



BUILDING COMMUNITY
PARTNERSHIPS

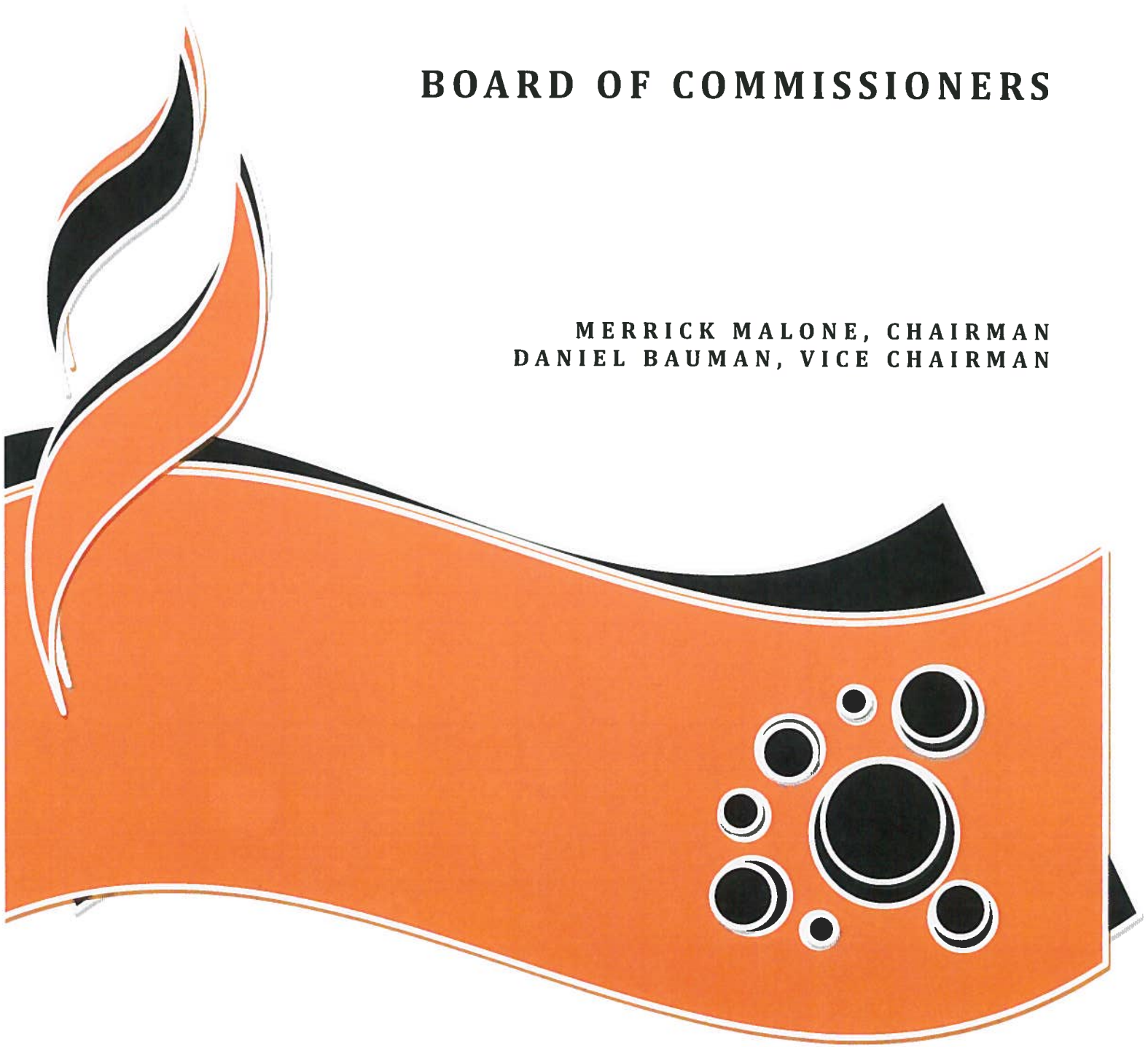
Monday, June 2, 2014

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

**MERRICK MALONE, CHAIRMAN
DANIEL BAUMAN, VICE CHAIRMAN**





MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:
Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Brett J. Libresco
Commissioner

Michelle Millben
Commissioner

A. Melvin Miller
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Secretary-Treasurer

June 2, 2014


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

Re: Monday, June 2, 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, June 2, 2014 at 7:00 p.m., Ladrey Building 300 Wythe Street (Community Room), Alexandria, VA 22314.

Sincerely,

for


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, JUNE 2, 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, April 24, 2014

4. Vote Receipt of the Secretary-Treasurer's Report

5. CONSENT DOCKET

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, APRIL 28, 2014
7:00 P.M.

PRESIDING Merrick Malone, Chairman

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

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:11 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff, City Office of Housing staff and community citizens.

Chairman Malone 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 greeted the Board and stated that Ladrey was operating and running smoothly. Mrs. Hines informed the Board of the resignation of the Treasurer, Ms. Mervyne R. Borde; and the passing of the Chaplain, Ms. Betsy Brown. The presiding Treasurer is Mr. Waverly Atkins and Mr. Ned Purvis is the current Chaplain.

Ms. Hines stated that t-shirts have been ordered and acknowledgments to Mr. Owens. These t-shirts will be worn by the floor captains who will be visible to residents, and visitors who may need directions or need assistance.

