



Monday, January 27, 2014

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

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



ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



Christopher Ballard
Chairman

Merrick Malone
Vice Chairman

Commissioners:

Melvin Miller
Commissioner

Carter D. Flemming
Commissioner

Chyrell Bucksell
Commissioner

Brett J. Libresco
Commissioner

Karl Sandberg
Commissioner

Daniel Bauman
Commissioner

Michelle Millben
Commissioner

Roy O. Priest
Secretary-Treasurer

January 27, 2014

Mr. Christopher Ballard
1904 Russell Road
Alexandria, VA 22301

Re: Monday, January 27, 2014 Regularly Scheduled Board Meeting

Dear Chairman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, January 27, 2014 at 7:00 p.m., Ladrey Building 300 Wythe Street, VA 22314 (Community Room). The docket has (8) items; of which there are no consent or action items to present.

Sincerely,



Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7 electronically)
ARHA Commissioners (9 delivered/electronically)
Rashad Young, City Manager (1 Electronically)
Mildrilyn Davis, Office of Housing (1 electronically)
Alexandria Libraries (4 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, JANUARY 27, 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 – Lieutenant Scott Patterson of APD**
3. **Adopt Minutes for Monday, December 16, 2013**
4. **Vote Receipt of the Secretary-Treasurer’s Report**
5. **CONSENT DOCKET**
6. **ACTION DOCKET**
 - 6.1 ***Annual Meeting and Election of Officers for 2014 ARHA Board of Commissioners: (Chairman, Vice Chairman and Secretary-Treasurer)***

Immediate:
No Item Submitted

Discussion:
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**

**REGULARLY SCHEDULED MEETING
CHARLES HOUSTON RECREATION CENTER (*Multi-Purpose Room*)
901 WYTHE STREET
ALEXANDRIA, VA 22314**

**MONDAY, DECEMBER 16, 2013
7:00 P.M.**

THOSE PRESENT: Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller
Carter Flemming
Brett Libresco
Karl Sandberg
Chyrell Bucksell
Daniel Bauman

ABSENT: Michelle Millben

RECORDER: Ian-Terrell Hawkins

The regular Board meeting was called to order at 7:15 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and community citizens.

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

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President - Absent
- **Alexandria Resident Association (ARA)** - Shanelle Gayden, President of the ARA, gave a brief synopsis on the ARHA Resident Association and stated ARA is currently encouraging parent involvement with their child/children's school. The parents have been informed of the following subjects:
 - Attending monthly PTA Meetings and School Board Meetings;
 - Becoming involved with the Superintendent Survey;
 - Becoming familiar with the New ACPS Report Card;
 - Fulfilling community service hours by volunteering at their child/children's school;
 - Attending Parent Fact Fridays held at Jefferson Houston School;
 - Considering hosting a Parent Fact Friday in their home inviting a few neighbors;
 - Taking the time to read daily with child/children;

The ARA anticipates having active reading groups in ARHA developments by Spring of 2014.

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

- **Neighborhood Briefing (Alexandria Police Department) - Lt. Scott Patterson of Alexandria Police Department – Absent**

NON-AGENDA ITEMS:

Ms. Mary Scott a resident of Hopkins-Tancil apprised the Board of her involvement with a variety of African American male youths in the surrounding Alexandria area. Ms. Scott stated she mentors several of the males, some of which are currently unemployed, homeless and have experienced incarceration.

Ms. Scott requested sponsorship, tutoring support and assistance. Ms. Scott mentioned there is a support group that assembles every second and fourth Tuesday, of the month at Charles Houston Recreation Center 901 Wythe Street, Alexandria, VA.

Several Commissioners inquired how the Board could be of assistance to Ms. Scott. Mr. Priest stated he would convene a meeting with Ms. Scott and provide her of with The City of Alexandria Children and Youth Master Plan.

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, DECEMBER 16, 2013 BOARD OF COMMISSIONERS MEETING:

Chairman Ballard presented the minutes for Monday, December 16, 2013. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Libresco. The motion was approved with (8) Yeas and Nays (0) to accept the minutes of Monday, December 16, 2013.

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

Chairman Ballard opened the floor to receive the Secretary-Treasurer’s Report. Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Ballard requested a motion to accept the Secretary-Treasurer’s Report. Vice Chairman Malone moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Miller. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report of Monday, December 16, 2013.

ITEM 5. CONSENT DOCKET:

No item submitted

ITEM 6. ACTION DOCKET:

No item submitted

ITEM 7. OTHER BUSINESS:

No item submitted

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

A motion was made by Commissioner Libresco and seconded by Vice Chairman Malone, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:23 pm

At 8:55 pm the Board reconvened in public session.

Thereupon, Vice Chairman Malone made the following motion, seconded by Commissioner Miller 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 a 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 of unanimously (8) yeas to (0) Nays.

At 9:05 pm, Chairman Libresco adjourned the meeting.

FINANCE

FINANCE



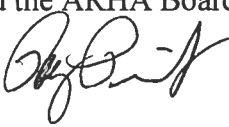
Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
Chyrell Bucksell
Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: November 20, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: ARHA FINANCIAL REPORT: January 1, 2013 – December 31, 2013

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 December 31, 2013, the COCC generated a surplus of \$3,074. The total amount of developer fee budgeted for operating costs in FY2013 was \$450,000. Based on the un-audited financials we estimate that only \$150,000 of the budget developer fee will be needed in the fiscal year 2013.

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 December 31, 2013, Public Housing- AMP 1 generated a net loss of \$14,452; the deficit will be funded by current year Public Housing operating reserves.

IV. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project numbers which includes; 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 December 31, 2013, Public Housing- AMP 3 generated a restricted reserve of \$152,200, of which approximately \$137,155 will be used to fund current year operating deficits in other Public Housing Amp's; the remaining reserve balance of \$15,045 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 includes; 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 December 31, 2013, Public Housing- AMP 4 generated a net loss of \$81,797; the deficit will be funded by current year Public Housing operating reserves.

VI. PUBLIC HOUSING- AMP 5

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

For the period ending December 31, 2013, Public Housing- AMP 5 generated a net loss of \$23,371; 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 numbers 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 December 31, 2013, Public Housing- AMP 6 generated a restricted reserve of \$19,556; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves.

VIII. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project numbers which includes; 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 December 31, 2013, Public Housing- AMP 7 generated a net loss of \$40,906; the deficit will be funded by current year Public Housing operating reserves.

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 December 31, 2013, Public Housing- AMP 8 generated a net loss of \$93,221; 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 December 31, 2013, Public Housing- AMP 9 generated a net loss of \$69,390. 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 December 31, 2013, Public Housing- AMP 10 generated a restricted reserve of \$33,863; of which approximately \$30,000 will be used to fund current year operating deficits in other Public Housing Amp's. The remaining reserve balance of \$3,863 is restricted to the Limited Partnership.

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 December 31, 2013, Public Housing- AMP 11 generated a restricted reserve of \$64,833; of which approximately \$62,761 will be used to fund current year operating deficits in other Public Housing Amp's. The remaining reserve balance of \$2,072 is restricted to the Limited Partnership.

XIII. 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 December 31, 2013, Miller Homes generated an (unrestricted) surplus of \$109,689, of which approximately \$93,221 will be used to fund current year operating

deficits in Public Housing Amp 8; the remaining reserve balance of \$16,468 is being restricted to fund Miller Homes operating reserve account.

XIV. 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 December 31, 2013, Hopkins Tancil generated an (unrestricted) surplus of \$223,628 of which the entire amount is being placed in reserves to cover unanticipated deficits in the future.

XV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending December 31, 2013, Quaker Hill generated a restricted reserve of \$589,824; 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.

XVI. JEFFERSON VILLAGE

This property consists of 69 affordable housing rental units.

For the period ending December 31, 2013, Jefferson Village generated a restricted reserve of \$199,770; this reserve is restricted for replacement reserves, operating reserves, and debt service at Jefferson Village.

XVII. Pendleton Park

This property consists of 24 LIHTC rental units.

For the period ending December 31, 2013, Pendleton Park generated a restricted reserve of \$138,795; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation.

XVIII. HOUSING CHOICE VOUCHER PROGRAM

For the period ending December 31, 2013, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$172,970; which is restricted for future HAP expenses.

XIX. MOD REHAB PROJECT BASED VOUCHERS

For the period ending December 31, 2013, the Housing Mod-Rehab operated with a deficit of \$29,496; which will be funded from Mod Rehab reserves.

XX. TAX EXEMPT BOND INCOME

For the period ending December 31, 2013, The Bond Fund generated (unrestricted) surplus of \$37,703.

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

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2013

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	December	Total	Income/Unit
Public Housing Units															
*Ladrey High-rise	170	\$ 44,193	\$ 44,449	\$ 44,760	\$ 44,747	\$ 48,258	\$ 44,747	\$ 44,488	\$ 43,014	\$ 43,303	\$ 42,598	\$ 43,763	\$ 43,830	\$ 532,150	\$ 258
*Samuel Madden	66	7,180	7,622	7,012	7,296	8,223	7,525	4,977	6,460	6,868	5,987	7,337	7,304	83,791	\$ 111
*Ramsey Homes	15	4,303	3,998	4,229	4,229	3,481	3,423	3,714	3,407	3,446	3,408	3,905	3,819	45,362	\$ 255
*Andrew Adkins	90	16,363	17,086	16,842	16,842	17,246	17,246	14,806	14,819	14,227	14,912	16,471	16,305	193,175	\$ 181
*4-10 Scattered Sites	50	15,673	15,788	15,842	16,132	14,605	14,645	16,520	15,244	15,799	15,720	14,117	13,014	183,099	\$ 260
*4-11 Scattered Sites	30	6,253	6,456	7,765	8,170	5,926	5,412	5,759	6,892	6,854	6,854	7,097	7,570	82,312	\$ 252
*4-12 Scattered Sites	41	9,081	9,388	8,916	8,932	9,037	9,243	9,419	9,843	10,012	9,872	10,482	10,519	114,744	\$ 257
*Park Place	38	10,130	9,874	10,208	9,844	10,630	10,327	10,349	10,149	10,161	10,158	10,281	10,416	122,527	\$ 274
*Saxony Square	5	2,871	2,871	2,871	2,871	2,766	2,766	2,766	2,230	2,230	2,230	1,958	1,958	30,660	\$ 340
*Chatham Square	52	17,937	16,308	16,496	17,114	18,590	18,844	17,887	18,123	18,024	18,025	17,712	17,704	212,764	\$ 340
*Braddock	6	2,251	2,299	2,299	2,774	2,774	2,774	2,547	2,547	2,583	3,232	2,411	2,411	30,902	\$ 402
*Whiting	24	4,591	5,091	4,213	4,662	4,711	4,719	5,000	4,860	3,737	3,511	3,502	3,481	52,078	\$ 145
*Reynolds	18	5,887	5,168	5,109	5,659	6,260	5,640	5,106	5,491	5,752	5,094	4,867	4,870	64,903	\$ 271
*Old Dominion	36	4,534	4,141	4,237	4,534	4,306	4,674	4,838	5,101	4,979	5,313	5,683	5,883	58,223	\$ 163
*West Glebe	48	6,062	6,219	6,977	7,016	6,819	6,688	7,079	7,634	6,936	5,900	5,966	6,810	80,106	\$ 142
*James Bland I	18	3,157	3,157	3,204	3,325	2,856	3,228	3,609	2,943	3,672	3,675	3,346	3,729	39,901	\$ 207
*James Bland II	18	2,288	1,650	1,688	1,636	2,332	2,134	2,560	2,597	2,090	1,766	2,747	1,807	16,885	\$ 100
*James Bland IV	44	-	-	1,233	1,558	4,226	3,834	21,810	18,123	17,187	16,776	15,914	17,763	50,784	\$ 404
**Total Public Housing	812	\$ 162,754	\$ 161,565	\$ 163,931	\$ 167,341	\$ 173,046	\$ 167,849	\$ 183,234	\$ 179,477	\$ 179,164	\$ 175,031	\$ 177,831	\$ 179,193	\$ 1,994,366	
Non-Public Housing Units															
*Quaker Hill LP	60	\$ 100,608	\$ 102,671	\$ 102,671	\$ 101,722	\$ 97,501	\$ 97,965	\$ 100,551	\$ 101,024	\$ 102,967	\$ 96,100	\$ 99,998	\$ 101,067	\$ 1,204,845	\$ 1,684
Pendleton Park I	20	28,144	28,144	28,144	28,144	28,144	28,144	30,087	28,581	28,581	27,918	28,581	26,638	339,250	\$ 1,332
Pendleton Park II	4	966	966	966	966	-	365	365	365	365	365	365	1,579	7,633	\$ 395
Mod Rehab I (Hopkins Tancil)	111	112,926	116,136	116,136	116,136	116,136	116,109	111,900	111,900	111,900	113,667	111,900	110,632	1,365,478	\$ 997
*Miller Homes	16	24,307	24,489	25,233	23,516	23,371	23,605	23,638	23,460	22,432	24,930	23,750	23,750	286,481	\$ 1,484
*Jefferson Village Mkt	69	89,754	88,453	80,738	80,738	80,073	78,897	85,471	79,612	81,232	90,051	81,834	81,834	998,687	\$ 1,186
Total Non-Public Housing	280	\$ 356,705	\$ 360,859	\$ 353,888	\$ 351,222	\$ 345,225	\$ 345,085	\$ 352,012	\$ 344,942	\$ 347,477	\$ 353,031	\$ 346,428	\$ 345,500	\$ 4,202,374	
Totals	1092	\$ 519,459	\$ 522,424	\$ 517,819	\$ 518,563	\$ 518,271	\$ 512,934	\$ 535,246	\$ 524,419	\$ 526,641	\$ 528,062	\$ 524,259	\$ 524,693	\$ 6,196,740	

