then do it," she said.

Another challenge DCHA has faced with its youth programming is parent engagement. Harvey said it has been difficult at times to get parents involved, but their feedback has always been positive. She said adults like that the program, whose budget can currently support 75 to 85 kids, is small enough for participants to get individual care and attention.

HOCCMC: Youth Leadership Council

Programs focused on career training and leadership make up just a few of the opportunities available to youth at the Housing Opportunities Commission of Montgomery County (HOCCMC). Stephanie Semones, special events and volunteer coordinator, said the range of what HOCCMC offers at its various sites is broad. Among the offerings are entrepreneurship experiences, multiple sports teams, summer youth employment and an after-school homework program.

Emory Grove Village, a community of townhouses in Gaithersburg, Md., engages children through a Youth Leadership Council. Jonathan Cartagena, a youth councilor at the property, said the council is similar to student government. Each of the approximately 10 members is given a unique role to fill.

Thanks to the suggestions of the young participants, the Youth Leadership Council has planned and implemented a series of events, from a dance held at the community center to field-day activities that got them and their peers moving.

"The students love to see

something that they suggested," Cartagena said. "If we bring in the suggestions of the youth, we get a better participation level."

Kids who are part of the council handle almost every part of event preparation. They create fliers and are in charge of advertising and marketing an event. All the dances also support a charitable cause that the council members select. Once, those attending the dance were asked to donate canned goods to benefit the homeless. For another dance, the council asked for sock donations because they heard the Delta Sigma Theta sorority was holding a sock drive and they wanted to help out.

"It really came from the minds of the youth. It's to get them thinking and empowered to implement programs as they see best fit," Cartagena said.

Youth programs at Emory Grove started six years ago. Cartagena said that while young residents always showed interest, participation has doubled and in some cases tripled since then. He believes, however, that it's difficult to gauge the impact these programs are having on children. Instead, the efforts of HOCCMC staff represent an investment in youth and in the communities they live in.

Cartagena spoke of a former HOCCMC youth councilor and lifelong Montgomery County resident who told him he wouldn't see the effects of these programs "until these kids have kids."

"We're investing in our future, in the culture of HOC," Cartagena

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said. "It comes full circle, and I think we're beginning to see that."

Hopes and Challenges

Though each housing authority cited limited capacity as a challenge, each hopes to expand its offerings to ensure that all youth it serves have the opportunity to succeed and, ultimately, to leave assisted housing.

Those involved in administering the programs also cited the need to help kids take ownership of the city they live in and to have a say in what goes on there.

"We're interested in having youth and parents learn to navigate everything DC has to offer," said DCHA Executive Director Adrienne Todman of the agency's plans to expand their program offerings. "The idea is, this is your DC too, so you should be a part of it." ■



Young Artists Honored

The Alexandria Redevelopment and Housing Authority hosted an awards and appreciation reception on June 19 for youth artists and volunteers of the Youth Arts Festival in the Vola Lawson Lobby at City Hall.

Children and their parents filled the lobby as they listened to greetings and remarks given by the ARHA's CEO Roy Priest, Alexandria City Manager Rashad Young and council members John Chapman and Paul Smedberg.

Priest read a poem of a newly published youth author who participated in the Dreamdog Foundation's poetry program, co-sponsored by Alexandria City Public Schools and ARHA, to begin the program. Then

youth artists were given the chance to announce their names before receiving an award of achievement for their artistic contributions to the festival.

The travelling art exhibit will be on display at the Vola Lawson Lobby until Aug. 7.

Young artists were honored at an awards and appreciation reception at City Hall on June 19.

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From the Washington Business Journal
: http://www.bizjournals.com/washington/breaking_ground/2014/08/writ-trammell-crows-braddock-gateway-may-be-on.html

WRIT, Trammell Crow's Braddock Gateway may be on hold another three years

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Citing "market conditions," **Trammell Crow** and the **Washington Real Estate Investment Trust** are requesting three more years to get started on the initial phase of Braddock Gateway development in Alexandria.

WRIT and Trammell Crow could begin construction at any time on the first phase of Braddock Gateway, a 270-unit, 14-story residential building with 1,500 square feet of ancillary retail, 175 parking spaces and a rooftop pool. The partnership has paid more than \$1.15 million in fees for the approval and release of the detailed site plan for the project at 1219 First St., and the building permits are "available for us to pick up," Marie Karl, Trammell Crow's senior vice president, wrote in a May 16 letter to now-former Alexandria Planning Director Farroll Hamer.

But, the time is not right.

"Due to market conditions, and concerns with the supply/demand conditions in the market, we have not been able to move forward with the construction of the project as we had anticipated," Karl wrote.

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As a result, Karl said, WRIT and Trammell Crow are requesting an extension on their DSP, which is scheduled to expire on Sept. 17, until Sept. 17, 2017.

Braddock Gateway, located within walking distance of the Braddock Metro station, will be a five-phase project across 7 acres generally bounded by First Street to the south, the Metro tracks to the west, North Fayette Street to the east and Slaters Lane to the north. It has a long history, for a development that hasn't gone anywhere yet.

In March 2008, Alexandria adopted the Braddock Metro Neighborhood Small Area plan, designating Braddock Gateway as one of three "catalyst projects," in addition to The Asher and The Belle Pre, both of which are now complete.

Just as the Braddock Gateway owner (Jaguar Development, at the time) prepared to start the preliminary development review process in 2008, the economy tanked "and the project was put on hold pending an economic recovery," per a staff report. [Jaguar sold its stake in phase one three years later](#) to WRIT and Trammell Crow for \$13.9 million. It continues to control the remaining four development sites.

The associated delay, according to Alexandria staff, allowed so many other projects nearby to come online, essentially over-supplying the market with new residential units — The Asher, the Belle Pre, The Kingsley, Braddock Metro Place, Potomac Yard, The Calvert, the Oronoco.

"The result of this assessment caused the development team to reconsider the construction timing of the Braddock Gateway building given all the residential construction that was occurring within the city and region," the staff report states. "A business decision was made to delay this project for a while so that the market could absorb the new residential units that were either online or soon to come on line."

Planning staff is supporting the three-year extension, given that Braddock Gateway remains a catalyst project, that the owners are far along in the development process and they have agreed to contribute \$1 million to Alexandria's Housing Trust Fund, \$284,068 to the Braddock Metro Neighborhood Open Space Fund and \$122,539 to the Braddock Metro Neighborhood Community Amenities Fund.

The request is scheduled for Alexandria Planning Commission review on Sept. 4.

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