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

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President greeted the Board and stated there have been two resident meetings since the convening of the last Board of Commissioners meeting. We discussed setting goals (developing child care plans, transition to another level of income, food stamps and maintenance quality control, rental increases) and different mind-sets, changes to assist in self-sufficiency.

Ms. Gayden thanked the Board for their time and stated she would e-mail the information to each Commissioner regarding her full report.

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.**

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, APRIL 28, 2014:

Chairman Malone presented the minutes for Monday, April 28, 2014. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (8) Yeas and (0) Nays to accept the minutes of Monday, April 28, 2014.

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

Chairman Malone opened the floor to receive the Secretary-Treasurer’s Report. 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 Ballard moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Miller. The motion was approved unanimously (9) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report of Monday, April 28, 2014.

ITEM 5. CONSENT DOCKET:

5.1 Vote Approval of Resolution 586, to Approve the Terms for a Permanent Loan from SunTrust to Pay Off Existing Debt at Jefferson Village

Chairman Malone called for action to be taken on Resolution No. 586. Commissioner Miller moved to approved Resolution 586; seconded by Commissioner Vice Chairman Bauman. The motion passed with (8) Yeas and (0) Nays for Resolution 586.

5.2 Vote Approval Of Resolution 587, Public Housing Program 2014 Flat Rent Schedule

Chairman Malone called for action to be taken on Resolution No. 587. Commissioner Miller moved to approved Resolution 587; seconded by Commissioner Flemming. The motion passed with (8) Yeas and (1) Nay for Resolution 587.

ITEM 6. ACTION DOCKET:
No item submitted

ITEM 7. OTHER BUSINESS:
No items submitted

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

A motion was made by Commissioner Libresco and seconded by Commissioner Miller, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:48 pm

At 9:12 pm the Board reconvened in public session.

Thereupon, Commissioner Libresco 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 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 of unanimously (9) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 9:14 pm.

FINANCE

FINANCE




Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: May 29, 2014
TO: Chairperson Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: ARHA FINANCIAL REPORT: January 1, 2013 – April 30, 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 April 30, 2014, the COCC generated a net loss of \$98,846. The total amount of developer fee budgeted for operating costs in FY2014 is \$200,000, of which \$48,846 has been needed as of the period ending April 30, 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 April 30, 2014, Public Housing- AMP 1 generated a restricted reserve of \$41,105; 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 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 April 30, 2014, Public Housing- AMP 3 generated a restricted reserve of \$23,873, 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 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 April 30, 2014, Public Housing- AMP 4 generated a restricted reserve of \$17,789, 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 numbers which includes; Saxony Square (5 units). This community consists of 5 rental units.

For the period ending April 30, 2014, Public Housing- AMP 5 generated a net loss of \$2,158; 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 April 30, 2014, Public Housing- AMP 6 generated a net loss of \$1,479; 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 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 April 30, 2014, Public Housing- AMP 7 generated a restricted reserve of \$3,065, 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 April 30, 2014, Public Housing- AMP 8 generated a net loss of \$931; 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 April 30, 2014, Public Housing- AMP 9 generated a net loss of \$850; 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 April 30, 2014, Public Housing- AMP 10 generated a net loss of \$5,669; 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 April 30, 2014, Public Housing- AMP 11 generated a net loss of \$2,286; the deficit will be funded by current year Public Housing operating reserves.

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 April 30, 2014, Public Housing- AMP 11 generated a net loss of \$18,951; the deficit will be funded by current year Public Housing operating reserves.

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 April 30, 2014, OTC V generated a net loss of \$8,108; the deficit will be funded by current year unrestricted reserves.

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 April 30, 2014, Miller Homes generated an (unrestricted) surplus of \$31,273, which may be 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 April 30, 2014, Hopkins Tancil generated an (unrestricted) surplus of \$55,942; of which \$50,000 will be used to fund current year operating deficits in the COCC

XVII. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending April 30, 2014, Quaker Hill generated a restricted reserve of \$150,923; 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 April 30, 2014, Jefferson Village generated a net loss of \$60,276; 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 April 30, 2014, Pendleton Park generated a restricted reserve of \$52,756; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending April 30, 2014, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$672,181; which is being reserved for future lease-up of OTC Phase V.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending April 30, 2014, the Housing Mod-Rehab operated with a deficit of \$97,443; which will be funded from Mod Rehab reserves.

XXII. TAX EXEMPT BOND INCOME

For the period ending April 30, 2014, The Bond Fund generated deficit of \$17,242, which will be funded from prior year reserves.

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

Alexandria Redevelopment & Housing Authority

**SUMMARY OF PUBLIC HOUSING- GROUP 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	166,226	56,211	33,541	36,940	39,534
Bookkeeping Fee	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-
Developer Fee	-	-	-	-	-
Operating Subsidy	197,670	61,278	37,557	51,394	47,441
Investment Income	-	-	-	-	-
Reserve Transfers	-	-	-	-	-
Other Income	4,918	1,155	2,276	754	732
Total Operating Revenue	368,814	118,644	73,375	89,088	87,707
<u>Operating Expenditures</u>					
Administration					
Tenant Services	144,544	28,754	18,154	24,922	72,715
Utilities	-	-	-	-	-
Ordinary maintenance & operat.	52,883	27,674	1,443	2,369	21,396
Protective Services	106,381	47,920	23,518	25,457	9,485
General Expense	-	-	-	-	-
MIP & Replacement Reserves	47,217	11,671	14,434	15,690	5,422
Housing Assistance Payments	-	-	-	-	-
Debt Service	-	-	-	-	-
Reserves	-	-	-	-	-
Transfers	-	-	-	-	-
Total Operating Expenditures	351,025	116,020	57,548	68,438	109,018
NET INCOME (LOSS) FROM OPERATIONS	17,789	2,624	15,826	20,649	(21,311)