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

**Resolution 850 units

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

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING DECEMBER 31, 2013

	Total		*Central Office (C.O.)		Public Housing AMP 1				
	Total Actual	Over / (Under) Budget	Total C.O. & Public Housing Actual	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	6,314,444	6,069,200	245,244	-	-	-	542,561	516,000	26,561
Governmental Grants	22,545,077	22,059,536	485,541	-	-	-	-	-	-
Local Grants	96,494	82,000	14,494	-	-	-	82,994	82,000	994
Management/Fee for Service	3,071,336	2,775,608	295,728	1,814,916	1,841,800	(26,884)	-	-	-
Bookkeeping Fee	85,395	90,270	(4,875)	85,395	90,270	(4,875)	-	-	-
Asset Management Fee	125,711	120,200	5,511	125,711	120,200	5,511	-	-	-
HCVF Asset Management Fee	567,541	478,800	88,741	437,843	351,800	86,043	-	-	-
Developer Fee/OTC Sale Proceeds	150,000	450,000	(300,000)	150,000	450,000	(300,000)	-	-	-
Operating Subsidy	3,108,865	2,959,341	149,524	3,108,865	-	-	608,714	568,700	40,014
Investment Income	8,565	2,700	5,865	6,400	200	(33)	5,424	-	5,424
Reserve Transfers	352,633	1,720,816	(1,368,183)	323,137	128,100	(128,100)	14,452	131,300	(116,848)
Other Income	760,390	394,600	365,790	292,902	30,100	(3,698)	72,304	75,000	(2,696)
Total Operating Revenue	37,186,451	37,203,071	(16,620)	8,830,734	3,012,470	(372,035)	1,326,448	1,373,000	(46,552)
Operating Expenses									
Administration	5,926,604	6,267,450	(340,846)	3,734,193	1,798,550	(186,362)	428,881	357,050	71,831
Tenant Services	247,905	509,950	(262,045)	157,794	34,000	(33,348)	85,017	143,000	(57,983)
Utilities	1,472,554	1,461,200	11,354	1,125,277	36,300	(8,289)	312,684	390,000	(77,316)
Ordinary maintenance & operations	2,820,493	3,024,350	(203,857)	2,222,819	649,300	(87,601)	323,934	332,000	(8,066)
Protective Services	18,768	22,000	(3,232)	16,931	2,800	(1,870)	828	3,000	(2,173)
General expense	2,458,784	2,579,436	(120,652)	1,135,131	491,520	(57,639)	175,104	147,950	27,154
Housing Assistance Payments	22,181,175	22,112,000	69,175	-	-	-	-	-	-
Debt Service	314,266	283,800	30,466	26,270	-	-	-	-	-
Reserves	323,137	942,885	(619,748)	229,916	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	35,763,685	37,203,071	(1,439,386)	8,648,330	3,012,470	(375,110)	1,326,448	1,373,000	(46,552)
NET INCOME (LOSS)	1,422,766	-	1,422,766	182,404	-	3,074	-	-	0
Less: Restricted Income	(1,381,991)	-	(1,381,991)	(179,331)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	40,775	-	40,775	3,073	-	3,074	-	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING DECEMBER 31, 2013

	Total		C.O. & Public Housing		*Central Office (C.O.)		Public Housing AMP 1		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue									
Dwelling Rent	6,314,444	6,069,200	245,244	2,402,570	-	-	542,561	516,000	26,561
Governmental Grants	22,545,077	22,059,536	485,541	-	-	-	-	-	-
Local Grants	96,494	82,000	14,494	82,994	-	-	82,994	82,000	994
Management/Fee for Service	3,071,336	2,775,608	295,728	1,814,916	1,814,916	1,841,800	-	-	(26,884)
Bookkeeping Fee	85,395	90,270	(4,875)	85,395	85,395	90,270	-	-	(4,875)
Asset Management Fee	125,711	120,200	5,511	125,711	120,200	5,511	-	-	-
HCVP Asset Management Fee	567,541	478,800	88,741	437,843	437,843	351,800	-	-	86,043
Developer Fee/OTC Sale Proceeds	447,000	450,000	(3,000)	447,000	450,000	-	-	-	(3,000)
Operating Subsidy	3,108,865	2,959,341	149,524	3,108,865	-	-	608,714	568,700	40,014
Investment Income	8,565	2,700	5,865	6,400	167	200	5,424	-	5,424
Reserve Transfers	352,633	1,720,816	(1,368,183)	323,137	-	128,100	14,452	131,300	(116,848)
Other Income	760,390	394,600	365,790	292,902	26,402	30,100	72,304	75,000	(2,696)
Total Operating Revenue	37,483,451	37,203,071	280,380	9,127,734	2,937,435	3,012,470	1,326,448	1,373,000	(46,552)
Operating Expenses									
Administration	5,926,604	6,267,450	(340,846)	3,734,193	1,612,188	1,798,550	428,881	357,050	71,831
Tenant Services	247,905	509,950	(262,045)	157,794	652	34,000	85,017	143,000	(57,983)
Utilities	1,472,554	1,461,200	11,354	1,125,277	28,011	36,300	312,684	390,000	(77,316)
Ordinary maintenance & operations	2,820,493	3,024,350	(203,857)	2,222,819	561,699	649,300	323,934	332,000	(8,066)
Protective Services	18,768	22,000	(3,232)	16,931	930	2,800	828	3,000	(2,173)
General expense	2,458,784	2,579,436	(120,652)	1,135,131	433,881	491,520	175,104	147,950	27,154
Housing Assistance Payments	22,181,175	22,112,000	69,175	-	-	-	-	-	-
Debt Service	314,266	283,800	30,466	26,270	-	-	-	-	-
Reserves	323,137	942,885	(619,748)	229,916	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	35,763,685	37,203,071	(1,439,386)	8,648,330	2,637,360	3,012,470	1,326,448	1,373,000	(46,552)
NET INCOME (LOSS)	1,719,766	-	1,719,766	479,404	300,075	-	-	-	0
Less: Restricted Income	(1,381,991)	-	(1,381,991)	(179,331)	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	337,775	-	337,775	300,073	300,075	-	-	-	0

** Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING DECEMBER 31, 2013

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	351,563	328,800	523,604	456,000	33,805	30,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	1,074,514	1,010,126	571,689	535,780	12,402	11,000
Investment Income	-	-	-	-	-	-
Reserve Transfers	-	116,140	81,797	288,120	23,371	42,600
Other Income	131,911	20,500	13,423	16,000	332	1,000
Total Operating Revenue	1,557,988	1,475,566	1,190,514	1,295,900	69,909	84,600
Operating Expenses						
Administration	323,843	372,850	494,644	553,000	44,371	52,400
Tenant Services	1,461	91,500	1,256	13,000	40	2,200
Utilities	506,846	443,000	158,530	155,900	16,843	13,700
Ordinary maintenance & operations	462,444	423,800	367,794	387,500	4,684	9,900
Protective Services	-	-	70	-	2	-
General expense	111,194	141,466	168,220	179,700	3,970	6,400
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	137,155	2,950	-	6,800	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	1,542,944	1,475,566	1,190,514	1,295,900	69,910	84,600
NET INCOME (LOSS)	15,045	-	(0)	-	(0)	-
Less: Restricted Income	(15,045)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING DECEMBER 31, 2013

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8		Public Housing AMP 9	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	228,834	204,000	157,845	152,400	60,839	54,000	85,213	66,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	124,021	115,000	111,618	106,100	76,324	54,400	137,225	145,600
Investment Income	-	-	-	-	302	1,400	381	-
Reserve Transfers	-	26,900	40,906	87,300	93,221	112,600	69,390	34,990
Other Income	7,098	6,500	12,465	7,500	2,792	3,500	5,642	6,000
Total Operating Revenue	359,953	352,400	322,834	353,300	233,478	225,900	297,852	252,000
Operating Expenses								
Administration	197,705	222,900	142,223	162,400	125,918	116,100	147,263	125,600
Tenant Services	413	1,500	4,845	4,350	834	1,900	1,884	4,000
Utilities	4,576	4,500	6,011	5,550	18,895	20,000	9,517	15,500
Ordinary maintenance & operations	92,741	76,500	133,722	114,850	64,485	55,500	100,054	62,900
Protective Services	-	-	8,294	3,900	566	600	1,720	1,500
General expense	44,964	47,000	27,739	62,250	22,780	31,800	37,414	42,500
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	340,398	352,400	322,834	353,300	233,478	225,900	297,852	252,000
NET INCOME (LOSS)	19,556	-	-	-	0	-	(0)	(0)
Less: Restricted Income	(19,556)	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	(0)	-	-	-	0	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING DECEMBER 31, 2013

	Public Housing AMP 10		Public Housing AMP 11		Miller Homes		Hopkins-Tancil	
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget
Operating Revenue								
Dwelling Rent	43,319	36,000	7,319	27,949	36,000	(8,051)	1,385,857	1,346,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	13,500	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	196,179	206,300	(10,121)	196,179	206,335	(10,156)	-	-
Investment Income	-	-	-	-	-	-	-	-
Reserve Transfers	-	-	-	-	-	-	15	200
Other Income	5,034	5,000	34	10,864	1,500	9,364	-	-
Total Operating Revenue	244,532	247,300	(2,768)	234,992	243,835	(8,843)	1,499,633	1,361,200
Operating Expenses								
Administration	88,859	66,200	22,659	82,711	73,000	9,711	127,542	109,000
Tenant Services	15,466	3,000	12,466	15,236	3,000	12,236	36	5,500
Utilities	35,470	4,150	31,320	10,516	4,000	6,516	4,915	3,500
Ordinary maintenance & operations	43,038	18,000	25,038	32,331	30,200	2,131	17,301	47,000
Protective Services	2,712	3,000	(288)	1,808	3,000	(1,192)	-	500
General expense	25,124	9,650	15,474	27,557	13,900	13,657	13,767	40,800
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	30,000	143,300	(113,300)	62,761	116,735	(53,974)	93,221	66,700
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	240,669	247,300	(6,631)	232,920	243,835	(10,915)	256,783	273,000
NET INCOME (LOSS)	3,863	-	3,863	2,072	-	2,072	16,468	-
Less: Restricted Income	(3,863)	-	(3,863)	(2,072)	-	(2,072)	(16,468)	-
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 DECEMBER 31, 2013

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	21,400,326	20,947,536	1,144,751	1,112,000	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,256,419	933,808	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCV/P Asset Management Fee	-	-	129,698	127,000	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	820	500	722	-	59	59
Reserve Transfers	-	753,356	29,496	-	-	-
Other Income	155,569	38,000	-	-	89,627	115,000
Total Operating Revenue	22,813,133	22,673,200	1,304,667	1,239,000	89,686	115,000
						(25,314)
Operating Expenses						
Administration	1,248,339	1,261,000	82,908	94,000	43,057	80,000
Tenant Services	28	-	-	-	7,926	34,000
Utilities	1,238	6,100	-	-	-	-
Ordinary maintenance & operations	16,540	57,400	-	-	-	1,000
Protective Services	974	1,700	-	-	-	-
General expense	397,747	347,000	15,881	12,600	1,000	-
Housing Assistance Payments	20,975,296	21,000,000	1,205,878	1,112,000	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	20,400	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	22,640,163	22,673,200	1,304,667	1,239,000	51,983	115,000
						(63,017)
NET INCOME (LOSS)	172,970	-	(0)	(0)	37,703	-
Less: Restricted Income	(172,970)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	37,703	-
						37,703

** Loss reduces unrestricted reserves

ASSET MGMT/ SOCIAL SERVICES

ASSET MGMT/
SOCIAL SERVICES



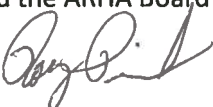
Commissioners:

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

Carter D. Flemming
Brett J. Libresco
Chyrell Bucksell

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: January 22, 2014
TO: Chairman Christopher Ballard, and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT**

I. Performance Indicators for Board Monitoring

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

ARHA's Admission and Continuing Occupancy Plan, also referred to as the ACOP, is the official document 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)
- 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 Report Period Ending December 31, 2013

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent					
INDICATOR		SCORE	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	96%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	1%.	1%	2% = A - >2%≤4% = B - >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
	Tenant Account Receivables (TARs) - Vacated/Evictions	3%	2%	>6%≤8% = D - >8%≤ E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤ E, >10%=F
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time	30 days	19 days	20 days	Vacant units down time + make ready time (8 days) + lease up (20 days) during the reporting period (30 days) ≤ 20 days =A,
5	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100% = A	36 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	14 days	15 days	21 days	319 total work orders issued; 104 total completed; 215 work orders remain open (including VU's, exterminator, Inspections (UPCVS, HQS), system transfer, etc.)
7	PHAS Score	80	91	90 – 100 = High Performer - 70 – 89 = Standard 60 – 69 = Near Troubled, <60 = Troubled	Standard performer rating as of the 2012 Period (UNDER REVIEW)
SPECIAL PROJECTS					
Disposition Action Saxony Square & Park Place					See attached
Replacement Units					See attached
ARHA Strategic Plan					See attached

Chart A
Performance Indicators for Board Monitoring Reporting Period Ending December 31, 2013

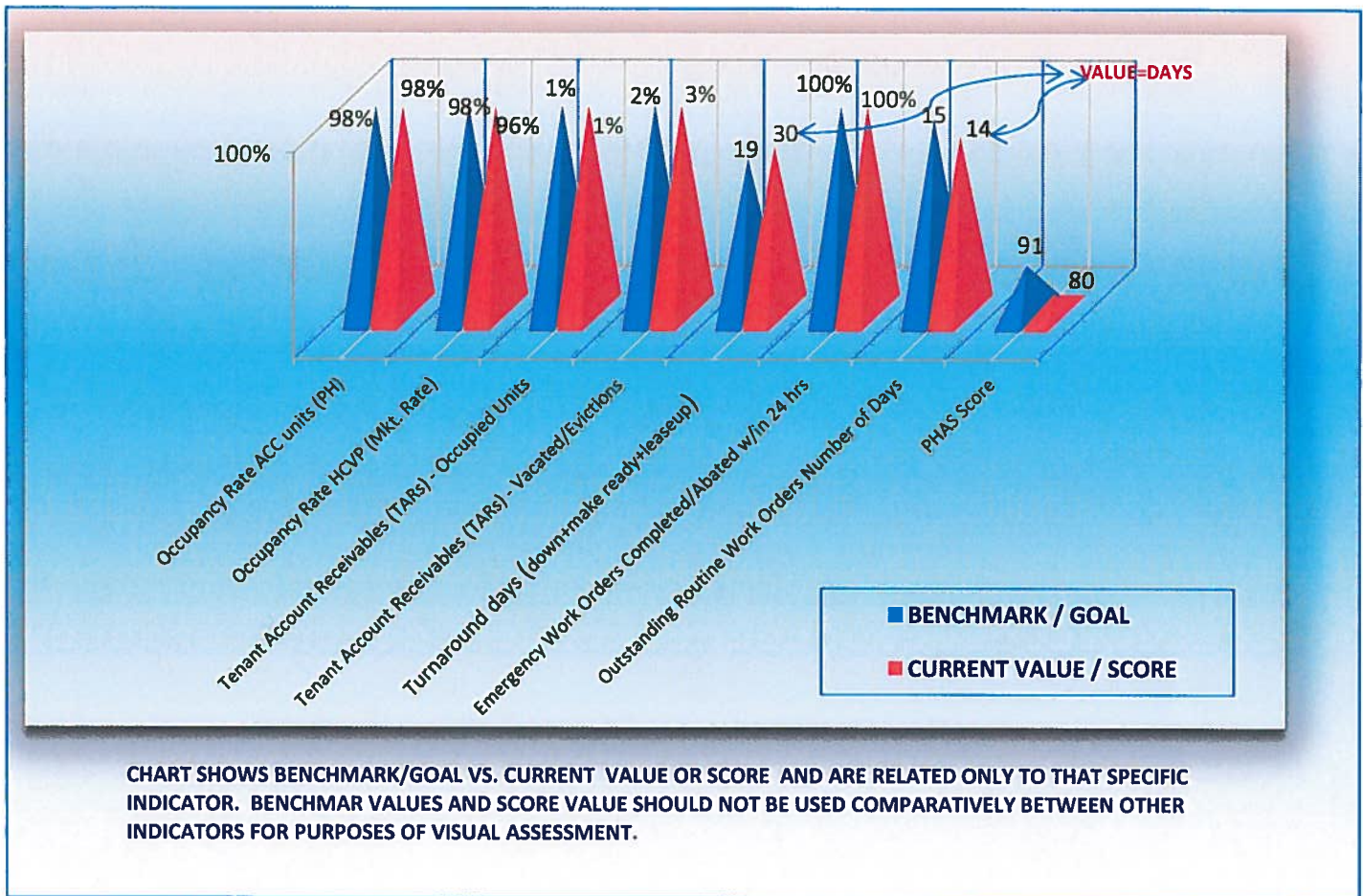


Table B

**Vacancy Activity Tracking Report for Market Rent Units/Section 8
for the Period Ending December 31, 2013**

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (*)	68	8	11%
Quaker Hill	60	1	1.5%
Hopkins-Tancil Courts (**)	108	2	2.5%
Miller Homes	16	0	0%
Pendleton Park	24	0	0%
TOTALS:	276	11	4% (AVG) (***)

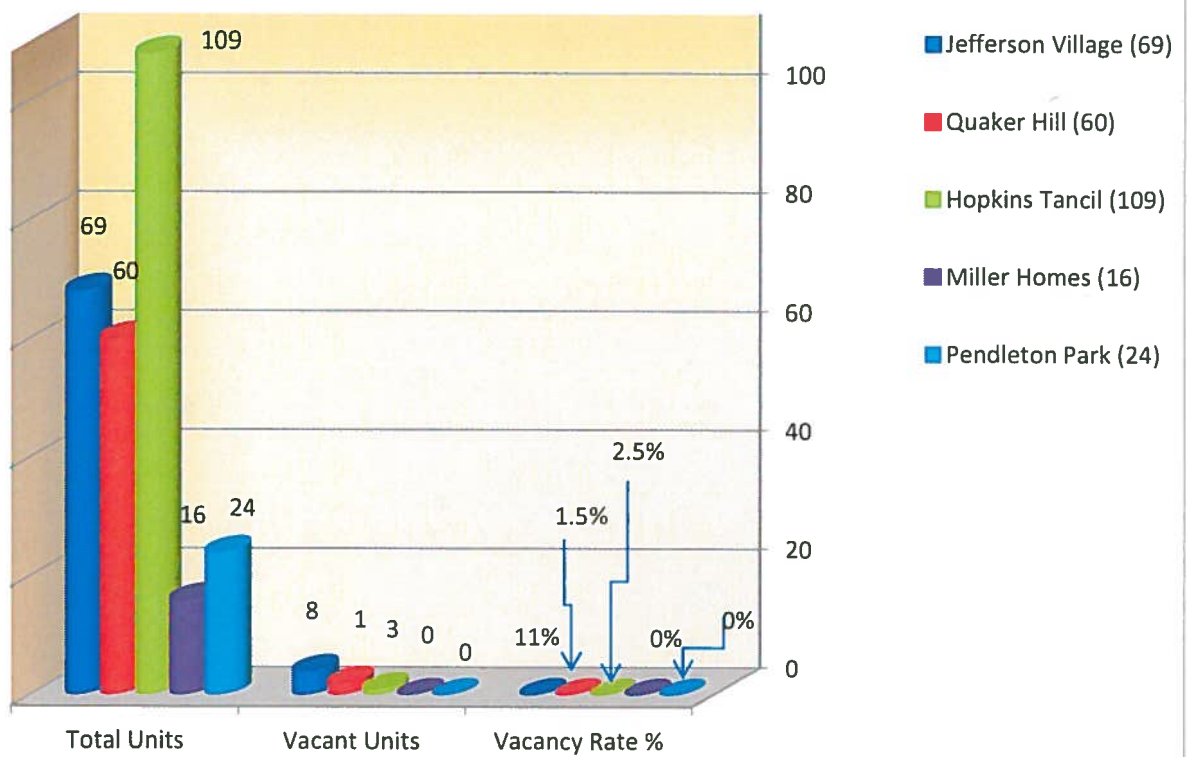
(*) Total units + 69. One (1) unit occupied by a RPO – net lease units = 68

(**) Total 111 Units: one (1) unit occupied by a RPO, two (2) units converted into the Ruby Tucker Center. Net unit count 108.

(***) Percentile values have been rounded up or down for chart purposes.

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

Chart B
Vacancy Activity Report Market Rate & Section 8 Units



PERIOD ENDING DECEMBER 31, 2013
 (SOME % VALUES ROUNDED FOR CHART PURPOSES)

Table C

**Vacancy Activity Tracking Report for ACC Units
for the Period Ending December 31, 2013**

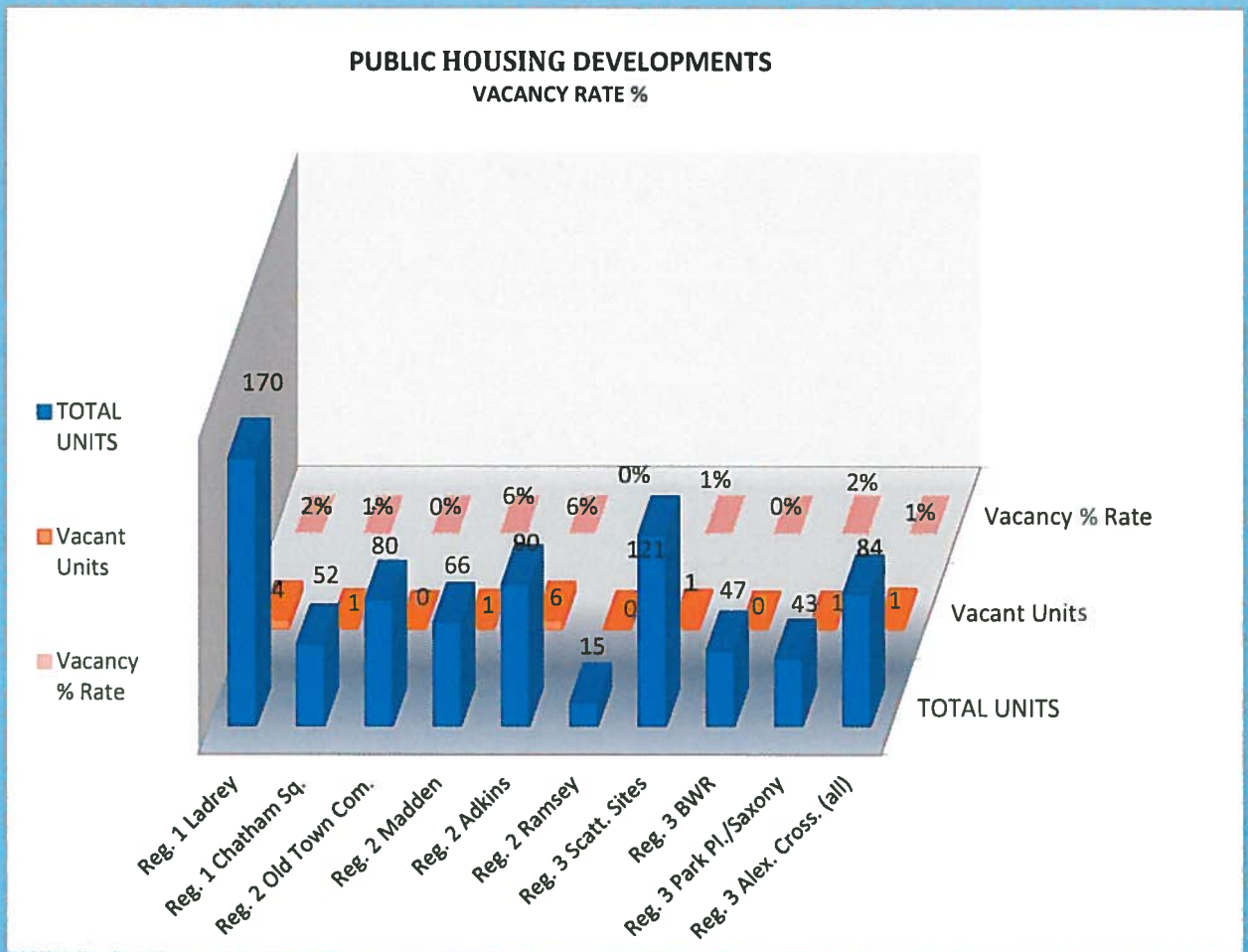
	TOTAL UNITS	VACANT/DEMO OFF- LINE UNITS	TOTAL UNITS OCCUPIED	OCCUPANCY RATE %	AVERAGE VACANCY RATE %
Ladrey Building (170 – one RPO unit)	170	6	164	95%	5%
Andrew Adkins Homes (*)	90	6	84	94%	6%
Samuel Madden Homes (2)	66	1	65	99%	1%
Ramsey Homes	15	0	15	100%	0%
Scattered Sites I	50	1	49	98%	2%
Scattered Sites II	41	0	41	100%	0%
Scattered Sites III	30	0	30	100%	0%
Park Place Condos	38	0	38	100%	0%
Saxony Square Condos	5	0	5	100%	0%
Alexandria Crossing at Old Dominion	36	1	35	97%	3%
Chatham Square	52	1	51	98%	2%
W. Braddock Rd.	6	0	6	100%	0%
W. Whiting St.	24	0	24	100%	0%
S. Reynolds St.	18	0	18	100%	0%
Alexandria Crossing at West Glebe	48	0	48	100%	0%
Old Town Commons (all phases)	80	0	80	100%	0%
TOTALS: (VALUES ROUNDED UP/DOWN)	769	16	753	n/a	2%
(1) S. Madden Homes: off line unit used by Alexandria Residents Association (ARA)					-1
(2) Andrew Adkins Homes : 1-RPO unit & 1 off line unit for substantial rehab (modernization)					-1

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

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

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

Chart C
Vacancy Activity for Public Housing Units as of December 31, 2013



II. Year-to-Date Administrative & Legal Activities

The year-to-date number of executed evictions resulting in vacant units due to legal action and the total number of evictions related to drug activities are shown in Chart D below, by individual y/t/d accumulative totals.

The outcomes shown in Chart D are based on the number of administrative and/or legal actions taken by staff to enforce Lease Agreements, including late notices due to failure to pay rent or other charges. Court warrants which resulted in an actual eviction carried out by court order during the current reporting period and the previous periods (Y/T/D).

Chart D

Year to Date Administrative & Legal Activities
Period Ending as of December 31, 2013.

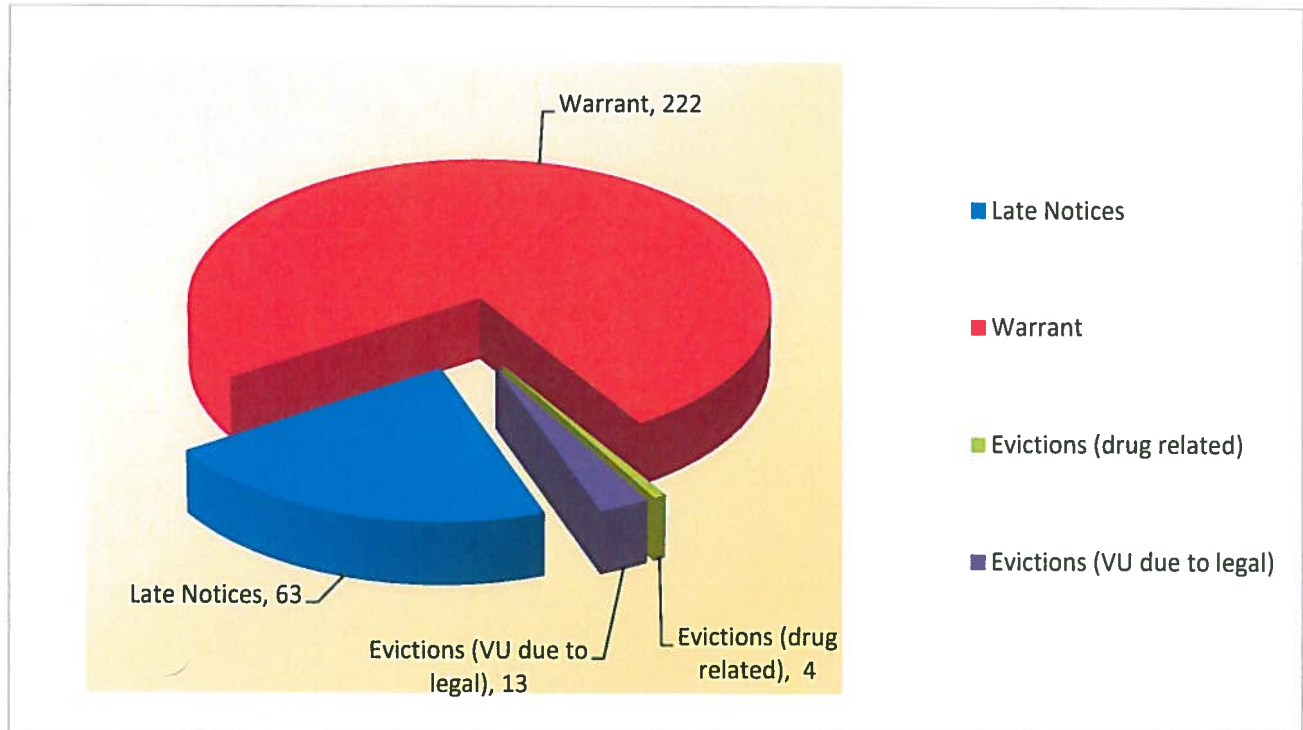


Chart Data reflects accumulative values of the described action from January 1st 2013 up to the closing date of the current reporting period.