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2014

Project Name	# of Units	January	February	March	April	May	Total	Avg. Rental Income/Unit
Public Housing Units								
*Ladrey High-rise	170	\$ 41,552	\$ 43,454	\$ 44,116	\$ 44,207	\$ 44,124	\$ 217,453	\$ 260
*Samuel Madden	66	6,962	7,355	6,866	7,856	7,428	36,467	113
*Ramsey Homes	15	3,570	4,134	4,134	3,159	3,414	18,411	228
*Andrew Adkins	90	16,241	16,559	15,267	15,900	16,081	80,048	179
*4-10 Scattered Sites	50	14,225	13,873	14,182	14,347	14,357	70,984	287
*4-11 Scattered Sites	30	8,177	8,177	8,930	9,844	9,872	45,000	329
*4-12 Scattered Sites	41	10,437	10,392	8,389	8,590	8,868	46,676	216
*Park Place	38	10,298	9,626	9,913	9,879	9,707	49,423	255
*Saxony Square	5	2,162	2,037	2,049	2,122	1,857	10,227	371
*Chatham Square	52	17,173	17,429	17,723	17,677	18,235	88,237	351
*Braddock	6	2,411	2,116	2,628	2,630	2,630	12,415	438
*Whiting	24	3,756	3,832	3,819	3,921	3,795	19,123	158
*Reynolds	18	5,930	5,911	6,435	6,708	6,737	31,721	374
*Old Dominion	36	5,834	5,898	6,052	5,702	5,869	29,355	163
*West Glebe	48	6,584	7,026	7,148	7,065	7,486	35,309	156
*James Bland I	18	3,612	3,252	3,606	3,256	2,684	16,410	149
*James Bland II	18	2,284	2,151	1,681	1,484	1,484	9,084	82
*James Bland IV	44	15,474	17,560	16,977	16,576	15,218	81,805	346
**Total Public Housing	818	\$ 176,682	\$ 180,782	\$ 179,915	\$ 180,923	\$ 179,846	\$ 898,148	
Non-Public Housing Units								
*Quaker Hill LP	60	\$ 103,762	\$ 103,010	\$ 101,504	\$ 98,516	\$ 90,744	\$ 497,536	\$ 1,512
Pendleton Park I	20	26,638	27,788	27,213	28,018	28,212	137,869	1,411
Pendleton Park II	4	1,579	1,579	1,579	1,579	1,579	7,895	395
Mod Rehab I (Hopkins Tancil)	111	108,582	108,582	109,389	108,295	108,295	543,143	976
*James Bland V	6					10,172	10,172	1,695
*Miller Homes	16	22,033	22,033	23,750	23,750	23,750	115,316	1,484
*Jefferson Village Mkt	69	87,891	78,421	71,958	70,323	76,924	385,517	1,115
Total Non-Public Housing	286	\$ 350,485	\$ 341,413	\$ 335,393	\$ 330,481	\$ 339,676	\$ 1,697,448	
Totals	1098	\$ 527,167	\$ 522,195	\$ 515,308	\$ 511,404	\$ 519,522	\$ 2,595,596	

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

*Resolution 830 units

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

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2014

	*Central Office (C.O.)				Public Housing AMP 1				
	Total Actual	Total Budget	Over / (Under)		Actual	Budget	Over / (Under)		
			Budget	Budget			Budget	Budget	
Operating Revenue									
Dwelling Rent	2,051,372	2,252,133	(200,762)	-	-	170,579	176,000	(5,421)	
Governmental Grants	7,568,087	7,628,567	(60,480)	-	-	-	-	-	
Local Grants	6,273	28,150	(21,877)	-	-	6,273	28,150	(21,877)	
Management/Fee for Service	952,656	1,003,267	(50,611)	517,140	601,667	-	-	-	
Bookkeeping Fee	29,438	32,167	(2,729)	29,438	32,167	-	-	-	
Asset Management Fee	122,374	42,867	79,507	122,374	42,867	-	-	-	
HCVP Asset Management Fee	188,159	178,600	9,559	155,856	135,267	-	-	-	
Developer Fee/OTC Sale Proceeds	48,846	66,667	(17,821)	48,846	66,667	-	-	-	
Operating Subsidy	1,023,214	1,058,833	(35,619)	-	-	207,838	211,300	(3,463)	
Investment Income	526	5,445	(4,919)	40	57	-	1,833	(1,833)	
Reserve Transfers	265,393	274,450	(9,057)	50,000	50,000	-	-	-	
Other Income	153,939	190,002	(36,062)	558	14,420	23,978	24,000	(22)	
Total Operating Revenue	12,410,276	12,761,147	(350,871)	924,251	943,110	408,667	441,283	(32,616)	
Operating Expenses									
Administration	1,873,443	2,079,913	(206,469)	484,284	580,925	118,706	112,717	5,989	
Tenant Services	71,163	130,140	(58,977)	-	167	22,370	45,533	(23,163)	
Utilities	536,785	498,000	38,785	10,203	10,133	88,302	109,000	(20,698)	
Ordinary maintenance & operations	1,013,590	1,026,120	(12,530)	274,357	197,233	94,396	110,900	(16,504)	
Protective Services	16,967	8,597	8,371	360	367	270	333	(63)	
General expense	822,082	911,774	(89,692)	155,048	154,285	43,519	62,800	(19,281)	
Housing Assistance Payments	6,912,838	7,605,567	(692,728)	-	-	-	-	-	
Debt Service	114,500	128,867	(14,367)	-	-	-	-	-	
Reserves	50,000	372,170	(322,170)	-	-	-	-	-	
Transfers	-	-	-	-	-	-	-	-	
Total Operating Expense	11,411,368	12,761,147	(1,349,778)	924,251	943,110	367,562	441,283	(73,722)	
NET INCOME (LOSS)	998,907	-	998,907	(0)	-	41,105	-	41,105	
Less: Restricted Income	(998,907)	-	(998,907)	-	-	(41,105)	-	(41,105)	
ADJUSTED NET INCOME (LOSS)**	0	-	0	(0)	-	0	-	0	