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

Carter D. Flemming
Brett J. Libresco
Chyrell Bucksell

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: January 7, 2014
TO: Christopher Ballard, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 80% of the annual contributions contract (ACC) with 103% of the budget authority expended. All voucher issuance and new applicant leasing activity has been suspended due to funding constraints. The waiting list is closed. The HCVP Department is currently working on certifications for the 54 Project Based Section 8 units scheduled to become available beginning March 2014 for the final phase of Old Town Commons. See various Charts related to the HCVP activities during the current reporting period.

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

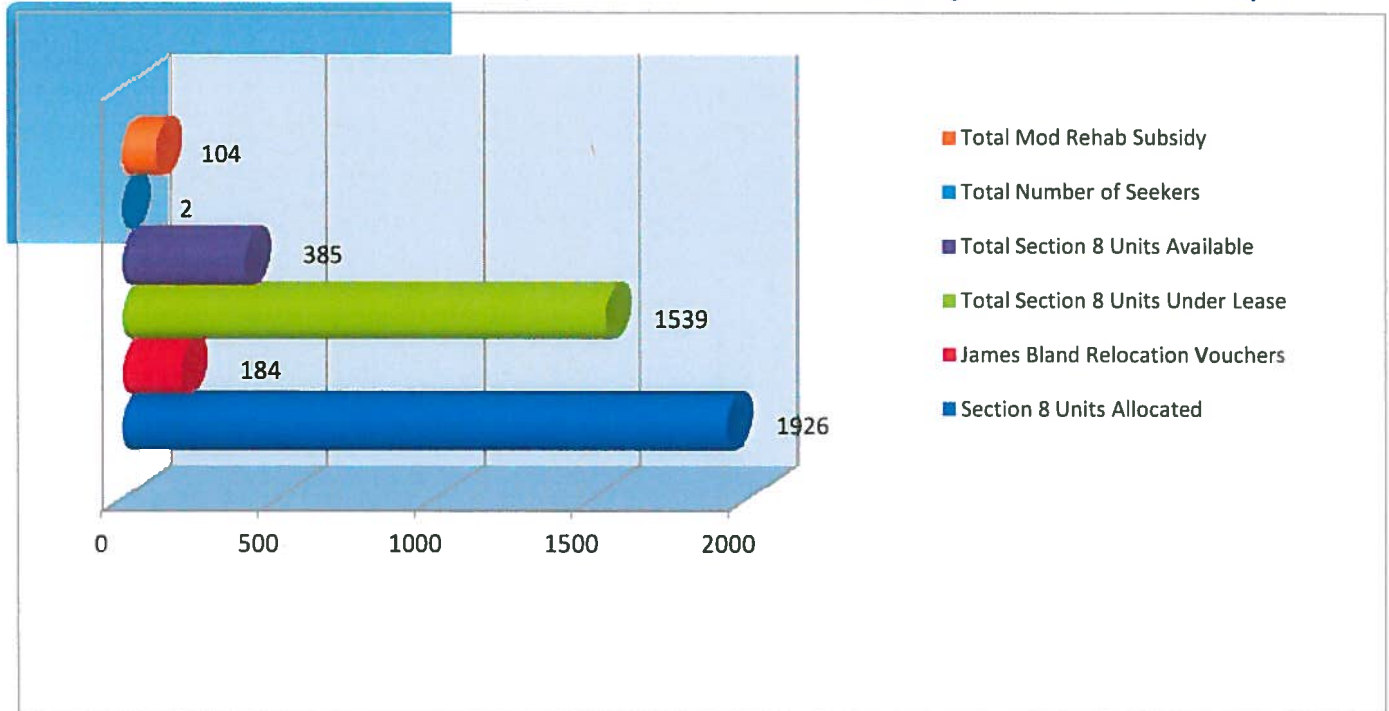


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.

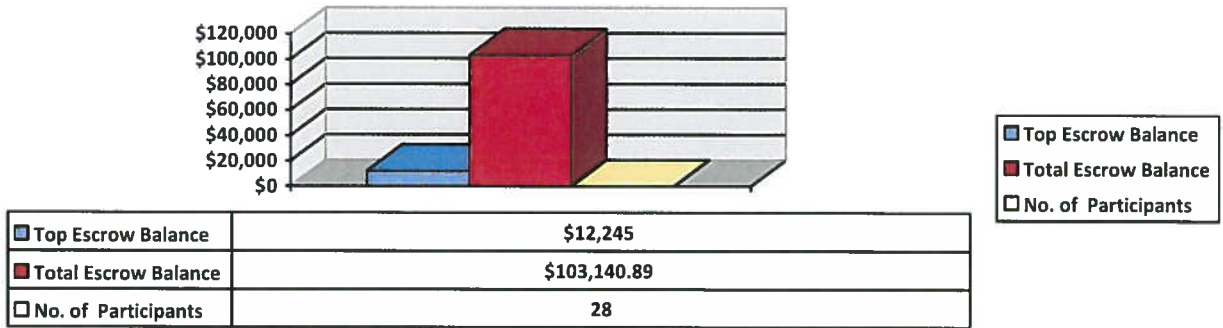
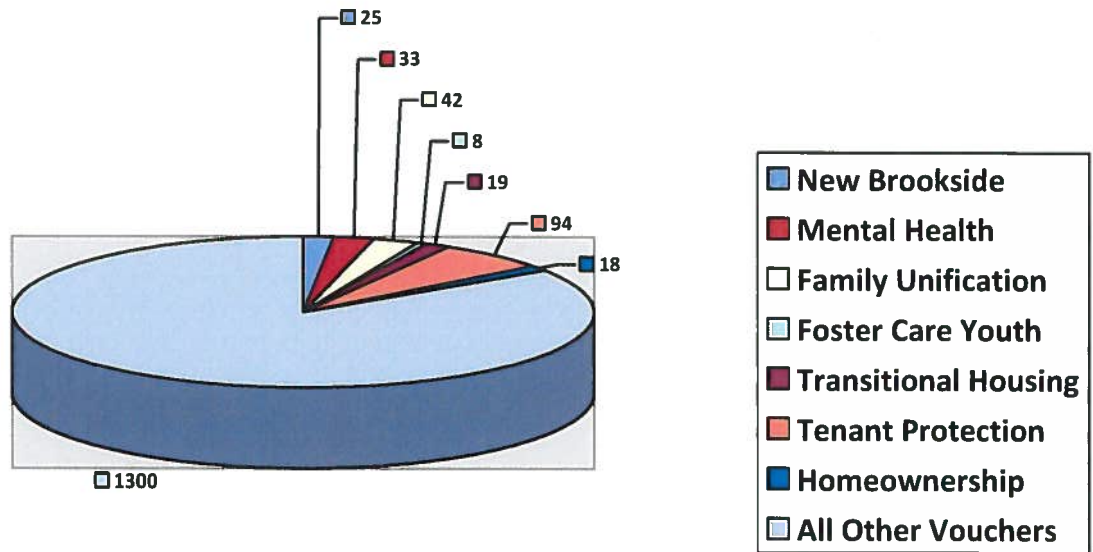


CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.






Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

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Christopher Ballard

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Michelle Millben

Roy Priest, Chief Executive Officer

DATE: January 17, 2014
TO: ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: SOCIAL SERVICES SUMMARY OF ACTIVITIES

SENIOR SERVICES – KRUNCH BUNCH/CHARLES HOUSTON SENIOR CENTER

Participant Information for the month of December:

- 65 participants and guests were served;
- 24 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 143; and
- The total lunch meals served were 191.

Summary of Services/Activities for the month of December:

- Health, Wellness, and Medical Services – 55 clients (duplicated count) participated in daily walking and attended the Wills on Wheels Presentation (Part 2);
- Assessments – There were 2 for the month;
- Referrals/Deaths – There was 1 Referral and no Deaths for the month of October;
- Activities – 55 clients (duplicated count) participated in a variety of activities and programs which included: assorted table and trivia games, craft projects, shopping excursions to Potomac Mills Mall, the Amish Farmer’s Market, the Stores of Kingstowne, Botanical Gardens, and the AMC Hoffman Theater. Clients also attended the following holiday activities: the Successful Aging Committee sponsored Seniors’ Holiday Celebration, AKA Sorority sponsored Seniors’ Holiday Luncheon, ARHA sponsored Santa’s Winter Wonderland gift distribution to students of St. Colletta’s School and toy sorting of age appropriate gifts for the ARHA Winter Wonderland event, the Senior Center’s Annual Holiday and New Year’s Celebrations, and the Senior Center sponsored Festive Table Event.

SENIOR SERVICES – LADREY HIGHRISE

Summary of Services for the month of December:

- Health and Medical Services – 30 residents received Medicare Counseling, Medicaid/SNAP Assistance, completed Medicaid/Medicare Extra Help Applications, and participated in the Podiatrist Clinic;
- Assessment /Family Planning – 11 residents were assisted with Family Planning, Hoarding Management, Hospital Discharge/Planning Information, Bed Bug Preparation/Assistance or Adult Protective Services;
- Referrals – 11 referrals were provided for assistance with Companion Aide/Home Health Care Services, Optometry Services, Dental Services, Senior Taxi, METRO Access, Furniture Assistance, Rental Assistance, Medical Bill Assistance, and Medical Equipment/Prescription Assistance;
- Senior Services – 20 residents were provided with general assistance which included home visits/assessments, completing applications, making appointments, file updates, Case Management planning with the Office of Aging, and communicating with Social Services;
- Activities – 532 residents participated in events sponsored by Community Partners and Organizations. These included the Church Services provided by Oakland Baptist Church and Fox Chase Baptist Church, a Holiday Luncheon and Church Services sponsored by Third Street Baptist Church, a Holiday Party sponsored by the Departmental Progressive Club, Ladrey Resident Advisory Board Meeting, Bingo sponsored by Christ Church, a movie night sponsored by Michelle LaFrancois, the Successful Aging Holiday Party & Gift Distribution, the AKA Holiday Party and Gift Give-a-Way, a Secret Santa Gift Exchange sponsored by ALIVE, the Rotary Rooters of Alexandria Holiday Party & Gift Give-a-Way, the Brian Christianson Male Choir Holiday Celebration, a Holiday luncheon and dinner sponsored by Alfred Street Baptist Church, a Holiday Party and Dinner sponsored by the Dr. Brown Foundation, Fruit/Hat Distribution sponsored by Dr. Breiner, Merry Christmas Baskets provided by the ISAF, and the monthly shopping trip to Wal-Mart; and
- There were 4 volunteer hours provided for the month in the Library.

December Food Distributions at Ladrey:

	Number of Distributions	Value of Donation	Number of Residents/Families
Trader Joe's	14	\$6,000	375
Safeway	4	\$800	125
Chipotle	1	\$350	15
Capital Area Food Bank*	1	7,063 Pounds	388
ALIVE*	1	6,000 Pounds	287

***Note:** These distributions also serve families from the community and residents outside of Ladrey.

FAMILY SOCIAL SERVICES – RUBY TUCKER FAMILY CENTER & FAMILY RESOURCE LEARNING CENTER

RTFC Participant/Center Information for the month of December:

- Active Students – 63/ New Youth Registrations – 0/ # Inactive Students - 44
- Avg. Daily Youth Attendance – 18/ # Relocated Youth – 72/ # Youth Contacts – 201
- Active Adults – 40/ New Adult Registrations – 0/ Avg. Daily Adult Attendance – 3/# Relocated Adults - 90
- Active Volunteers – 39/New Volunteers – 0/# Volunteer Hrs – 32/Community Service Volunteers – 1/Community Service Volunteer Hours – 10;
- **FY 2013 Volunteer Hours were 875.5** (831 hours from “Other volunteers” and 44.5 hours from “Community Service” volunteers). Volunteer rate of **\$20.85** (DC Metro Area), therefore the actual value of **\$17,326.35** for “Other volunteers”; and
- Center Donations - \$125 which included food and clothing, and bringing the total amount of donations for the **FY2013 to \$7,598.**

RTFC Programming Information for the month of December:

- 9 Adult residents completed the 6 week Computer Course sponsored by ACPS and the FACE Center. Each student earned a refurbished computer provided by ACPS;
- Staff received tickets from our partner, The Reading Connection, to take 30 students to see “The Twelve Days of Christmas” at the Discovery Theater in Glen Echo Park, MD; and
- Students participated in the Winter Wonderland Events on Monday, December 16th, which included a visit from the Dream Dog Foundation, and listening to a holiday story read by Mayor Euille.

After several years of dedicated service, Joyce Rawlings, Coordinator for The Family Resource Learning Center, decided to retire as of December 31, 2013. We would like to recognize her unwavering commitment to help ARHA Families make strides toward improving their lives and wish her all the best in the next chapter of her life. In the interim, ARHA will utilize temporary staff in order to maintain services provided by the Family Resource Learning Center.

FAMILY SELF SUFFICIENCY PROGRAMS

Participants:

	Public Housing FSS Program	HCVP FSS Program
Number of Participants	26	31
Number of Participants Earning Escrow	12	15
Highest Individual Escrow Amount	\$13,868	\$13,248.55
Total Escrow Amount for Program	\$42,080.00	\$110,167.77

Note: Two PH/FSS participants moved away and one contract was terminated. Consequently in December, three new participants entered into the PH/FSS Program.

PH/FSS Program Demographics:

- 100% of the participants are female
- 98% African American
- 46% of the participants are employed
- 78% 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

Programs and Events:

- FSS Family Holiday Celebration – December 12th – FSS Participants participated in an interactive game called “Money Habitudes”. The activity explores how habits and attitudes about money affect finances, life, and relationship decisions. Child care was provided during this event and the children of FSS participants played games and created art work in the spirit of the holidays.

Case Management/Challenges:

- The following needs predominated amongst PH FSS Participants:
Rental Assistance – One PH FSS participant received assistance with rent.

Resources for food and utility assistance – Referrals for assistance to several agencies such as ALIVE, Old Presbyterian Meeting House, St. Vincent De Paul, Salvation Army, Christ Church, St. Rita’s and others within the city, were made on behalf of five PH FSS participants to help with basic family needs. In addition, there were ten referrals for assistance made for other ARHA residents in the month of December.

Success Stories/ Outreach Work:

- The PH FSS Coordinator continues to work at Christ Church as a Lazarus Ministry Counselor every Thursday morning, and assists a large number of ARHA residents with referrals for assistance with rent and utilities. For the month of December, 18 hours was devoted to Community Outreach, which included 6 hours working with the Lazarus Ministry and 12 hours volunteering with the ARHA Winter Wonderland Event.

UPCOMING EVENTS

- January 18 – FSS Taxes and Wealth Building Seminar 11 – 2 PM – CHRC
- January 25 – ALIVE End of Month Food Distribution 8:00 AM- Ladrey
- January 27 – M&T Financial Literacy 5:30 PM - RTFC

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

Christopher Ballard, <i>Chairman</i>	Carter D. Flemming	Karl Sandberg
Merrick Malone, <i>Vice Chairman</i>	Brett J. Libresco	Daniel Bauman
Melvin Miller	Chyrell Bucksell	Michelle Millben

Roy Priest, Chief Executive Officer

DATE: January 13, 2014

TO: Chairman Christopher Ballard and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **DEPARTMENT OF FACILITIES AND MODERNIZATION**

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

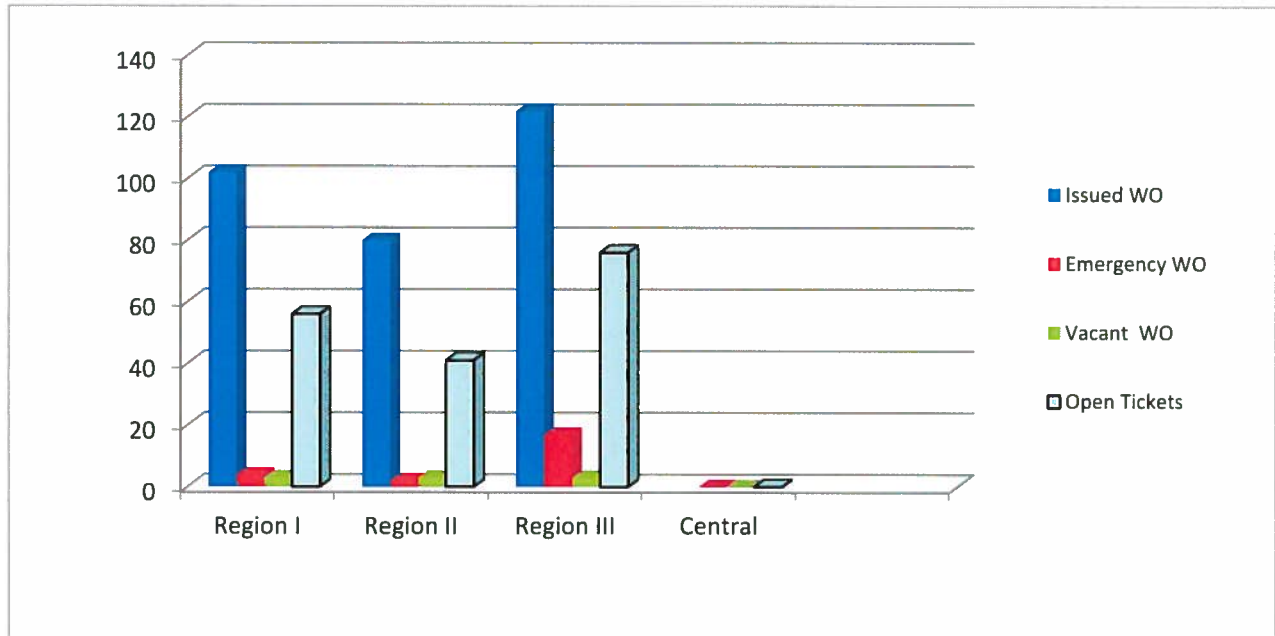
A total of 305 work orders (W.O.) were issued during the current reporting period ending December 31, 2013. Following is Table I, which provides a breakdown of the work orders. Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (AMP).

Issued W.O.s	305	Includes all work orders generated from 12/1/2013 to 12/31/2013
Completed W.O.s	131	Includes all work orders completed from 12/1/2013 to 12/31/2013
Emergency W.O.s	23	Includes all emergency work orders issued and completed within 24 hours
Open W.O.s (1) see note below	174	Includes routine WO, exterminator services, and vacant units WO summary is as of the closing of the period ending 12/31/2013

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

Region I = 18.42%
Region II = 13.49%
Region III = 25.00%

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

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

1. Capital Fund's Substantial Rehabilitation of Vacant Units

One unit at Andrew Adkins Homes remains off-line for substantial rehabilitation and is scheduled for completion and lease up for January 31st 2014.

2. Vacant Units Turn Over

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

PART III ARHA Smoke Cessation Program

Following, is a summary of the current activities related to the Smoke Cessation Program between ARHA and the Alexandria Public Health Advisory Commission and the Clean and Smoke-Free Air Coalition of Alexandria.

- a. Five ARHA staff completed the training through the American Lung Association's Freedom from Smoking Program to become certified smoking cessation facilitators. This training will allow staff to interact with our residents during the upcoming planned public meetings to encourage resident's participation in this program.

- b. A Confidential Survey has been provided to ARHA residents and the responses collected as of the closing of the current Board reporting period have been tabulated and the results are included in the charts below. Staff will be assessing these results and use it as a tool to tailor the draft of the Smoke Cessation Policy to be presented to the Board of Commissioners during the regularly scheduled meeting of February 2014.

The following survey Charts based on a 26% return, summarize basic questions that show the consensus of our residents on the Smoke Cessation Plan and they would support such a Policy.

CHART 1

Question: Do you smoke cigarettes of other tobacco products?

According to the survey, Fifty Percent (50%) of ARHA residents are non-smokers vs. 31% being smokers.

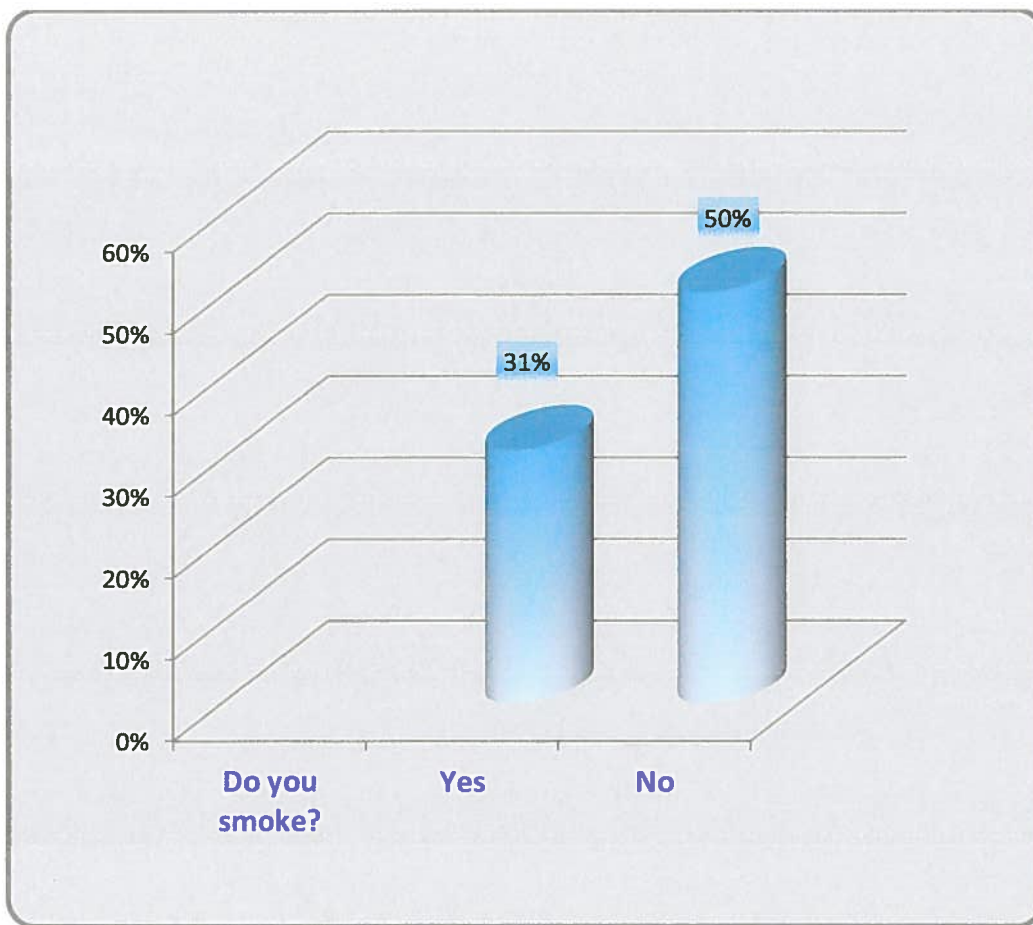


CHART 2

Question: In the past month, how often has someone other than you smoked tobacco products inside your home?

According to the survey, Forty-Seven Percent (47%) of ARHA residents did not have any tobacco smoking in their homes, vs. 3% or 5% who had tobacco smoking in their homes.

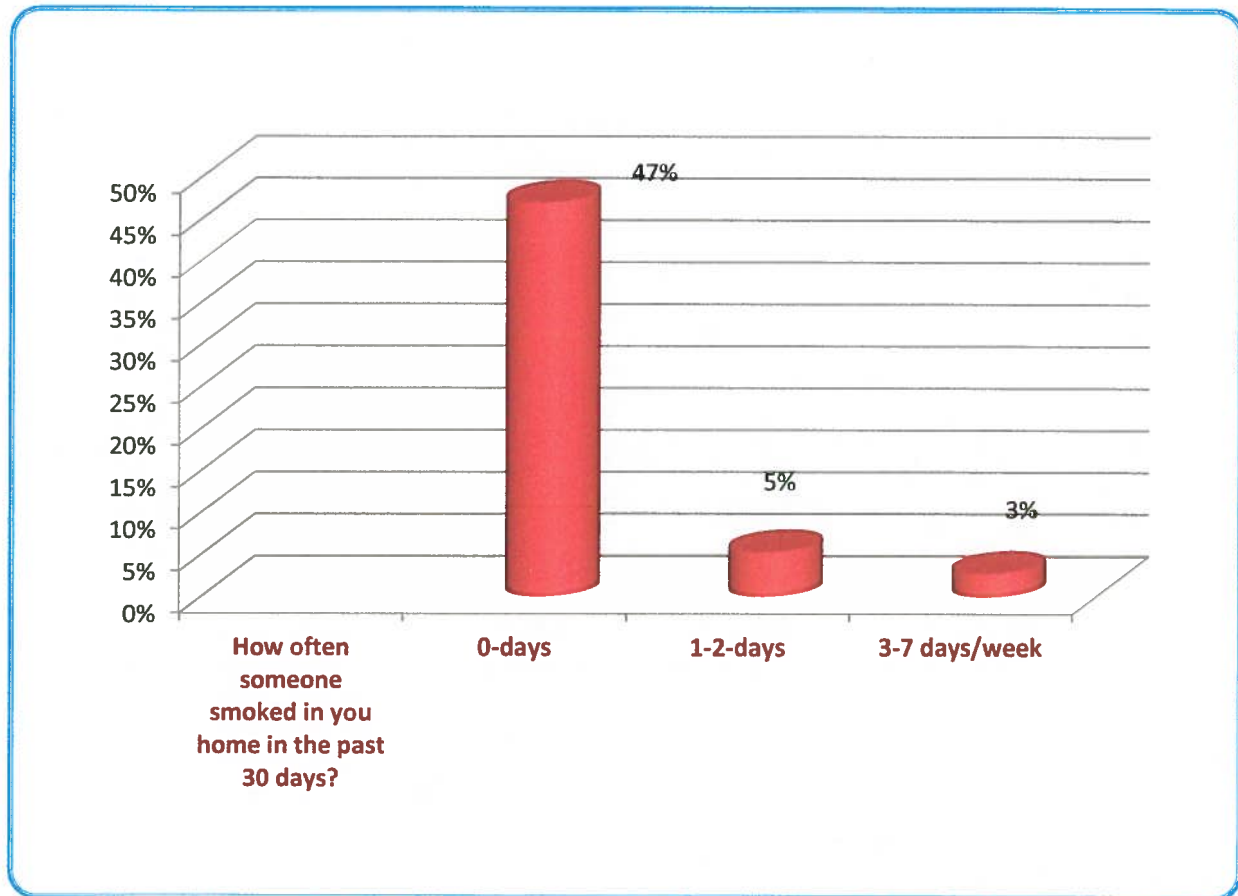


CHART 3

Questions:

a. Knowing that breathing tobacco smoke in the home increases the risk of asthma and other serious lung and heart diseases especially for children, does smelling tobacco smoke in your home bother you (or others who live in your home)?

b. Are you concerned about the health effects of secondhand tobacco smoke on you or someone you live with?