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2014

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	106,219	111,200	166,226	171,200	8,370	9,600
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	363,771	369,767	197,670	200,967	4,953	5,033
Investment Income	-	-	-	-	-	-
Reserve Transfers	-	-	-	50,167	2,158	5,110
Other Income	8,051	12,790	4,918	4,493	171	133
Total Operating Revenue	478,040	493,757	368,814	426,827	15,652	19,877
Operating Expenses						
Administration	104,429	125,245	144,544	153,367	6,934	9,730
Tenant Services	4,756	11,450	-	507	-	23
Utilities	224,530	152,100	52,883	56,100	5,792	5,733
Ordinary maintenance & operations	75,304	127,034	106,381	127,887	2,212	2,920
Protective Services	-	-	-	-	-	-
General expense	45,150	41,703	47,217	62,950	713	1,470
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	36,225	-	26,017	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	454,168	493,757	351,025	426,827	15,652	19,877
NET INCOME (LOSS)	23,873	-	17,789	-	0	0
Less: Restricted Income	(23,873)	-	(17,789)	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2014

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue						
Dwelling Rent	68,229	70,800	(2,571)	49,948	47,200	2,748
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	41,500	52,667	(11,167)	37,892	48,700	(10,808)
Investment Income	-	-	-	-	-	-
Reserve Transfers	1,479	-	1,479	-	15,960	(15,960)
Other Income	4,541	2,387	2,155	3,409	4,533	(1,124)
Total Operating Revenue	115,750	125,853	(10,103)	91,249	116,393	(25,145)
Operating Expenses						
Administration	79,199	71,220	7,979	45,595	46,023	(429)
Tenant Services	-	167	(167)	3,000	367	2,633
Utilities	1,864	1,667	198	1,316	2,000	(684)
Ordinary maintenance & operations	21,534	33,483	(11,949)	21,362	45,100	(23,738)
Protective Services	-	-	-	810	2,750	(1,940)
General expense	13,153	19,317	(6,164)	16,101	20,153	(4,052)
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	115,750	125,853	(10,103)	88,183	116,393	(28,210)
NET INCOME (LOSS)	(0)	-	(0)	3,065	-	3,065
Less: Restricted Income	-	-	-	(3,065)	-	(3,065)
ADJUSTED NET INCOME/(LOSS)**	(0)	-	(0)	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2014

	Public Housing AMP 9		Public Housing AMP 10		Public Housing AMP 11		Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	26,981	28,000	13,726	14,400	7,400	8,400	61,906	70,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	67,048	68,167	30,916	31,433	30,183	28,667	-	-
Investment Income	132	133	(2)	-	-	2,667	-	-
Reserve Transfers	850	-	850	13,293	2,286	18,700	18,951	18,900
Other Income	1,479	1,733	(255)	1,717	1,551	3,317	1,123	5,500
Total Operating Revenue	96,489	98,033	51,221	60,843	41,419	61,750	81,981	94,400
Operating Expenses								
Administration	47,898	42,110	25,979	32,960	23,677	32,937	34,424	41,317
Tenant Services	-	500	3,325	1,183	2,441	1,183	6,486	2,050
Utilities	4,690	3,333	1,068	2,000	2,791	3,700	15,795	13,700
Ordinary maintenance & operations	31,705	36,540	12,458	13,533	7,322	13,040	11,453	15,733
Protective Services	282	600	575	933	-	667	13,823	1,100
General expense	11,915	13,950	7,816	10,233	5,188	10,223	-	20,500
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	1,000	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	96,489	98,033	51,221	60,843	41,419	61,750	81,980	94,400
NET INCOME (LOSS)	(0)	-	(0)	-	(0)	-	0	-
Less: Restricted Income	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	(0)	-	0	-