According to the survey, Fifty-Five Percent (55%) of ARHA residents responded positively to Question "a", versus 21% answered no.

Question "b" has a Sixty-One (61%) positive response, versus 25% who had no concerns.

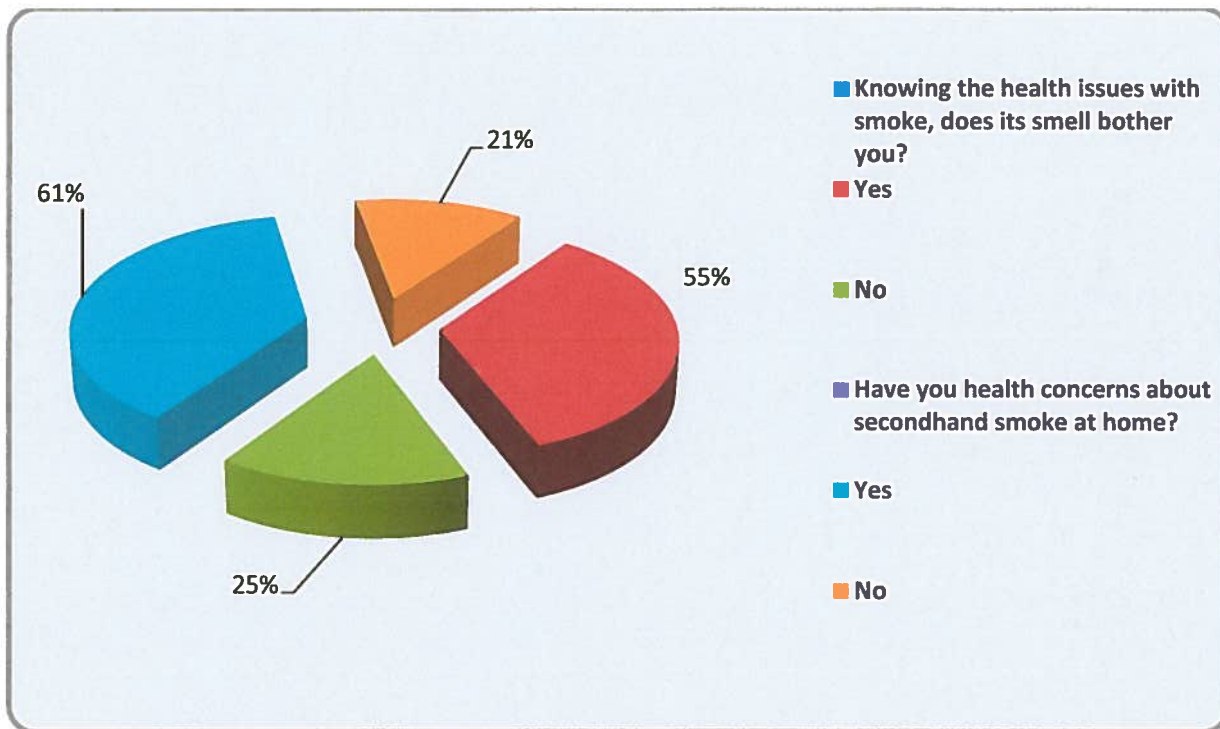
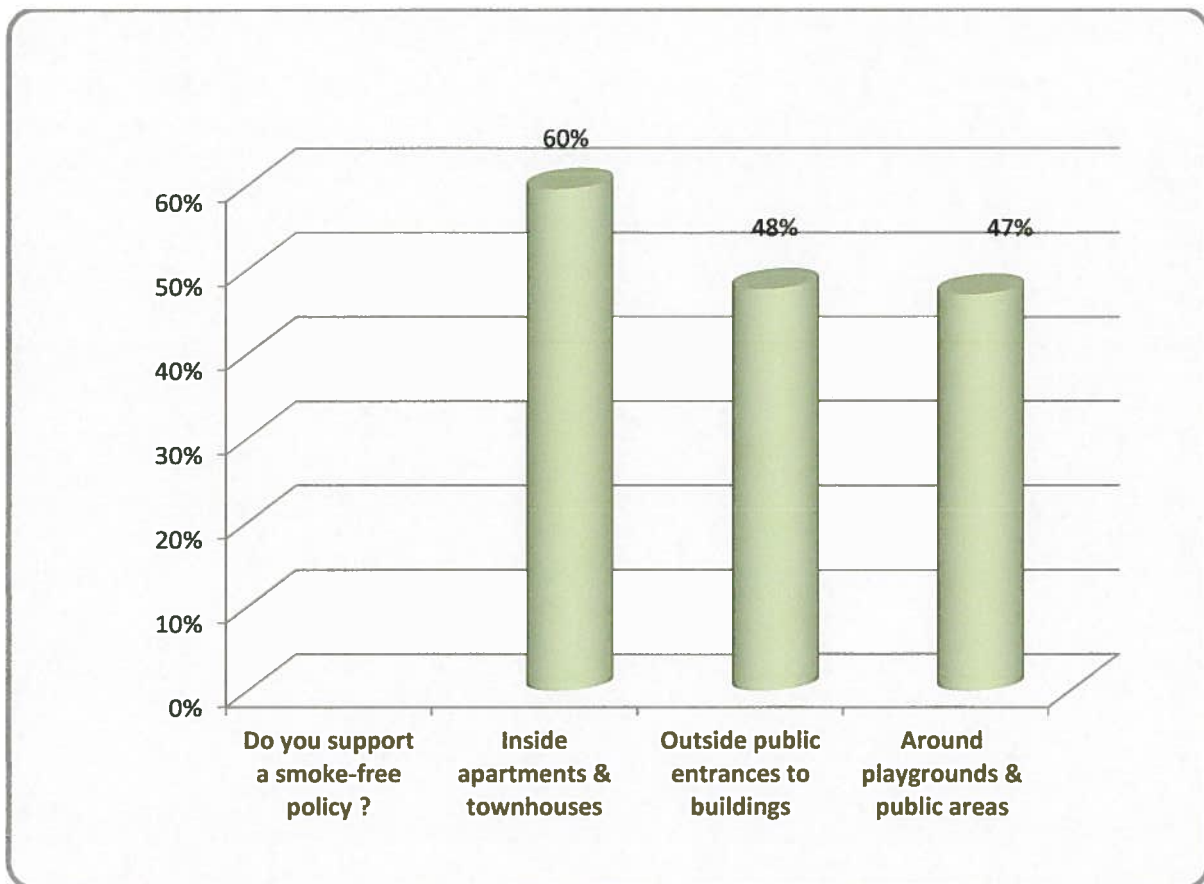


CHART 4

Question: Would you like your building to have a smoke-free policy that smoking?

Answer required to check mark all 3 responses: a) inside apartment and townhouses, where people live; b) outside public entrances to ARHA buildings and apartments, and c) around playground and public areas surrounding ARHA building and apartments.

According to the survey, Sixty Percent (60%) support no smoking inside their homes, Forty Eight percent (48%) supports no smoking outside their home's common areas or building entrances, and Forty Seven percent (47%) support no smoking on playgrounds and surrounding public areas.



DEVELOPMENT

DEVELOPMENT



Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller


Carter D. Flemming
Chyrell Bucksell
Brett J. Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: January 22, 2014

TO: Chairman Christopher Ballard and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **DEVELOPMENT UPDATE**

JAMES BLAND V

Construction is progressing well on this phase. As of January 6th (date of last certificate for payment from EYA), the land development was 84.0% completed; the triplex construction is 19.67% completed and the multifamily buildings 42 and 49 are 28.98% and 12.14% completed respectively. The first two buildings on Phase 5 are scheduled to turn over to ARHA March 9, 2014. EYA has taken reservations for 75% of the condominium units (Figure 1), and 45% of the townhomes (Figure 2). Sales graphics are located at the end of this report.

PENDLETON PARK

VHDA has stated that they are ready to sign off on final inspection and 8609 forms without installation of the light poles on their punchlist, if ARHA can secure from the City staff a letter stating that the City will not sign off on the permits for the additional lighting because they believe the lighting levels, as designed on the Photometric Plan submitted to the City would be too high. Staff is in contact with the City now regarding this letter.

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

The RFP was released on January 6, 2014. The posting is on the ARHA website, NAHRO e-Procurement, Urban Land Institute Marketplace at <http://www.uli.org/marketplace/rfp-the-alexandria-redevelopment-housing-authority-arha/>, staff began a LinkedIn Affordable Housing Group discussion, and roadblocks appear on the Multi Family Executive and Affordable Housing Magazine web sites. The roadblocks appear when visitors first enter the site and allow them to pick on the banner to be sent to the ARHA website for full details. To date, ninety (90) persons have downloaded the documents from NAHRO e-Procurement and the Procurement Manager has given out and additional 52 copies for a total of 142 requests. There will be a Pre-Proposal meeting and bus tour on Monday, January 27, 2014 at 11:00 AM. City staff will be at this meeting and will respond to questions if requested to do so.

MIXED-INCOME LESSONS BEING LEARNED

We continue to get subscriptions for our Mixed-Income Lessons Being Learned publication. We are in the process of securing a copyright, designing the magazine cover, setting up a Pay Pal account and doing a final edit of the writing. We have determined that the publication will update semi-annually.

RAMSEY HOMES REDEVELOPMENT

We have issued Request for Proposals (RFP) for: 1) professional engineer to complete a Phase I Environmental Site Assessment; 2) civil engineering and landscape design, and 3) architects. In each case we received three responses. We have issued a Purchase Order to the engineer for the Phase I because it was within the small purchase limit. We are doing the final review and will need time to negotiate final fees before bringing the designers forward to the Board for approval. We expect to have all of these resolutions ready for the February meeting.

ST. JOHN'S BAPTIST CHURCH

This discussion will take place in Executive Session.

FIGURE 1: PHASE V SALES

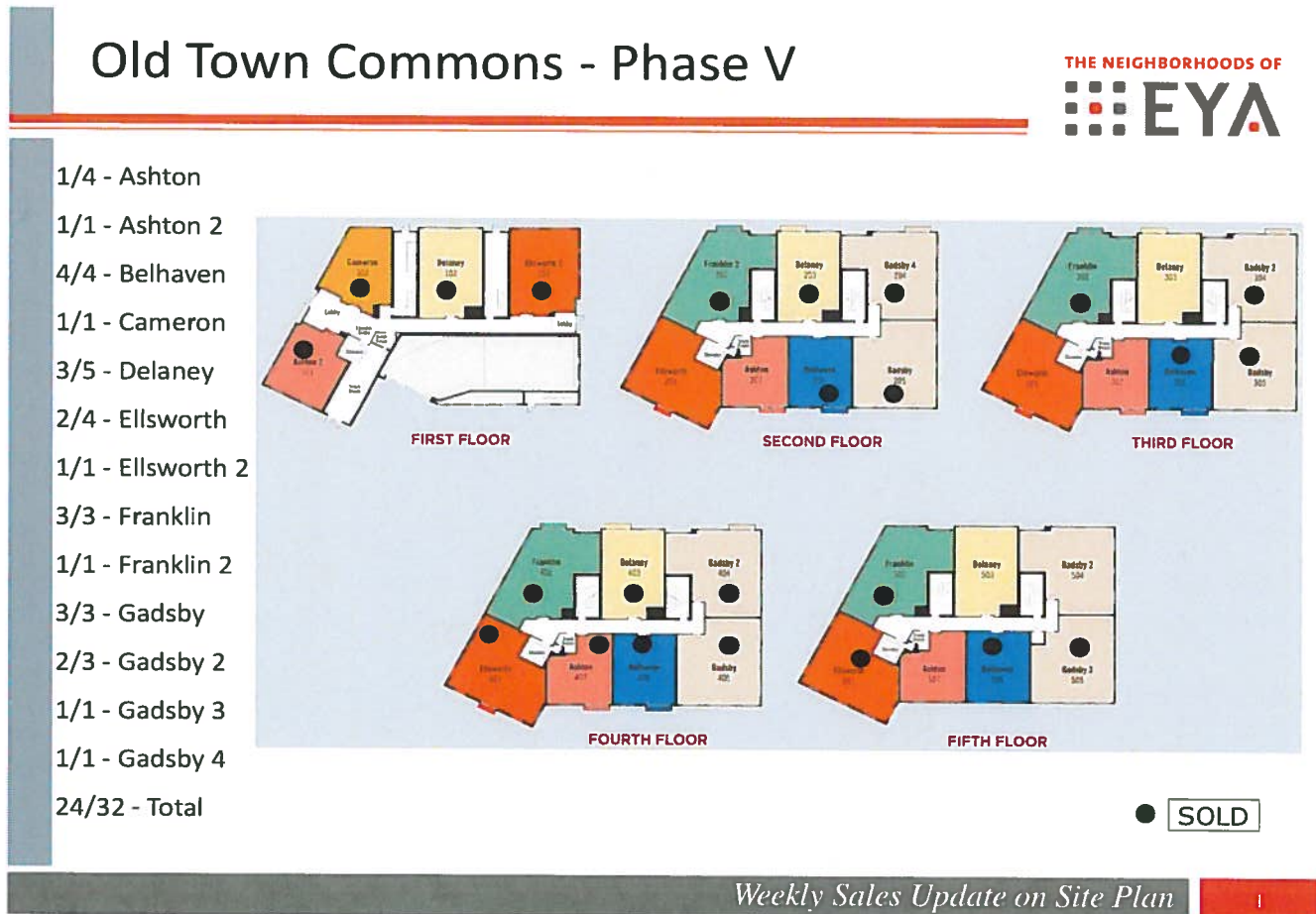
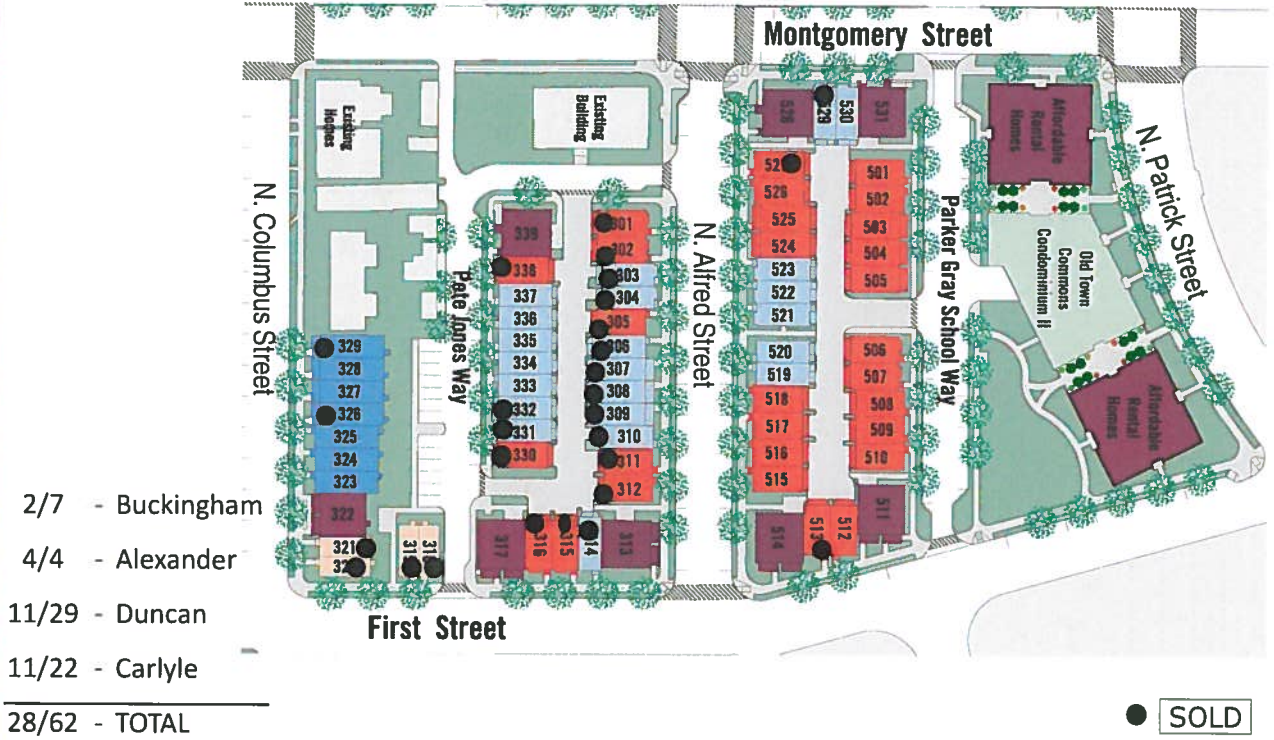


FIGURE 2: PHASE V TOWNHOUSE SALES

Old Town Commons - Phase V



Weekly Sales Update on Site Plan

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET



OTHER BUSINESS



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AND DECISIONS THAT EMPLOYERS ARE MAKING**



Mindy Weistein from the Equal Employment Opportunity Commission, Donna Lenhoff and Jeffrey Lupardo from Department of Labor (DOL) and Robert Schoshinski from the Federal Trade Commission will serve as panelist at the ATU Local 689 Forum. Come out and get your questions answered.

**Where: ATU Local 689
2701 Whitney Place
Forestville, MD 20747**

Time: 10:00 AM

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RFP: The Alexandria Redevelopment & Housing Authority (ARHA)

Posted on **January 8, 2014** by [Jessie Himmelrich](#)

REQUEST FOR PROPOSALS, DEVELOPMENT PARTNER

The Alexandria Redevelopment & Housing Authority (ARHA), in partnership with its affiliated development corporation, Virginia Housing Development, LLC, will publish part 1 of a (RFP) seeking responses from highly-qualified development partners to assist in the redevelopment of seven (7) of its most desirable sites. In Part I, a proposer must clearly demonstrate capacity and experience to perform all tasks related to large scale, turn-key development projects. All sites are located in Alexandria, Virginia and all are wholly-owned and managed within steps of the Braddock Road Metro Station, a second site is located within walking distance of both the Braddock Road Metro Station and the King Street Metro Station. Redevelopment include all activities meant to deliver a built project that is the highest and best use of ARHA's land assets and could include mixed-income, mixed-finance and/or mixed-use components. Interest in developing all, one or multiple sites, but that interest must be expressed in Part 1.

The RFP will be available for pick-up on or after January 6, 2014 at the ARHA Main Administrative Offices located at 600 North Fairfax Street, Alexandria, VA 22314 and will contain procedural guidelines to prepare a thorough response and to participate in the Part I selection process. If proposers are short listed in Part 1, in Part 2 it will be critical for proposers to propose a program and concept for each of the sites they have indicated interest in, reflects the important value of each site to the ARHA, its clients, the City and the community, and characteristics and outcomes important to ARHA.

Interested parties can also access a digital copy of the RFP at www.arha.us. The RFP will be in two parts with the first part being qualifications-based. Part 1 responses are due from ARHA anticipates publishing a short list of developer partners, per site, and instructions for the Part 2 – Proposals submission on April 29, 2014. It is expected that the full 2 part set will be published in a year. A site tour and pre-submittal meeting will be held on January 27, 2014 at the Charles Houston Recreation Center. Attendance is not mandatory; however, responders are encouraged. Responses must be prepared and submitted in accordance with the instructions described in the RFP, and will be evaluated as stated in the evaluation section of the solicitation. If accepted. Proposal should be clearly marked with the solicitation number, responders name, address and contact information. All firms interested in submitting a proposal for development should contact Ravi Chandan Palaniandy, ARHA Procurement Manager, at 703-549-7115, extension 254 or rchandan@arha.us.

All proposals must be received by ARHA on or before March 17, 2014.

This entry was posted in [Marketplace](#) by [Jessie Himmelrich](#). Bookmark the [permalink \[http://www.uli.org/marketplace/rfp-the-alexandria-redevelopment-housing-authority-arha/\]](http://www.uli.org/marketplace/rfp-the-alexandria-redevelopment-housing-authority-arha/).

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Housing For All

January 8th 2014

The Alexandria Redevelopment and Housing Authority released a Request for Proposals on Monday to redevelop seven of its sites. Taken to completion, this redevelopment could bring Alexandria's Housing Master Plan theme – "Housing For All" – closer to reality.

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The Master Plan discusses affordable housing in the context of rental housing for those who earn 60% to 80% of the Annual Median Income, which in Alexandria is over \$100,000 for a family of four. ARHA provides housing for people who earn 30% or less of AMI and is the only organization addressing the needs of these Alexandrians.

City Council Resolution 830 provides for 1150 public and/or publicly assisted housing units under ARHA's control. These are the only guaranteed public and publicly assisted housing units in Alexandria and Resolution 830 mandates that they be replaced on a one-for-one basis.

Most of the people living in these 1150 units earn less than 20% of AMI. ARHA also provides Housing Choice Vouchers to an additional 1500 or so families and individuals who earn up to 30% of AMI. Eligibility criteria for affordable housing, which is being provided by other organizations throughout Alexandria, range from 60% to 80% of AMI, and in some rare instances, 50% of AMI.

Redeveloping these seven properties will change the face of North Old Town and the Parker-Gray District around the Braddock Road Metro Station. Hopkins-

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Tancil Court, which is across the street from Chatham Square, ARHA's first mixed income project, has a history of drug and other criminal activity. ARHA is making significant strides toward changing that and redevelopment will only further help.

The Ladrey Highrise for low-income elderly citizens is aging and each year the infrastructure is harder and more expensive to maintain. Since it sits next to ARHA's administrative offices, a creative developer could turn that into a campus-like setting and optimize its potential.

Andrew Atkins, Samuel Madden and Jefferson Village are the true plums in these offerings. Samuel Madden and Andrew Atkins are located a stone's throw from the Braddock Road Metro Station. Jefferson Village is equidistant from the Braddock Road and King Street Metro stations. All three sites lend themselves to mixed income and mixed-use developments. The City will have to consider increased density but hasn't that always been a planning goal for the land around our Metro stations?

Some will protest that this is simply further gentrification of these neighborhoods. The reality is that all 546 public and publicly assisted housing units that will be demolished will be re-built in those same areas. Some of the same people who live there now will return. Others will choose to move elsewhere but they will be replaced with equally needy individuals.

Chatham Square was the first of ARHA's mixed income redevelopments and had some growing pains as market-rate homeowners and families living in the public and publicly assisted units learned to live together.

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It appears to be fewer problems at the soon to be completed Old Town Crossing (James Bland) development.

Large Alexandria planners to agree to increased density around the Metro stations and insist on quality design and materials. If we are going to change the landscape of these neighborhoods, let's make it an improvement in all respects. We are optimistic that the new developments will be even more successful and could make "Housing For All" more than an aspirational slogan in a document on a shelf somewhere in City Hall.

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ARHA Offers Seven Sites For Redevelopment

January 6th 2014

By Carla Branch
alexandrianews.org

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(Courtesy image)

The Alexandria Redevelopment & Housing Authority today offered seven of its properties for redevelopment, beginning a process that will change Alexandria's

landscape. These seven sites include 546 of ARHA's 1,150 assisted housing units, which are guaranteed by Alexandria City Council Resolution 830.

The **seven properties**, which ARHA fully owns and operates are: 1) ARHA's Administrative Offices located at 600 North Fairfax Street, 2) Hopkins-Tancil Courts bounded by Pendleton and Princess Streets on the north and south and Fairfax and Royal Streets on the east and west, 3) Samuel Madden Homes which is the gateway site to the city, bounded on the south by Madison Street and on the east and west by Patrick and Henry Streets, 4) Cameron Valley which is located north of Duke Street at various addresses on Yale Drive and Ellsworth Street, 5) Ladrey Highrise which is located at 300 Wythe Street, 6) Jefferson Village which abuts the Jefferson Houston school site to the south, Princess Street to the North and West Street on the east, 7) Andrew Adkins which is bounded on the east and west by North Fayette and a private alley running parallel to West Street and north and south by Wythe and Madison Streets. Andrew Adkins is steps from the Braddock Road Metro Station and Jefferson Village is walkable to both the King Street and Braddock Road Metro Stations.

ARHA, in partnership with its affiliated development corporation, Virginia Housing Development, LLC, published part 1 of a 2-part Request for Proposals

seeking responses from highly-qualified development partners to assist in the redevelopment of seven of these sites. Redevelopment of each site shall include all activities meant to deliver a built project that is the highest and best use of ARHA's land assets and could include mixed-income, mixed-finance and/or mixed-use components.

The RFP is being published in two parts with the first part being qualifications-based. Part 1 responses are due from proposers on March 17, 2014. ARHA anticipates publishing a short list of developer partners, per site, and instructions for the Part 2 – Proposals submission on April 29, 2014. It is expected that the full 2-part selection process will take close to a year.

"We are conducting this process in two parts because we understand how expensive it is for developers to prepare traditional responses to development Requests for Proposals," said ARHA Executive Director Roy Priest. "We are asking for interested developers to submit their qualifications and then we will publish a short list of qualified development partners and ask them to prepare more traditional proposals. Approximately 30 developers expressed interest in these sites and we sent them all copies of the RFP today as well as publishing it in a variety of appropriate national publications. In the end, we expect 20 or so proposals."

Three of the sites are located in North Old Town – The Ladrey Highrise, the ARHA administrative offices and Hopkins-Tancil Court. "Hopkins-Tancil may be our largest property in terms of area and is located just across the street from Chatham Square," Priest said. "While I don't want to be too prescriptive, I would anticipate a developer submitting a proposal to redevelop the Ladrey and the ARHA administrative offices as one site. Given what is happening across the street with The Oronoco, we envision another highrise on the Ladrey site with at least the 11 stories we have their now.

"Samuel Madden [uptown] and Andrew Atkins are located in the Parker-Gray Historic District near the Braddock Road Metro station and lend themselves to mixed-use and mixed-income developments. We are thinking that the ARHA administrative offices might be relocated to one of these new developments.

“Jefferson Village is right next to the new Jefferson-Houston School and between the King Street and Braddock Road Metro stations. We think we are going to get a lot of interest in this site because of its location.

“The one West End site we are offering is Cameron Valley. There are currently only 40 units on this site making it very underutilized. A developer could do a lot with this property,” Priest said.

Most of the housing on these sites was built in the 1950s. “ARHA has certainly been providing appropriate housing to our low-income residents even though the housing stock is aging,” Priest said. “This is the right time to redevelop.”

It is hard to say just how much these sites are worth. “That depends on what developer partners propose and what the City will allow through the various processes,” Priest said. “Certainly these developments will be valued in the millions of dollars.”

Priest said that ARHA is not necessarily looking for a master developer. “We believe that we could receive multiple proposals on each of the sites,” he said. “That will give us the flexibility to work with multiple development partners and select the most diverse and creative projects.”

Resolution 830 requires a one-to-one replacement of any included unit. “We did that at Chatham Square and at Old Town Commons,” Priest said. “Those who say that we are getting rid of all of the assisted housing in these neighborhoods simply don’t understand what has been happening as we have redeveloped these properties. That is going to be the same thing we do with these seven projects. The same people who live in these properties now will not necessarily return to live in the new developments but the families who occupy these new units will meet the same income criteria as do those who live there now.”

According to the U. S. Department of Housing and Urban Development, people who live in assisted housing units must make 30% or less of the area’s median income. “In Alexandria, we could accept residents who make \$30,000 to \$35,000 a year,” Priest said. “In reality, most of our residents earn less than \$20,000 a year. As federal funding declines, we may have to serve more

people who make closer to that 30% and find ways to assist those who make \$18,000 to earn closer to that \$30,000.

"Developers who respond to this RFP will earn a number of points for offering jobs and job training to ARHA residents. This is in keeping with the ARHA strategic plan, which was recently adopted," Priest said.