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2014

	OTC Phase V		Miller Homes		Hopkins-Tancil	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	113,333	91,566	92,000	421,869	452,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	-	-	-	-	5	7
Reserve Transfers	8,108	22,000	-	-	-	-
Other Income	-	3,833	2,485	4,092	8,210	11,333
Total Operating Revenue	8,108	139,167	94,051	96,092	430,084	463,340
		(131,059)		(2,041)		(33,256)
Operating Expenses						
Administration	4,038	41,950	45,248	47,898	85,780	73,668
Tenant Services	1,188	22,167	-	27	23,815	38,100
Utilities	207	667	261	1,367	67,353	83,000
Ordinary maintenance & operations	1,217	44,333	12,467	12,183	78,290	91,167
Protective Services	-	1,000	-	13	165	200
General expense	1,458	26,333	4,800	6,250	87,690	95,205
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	31,048	32,000
Reserves	-	2,717	-	28,353	50,000	50,000
Transfers	-	-	-	-	-	-
Total Operating Expense	8,108	139,167	62,777	96,092	424,142	463,340
		(131,059)		(33,315)		(39,198)
NET INCOME (LOSS)	(0)	(0)	31,273	-	5,942	5,942
Less: Restricted Income	-	-	(31,273)	-	(5,942)	-
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 APRIL 30, 2014

	Quaker Hill LP			Jefferson Village			Pendleton Park		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue									
Dwelling Rent	380,025	408,000	(27,975)	320,712	340,000	(19,288)	134,091	118,000	16,091
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	181	173	7	-	-	-	29	42	(12)
Reserve Transfers	-	-	-	60,276	-	60,276	-	-	-
Other Income	13,009	7,533	5,475	38,721	5,533	33,188	8,462	1,733	6,728
Total Operating Revenue	393,214	415,707	(22,492)	419,709	345,533	74,176	142,582	119,775	22,807
Operating Expenses									
Administration	111,178	114,837	(3,659)	35,037	45,227	(10,190)	12,079	21,550	(9,471)
Tenant Services	-	133	(133)	1,125	67	1,059	1,875	217	1,658
Utilities	2,337	3,000	(663)	32,481	31,000	1,481	16,378	11,833	4,544
Ordinary maintenance & operations	30,693	54,833	(24,140)	201,780	47,467	154,313	5,625	24,500	(18,875)
Protective Services	-	-	-	300	133	167	-	-	-
General expense	67,907	63,933	3,974	116,727	130,750	(14,023)	32,853	19,900	12,953
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	30,176	30,200	(24)	32,260	33,333	(1,073)	21,016	33,333	(12,317)
Reserves	-	148,770	(148,770)	-	57,557	(57,557)	-	8,442	(8,442)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	242,291	415,707	(173,416)	419,710	345,533	74,176	89,826	119,775	(29,949)
NET INCOME (LOSS)	150,923	-	150,923	(0)	-	(0)	52,756	-	52,756
Less: Restricted Income	(150,923)	-	(150,923)	-	-	-	(52,756)	-	(52,756)
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 APRIL 30, 2014

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	7,276,783	7,226,400	291,304	402,167	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	435,516	401,600	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	32,303	43,333	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	1	410	21	23	13	13
Reserve Transfers	-	70,077	97,443	-	17,242	17,242
Other Income	28,833	50,000	-	-	2,500	29,887
Total Operating Revenue	7,741,134	7,748,487	421,071	445,523	19,755	29,887
Operating Expenses						
Administration	384,803	400,453	24,911	28,437	18,973	19,533
Tenant Services	-	-	-	-	782	6,000
Utilities	1,290	833	-	-	-	-
Ordinary maintenance & operations	8,736	6,967	-	-	-	-
Protective Services	203	333	-	-	-	-
General expense	151,647	136,500	5,596	5,517	-	667
Housing Assistance Payments	6,522,274	7,203,400	390,564	402,167	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	9,403	-	3,687
Transfers	-	-	-	-	-	-
Total Operating Expense	7,068,952	7,748,487	421,072	445,523	19,755	29,887
NET INCOME (LOSS)	672,181	-	(0)	(0)	(0)	(0)
Less: Restricted Income	(672,181)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	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
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: May 27, 2014

TO: Chairman Merrick Malone 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'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 Report Period Ending April 30, 2014

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)	95%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	2%.	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%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time)	31 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	8 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	19 days	15 days	21 days	393 total work orders issued; 306 completed; 87 work orders remain open including VUs, pest services, and UPCS-HQS inspections, and system transfers.
7	PHAS Score	80	91	90 – 100 = High Performer - 70 – 89 = Standard 60 – 69 = Near Troubled, <60 = Troubled	Standard performer rating as of the 2013 Period
SPECIAL PROJECTS					
n/a					

CHART A

Performance Indicators for Board Monitoring Reporting Period Ending April 30, 2014