ARHA had planned to include Ramsay Homes in the sites being offered for redevelopment but did not do so. "Ramsay Homes is such a small property that we think we can redevelop it ourselves," Priest said. "We hope to have that plan ready for the next round of Low Income Tax Credit financing in 2015."

News | Real Estate

ARHA Seeks Partners to Redevelop Seven Low-Income Housing Sites

Alexandria Redevelopment and Housing Authority will issue a request for proposals on Jan. 6.

Posted by [Drew Hansen](#) (Editor) , December 31, 2013 at 03:16 PM



metro station. (Photo credit: Drew Hansen)

The Alexandria Redevelopment and Housing Authority will issue a request for proposals next week seeking partners to assist in the redevelopment of seven of its housing sites across the city.

93

18

15

ARHA, which provides public housing for lower-income families, is seeking mixed-income, mixed-finance and mixed-use components in the redevelopment of its sites, which include Hopkins-Tancil Courts, the Ladrey Senior Building and others.

ARHA CEO Roy Priest said the redevelopment plan is about leveraging the value of the authority's land to create more units.

"It's consistent with our strategic plan," Priest said. "The effort for us will be looking at mixed-income situations and finding sustainable housing models over the long term."

Priest said he expected a very strong response to the RFP considering the prime real estate in ARHA's stock, including the Andrew Adkins homes located just steps from Braddock Road Metro station and other Old Town properties like the Samuel Madden homes.

Priest said the Adkins homes could be very attractive if a developer can assemble some of the privately owned sites surrounding the ARHA homes.

"It's a challenging site," Priest said. "But there's a chance for transit-oriented development. If the developers look at assembling the sites nearby, there's a chance to maximize the floor area ratio and to put in some mixed-use development next to the Metro."

The process of selecting partners will take roughly a year. Priest said he expects multiple partners to be selected, with potentially some taking on multiple ARHA sites slotted for redevelopment.

The redevelopment of the sites will not happen all at once but sequenced over several years, Priest said. ARHA will need to find replacement housing for any residents displaced by the redevelopment.

ARHA's seven sites open to the RFP include:

- ARHA's Administrative Offices, 600 North Fairfax St.
- Hopkins-Tancil Courts, bounded by Pendleton and Princess Streets on the north and south and Fairfax and Royal Streets on the east and west
- Samuel Madden Homes, a gateway site to the city, bounded on the south by Madison Street and on the east and west by Patrick and Henry streets
- Cameron Valley, located north of Duke Street at various addresses on Yale Drive and Ellsworth Street
- Ladrey High-Rise, 300 Wythe St.
- Jefferson Village, which abuts the Jefferson-Houston School site to the south, Princess Street to the north and West Street on the east
- Andrew Adkins Homes, located near Braddock Road Metro station and bounded on the by N. Fayette Street and a private alley running parallel to West Street and north and south by Wythe and Madison streets

ARHA will post [the RFP documents on its website](#).

On Dec. 14, Alexandria City Council signed off on the city's first-ever housing master plan, which sets a goal of developing or preserving 2,000 affordable housing units by 2025. It is completely independent of the ARHA's strategic plan and redevelopment efforts.

The city's plan emphasizes housing options for households of different incomes, ages and abilities; the importance of partnerships in achieving housing goals, and the role of affordable housing as a component of Alexandria's economic sustainability. The plan also provides principles, goals and strategies to meet the city's anticipated affordable housing needs over the next 20 years.

For more information about Alexandria's housing master plan, [visit the city's website](#).

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frog January 04, 2014 at 01:00 PM

The Adkins site alone holds so much potential because of its size and location. The city could finally build the hotel it's always wanted there. But if I remember right, several of the homes directly across the street from the metro fall into that historic classification so I expect that alone to tie this up for a long time. That and the fight over density, building heights, etc. This may end up being a close second to the fight over the waterfront. Will be interesting to watch. But great news nonetheless. This neglected part of Old Town will finally get the attention it deserves.

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Season's Greetings to all. Over the course of the last week or so, there has been a rather large increase in the level of spam that...

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DEVELOPMENT OPPORTUNITY. RFP FOR DEVELOPER PARTNERS RELEASED

Connie Staudinger

Director of Development/Chief Operating Officer at ARHA/Virginia Housing Development LLC

On January 6th, the Alexandria Redevelopment & Housing Authority (ARHA) will post a much anticipated RFP for Developer Partners for 7 of its most desirable residential sites. Two sites are within walking distance to at least one metro station. ...

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Paul Mackie



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"The neediest 50 percent ... are nurses, doctors, teachers, people who care for our children, who can't afford to live here."

Micah Snead

Top Contributor



Activists push for affordable housing on public land in Arlington washingtonpost.com

Connie Staudinger

From: Zazzara, Patrick [pzazzara@hanleywood.com]
Sent: Wednesday, January 15, 2014 5:11 PM
To: Connie Staudinger
Cc: Navdeep Kaur; Ravi Chandan
Subject: Screen Shot

Hi, Connie,

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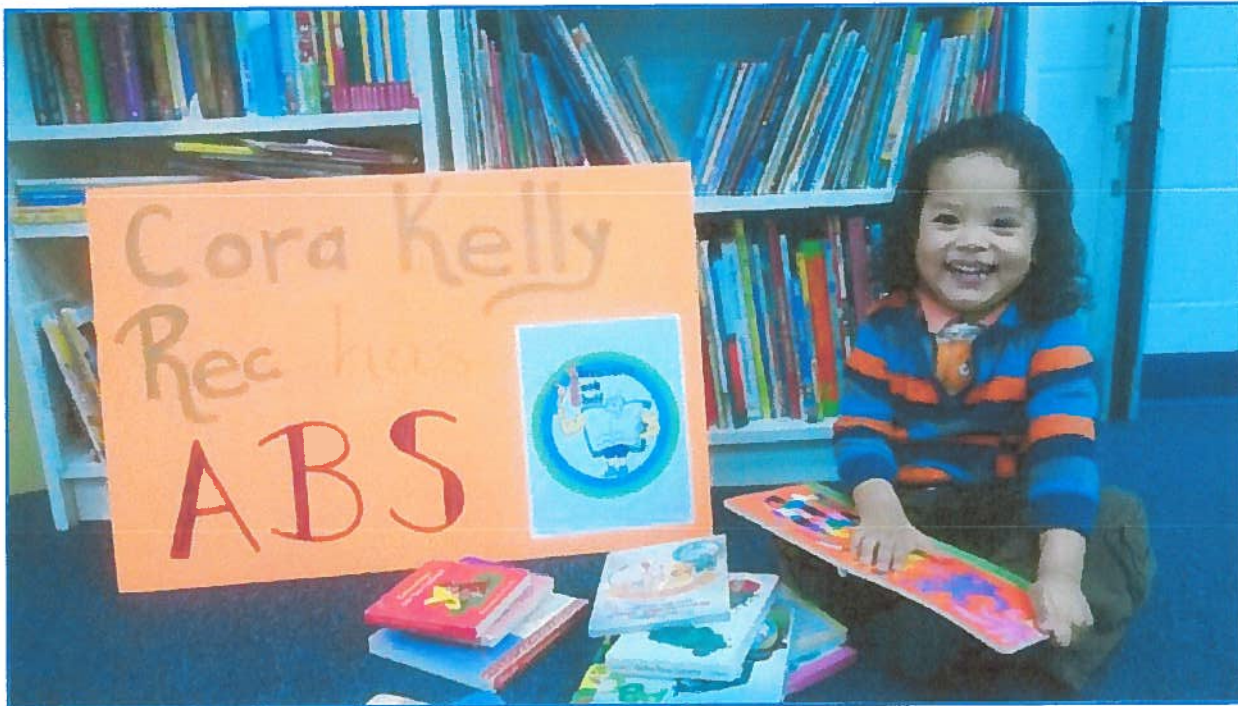
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Alexandria's New Book Shelf

DreamDog Foundation creates citywide literacy program.



Axel enjoys a stack of books he picked out from Alexandria's Book Shelf. Photo contributed

By [Jeanne Theismann](#)

[Thursday, January 9, 2014](#)

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Passionate about sharing the gift of reading, the DreamDog Foundation intends to get books into the hands of every child in need in the City of Alexandria through its new literacy program called Alexandria's Book Shelf.

"Reading is the number one predictor of success in schools, yet many of our children, right here in Alexandria, do not own books of their own," said DreamDog executive director Lorraine Friedman. "While many groups have made an impact through book donations, tutoring, and reading buddies, a free book a few times a year is different than access to books on a regular basis. Because of that, we decided to create Alexandria's Book Shelf to help provide children in need with access to books where they live, play and go to school."

In the first few months of creating Alexandria's Book Shelf (ABS), the DreamDog Foundation has set up bookshelves with more than 20,000 books for children in need. Each book is stickered with the ABS logo and can be kept or returned to any ABS site.

"It's such a thrill to see children get excited about reading," Friedman said. "As we are setting up the ABS sites, you can hear the children giving book reviews and telling their friends which books to read."

Jen Kenealy, a DreamDog board member and ABS Coordinator, started the first collection with her daughter Claire's Girl Scout Troop at Maury Elementary School.

"It was fun to go through all our own books and know they were getting new homes with kids who really needed them," said Claire Kenealy, who helped collect thousands of books for the project.

In its first few months, Alexandria's Book Shelf has provided books for children in need at preschools such as: Child Family Network Centers and ALIVE! Child Development Center, Title 1 Schools in ACPS, Alexandria Recreational Centers, Alexandria Regional Housing Authority (ARHA), FACE Centers (Family and Community Engagement Centers), Head Start programs, Child Find and preschool play groups they facilitate, and local shelters.

"We received a Community Partnership Grant from ACPS to help fund their Title 1 schools and FACE Centers," Friedman said. "This was a great start, but the need is tremendous and the number of places requesting an ABS site continues to grow."

Literacy advocates are working with community partners to help bring awareness and support to the program. In one instance, Jane Collins, executive director of Give Out and Give Back, ran a workshop to provide a donation to purchase the first round of Spanish books, which are growing in demand.

"ABS made sure all our kids had books to read all summer long," said Elsie Akinbobola, director of the Mount Vernon Rec Center. "The books were right there and children could take them home whenever they wanted. It was a huge success. ABS was our summer reading program and they have come many times to refill our shelves."

What started out as a small program has grown quickly to provide books from preschool up to the newest ABS site at T.C. Williams High School. But as the program grows, so does the need for support from the community.

"Just today we got a request for a senior site," Friedman said. "Now, we just need to figure out who would love to sponsor it so we can continue to expand, purchase books in Spanish and make it happen for all Alexandrians in need."

For more information on how to donate or volunteer, call 703-535-1545 or visit www.dreamdog.org.

News | Police & Fire

Alexandria Fire Crews Extinguish New Year's Day House Blaze

No injuries were reported in Alfred Street blaze.

Posted by [Drew Hansen](#) (Editor) , January 01, 2014 at 04:41 PM



Com

A Wednesday morning house fire on Alfred Street caused an estimated \$150,000 in damage. (Submitted photo)



Alexandria fire crews extinguished a house fire in the 900 block of N. Alfred Street Wednesday morning that caused an estimated \$150,000 in damage.

16 **2** **2**

At 10:54 a.m., fire units were dispatched to a townhome in Old Town Commons after the residents discovered smoke and fire in the rear of their house.

The residents had exited the home by the time crews arrived.

The fire was mostly confined to the rear exterior of the home and it was extinguished quickly, Alexandria Fire Department spokesperson Michael Gerber said.

"After a preliminary investigation, it was determined that the fire was accidental in nature, likely caused by some debris or trash in the rear of the house," Gerber said.

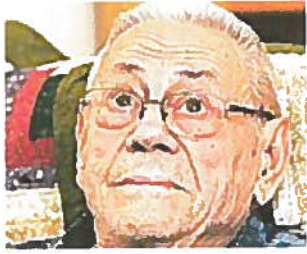
No one was injured in the incident.

The fire caused an estimated \$150,000 in damage mostly to the exterior of the home. A neighboring home did receive some smoke damage, Gerber said.

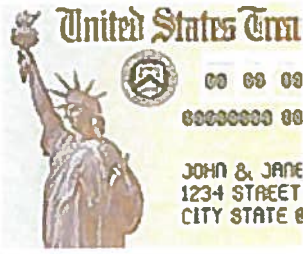
The occupants of the home have been relocated.

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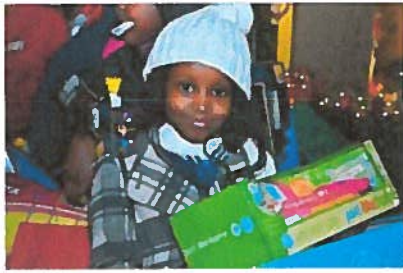
Two Alexandria girls who were on Santa's "Good List" swag it out. (Photo: Wayne Hulehan)

More than 2000 of Alexandria's most economically disadvantaged children lined the street outside the Charles Houston Recreation Center last Wednesday to greet Santa and see what he brought them.

The Alexandria Redevelopment & Housing Authority, in partnership with the City of Alexandria Recreation, Parks and Cultural Activities and Toys for Tots sponsored its Annual Santa's Winter Wonderland from Dec. 16 to Dec. 18. The gymnasium was transformed into replica of Old Town Alexandria featuring City Hall, the Masonic Temple, Union Station, the Torpedo Factory, rows of townhomes and more. The buildings were constructed by ARHA staff with assistance from EYA. The Wonderland also included a beautifully decorated 20' tall tree, 8' tall Nutcracker and Santa's Sleigh. Santa also had a chair where he greeted children and distributed toys and books.

Due to a lack of snow, Santa did

FROM RICHMOND HASH HEALTH & FITNESS HOLIDAY HAPPENINGS



Dayshya was very happy with the gifts she selected. (Photo: Wayne Hulehan)

not arrive in his sleigh. The Alexandria Fire Department filled in admirably for Rudolph and his friends and brought Santa safely from the North Pole to

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Charles Houston. Parents, elves and, of course, the children had a wonderful time. Christmas will be much simpler for many little ones in Alexandria this year.

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