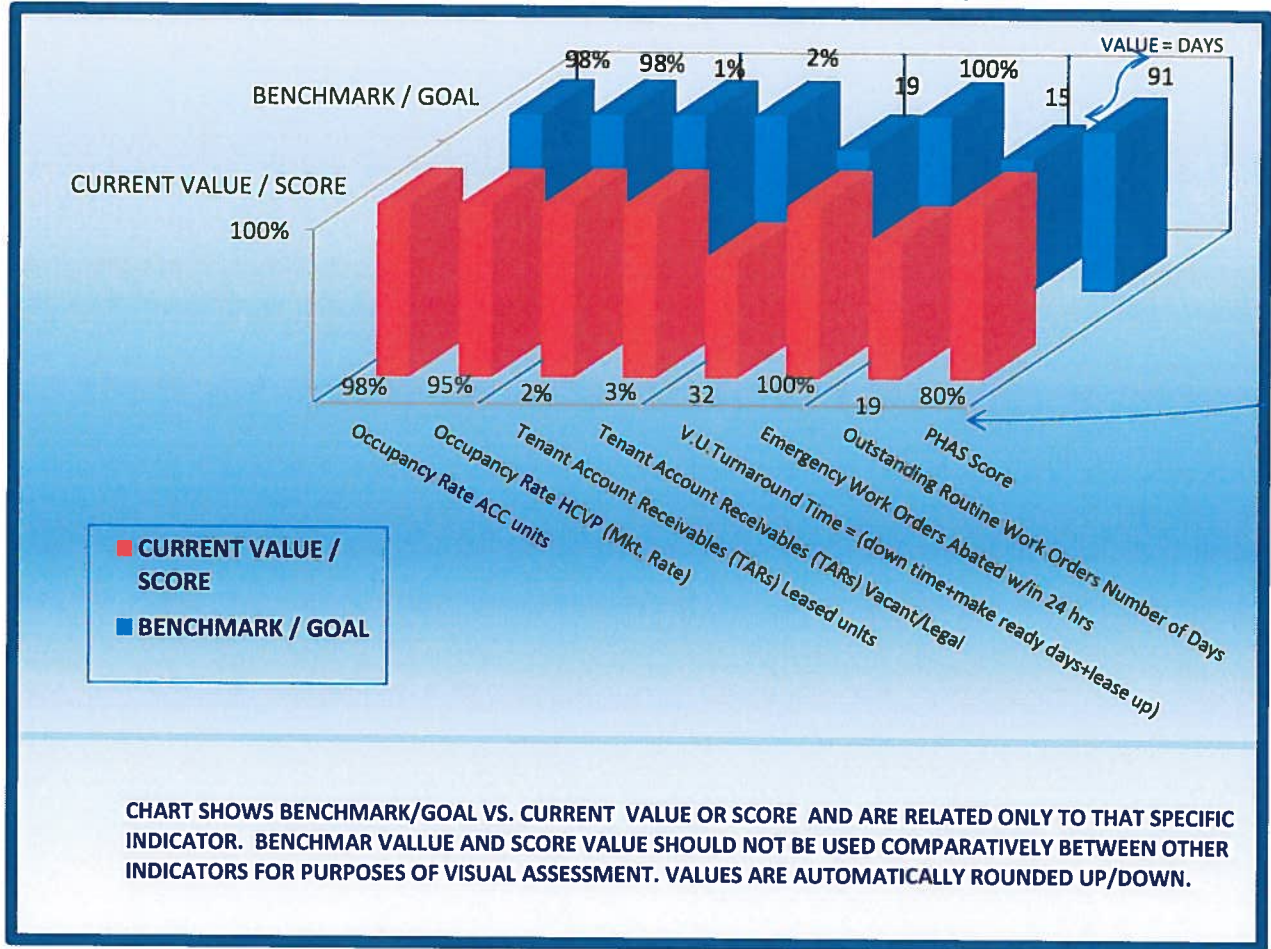


TABLE B

Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the Period Ending April 30, 2014

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (*)	68	11	16%
Quaker Hill	60	3	5%
Hopkins-Tancil Courts (**)	108	2	2%
Miller Homes	16	0	0%
Pendleton Park	24	0	0%
TOTALS:	276	16	5% (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. Please note that chart values are automatically rounded up to the nearest unit.

CHART B - Vacancy Activity Report Market Rate and Section 8 Units as of April 30, 2014

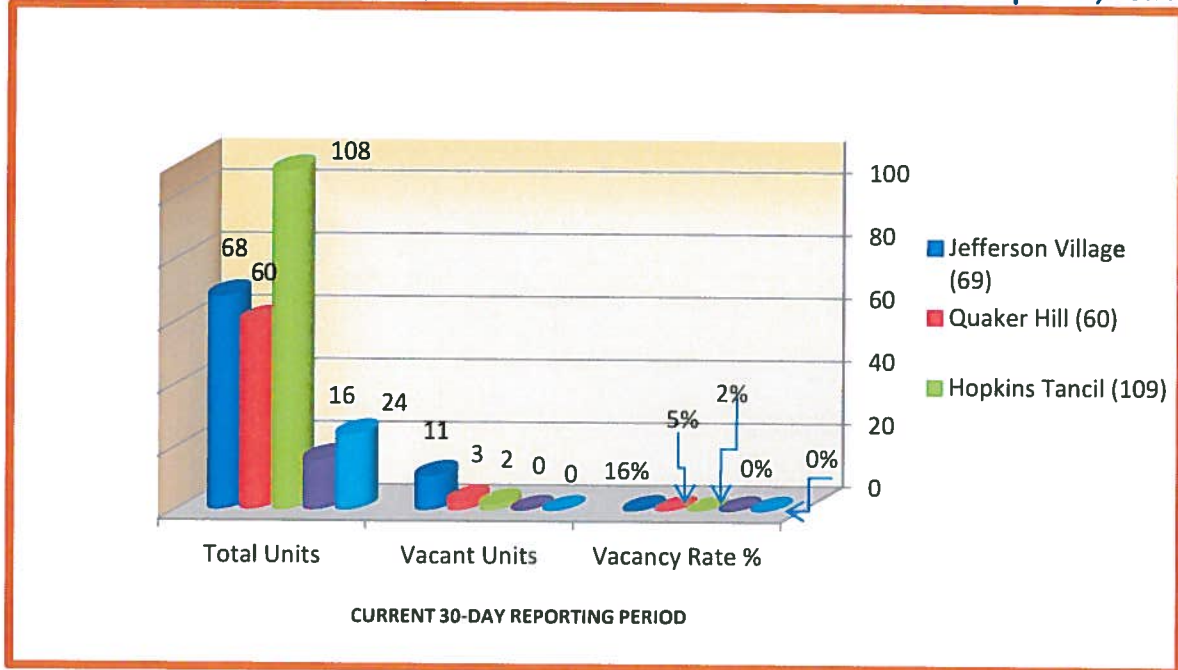


Table C below provides a view of the ACC units, per development, showing the total unit numbers, vacant units under rehab, off-line or demolition, the total of occupied units and occupancy and average vacancy rates for the current reporting period. Please note that chart values are automatically rounded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

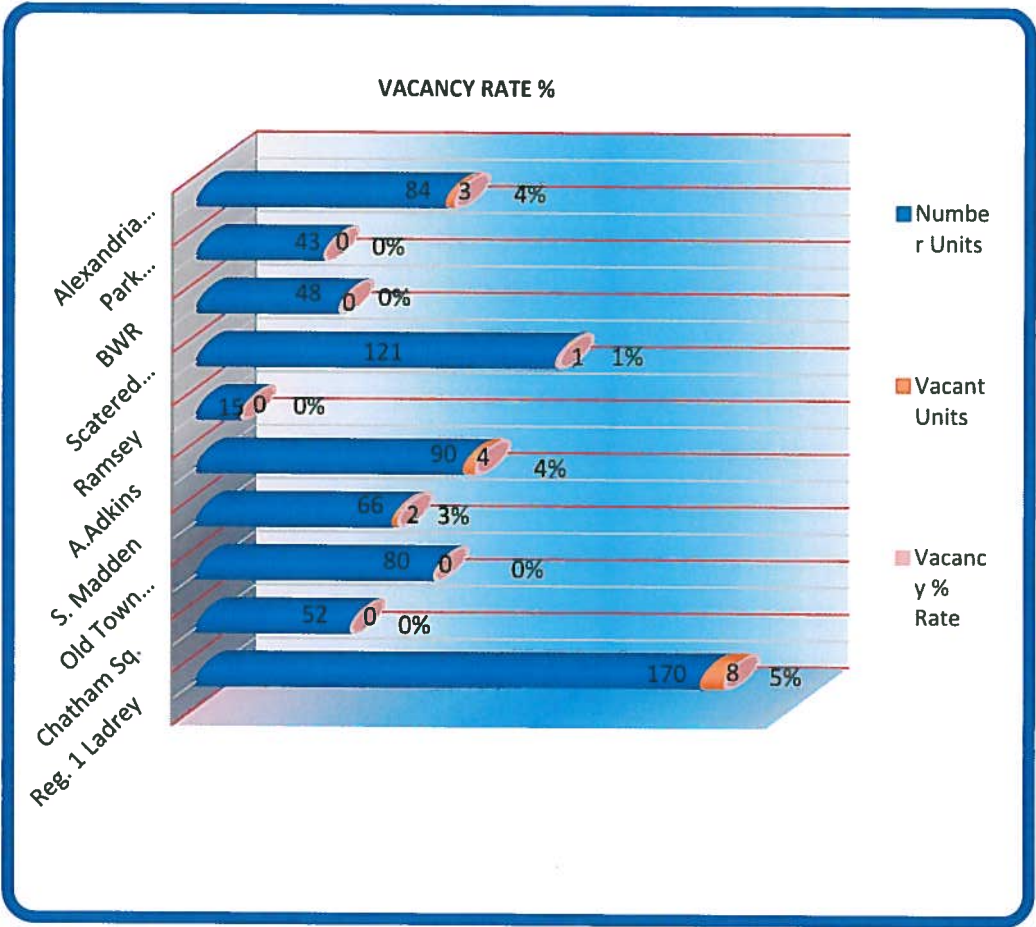
TABLE C - Vacancy Activity Tracking Report for ACC Units

	Number Units	Vacant Units	Vacancy % Rate
Ladrey Building	170	8	4%
Chatham Square.	52	0	2%
Old Town Commons	80	0	0%
S. Madden Homes	66	2	1%
A. Adkins Homes	90	4	2%
Ramsey Homes	15	0	0%
Scattered Sites (all)	121	1	2%
BWR	48	0	4%
Park Place & Saxony Square	43	0	0%
Alexandria Crossing (all on-line units)	84	3	2%
TOTALS: (values are rounded up/down)	769	18	2%
(1) S. Madden Homes: one unit off line ARA office			

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 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 (ACC) Units, as of April 30, 2014



II. Year-to-Date Administrative & Legal Activities

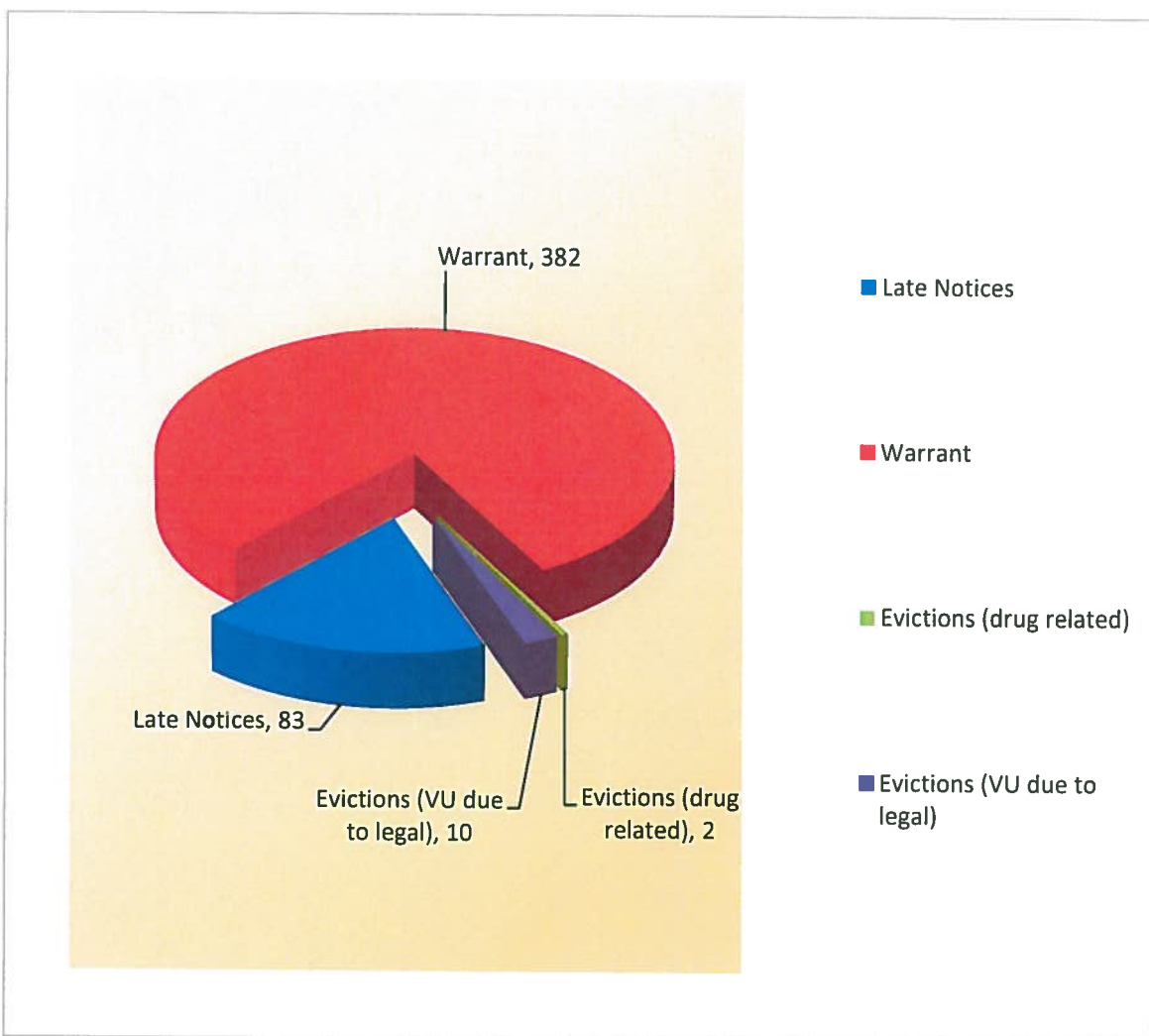
The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department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

Chart D below, shows the Year-To-Year 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 from 2011 to 2014





Commissioners:

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


Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: May 5, 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 78% of the annual contributions contract (ACC) with 99% of the budget authority expended. The waiting list remains closed. Tenant based voucher issuance continues to be suspended due to funding constraints. Leasing efforts continue for the 54 project based section 8 units at the Old Town Commons development. The first sets of units turned over by the contractor have been successfully lease before the ARHA placed in service date.

Much of the month of April has been geared towards tracking utilization and updating the Administrative Plan. The trend for the first quarter of the year shows a slow decline in program participation with 21 end of participations. The primary reason(s) include voluntary relinquishment of subsidy and termination for program violations. While this is less than 1% of program utilization, the HUD renewal funding formula is based upon number of units under lease. As such, at a minimum, the HCVP program must maintain its current utilization rate. Our goal is to exceed our average voucher lease up of 1550 voucher by at least 3% before the end of the year. This will allow up to 50 additional households entrance into the program.

Staff time has also been dedicated to contract renewals for the project based subsidies. HUD requires annual submissions for renewal of funding for these subsidies. Both Hopkins/Tancil and Pendleton Park are currently subject to this process. Revised renewal policy guidance issued in February recommends the use of gross market rents determined by the Census Bureau as the benchmark for setting rents based on rent comparability studies instead of small area fair market rents. This was a new layer to the RCS process. Renewal options available to PHAs will still depends on the property's original financing and rent levels.

Additionally, staff has been working to gather information necessary for the renewal of the Family Self Sufficiency coordinator grant. As part of this process, we will be updating the FSS action plan and reviewing the possibility of increasing the number of voluntary program slots. New guidance indicates the number of program participants will dictate funding available to PHA's for program coordinators

in the next grant award cycle. With this being the case, ARHA would need an additional 40 slots to maintain its current program operation. Currently the FSS program is only available to Housing Choice Voucher (including Project Based Vouchers) and Public Housing program participants.

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

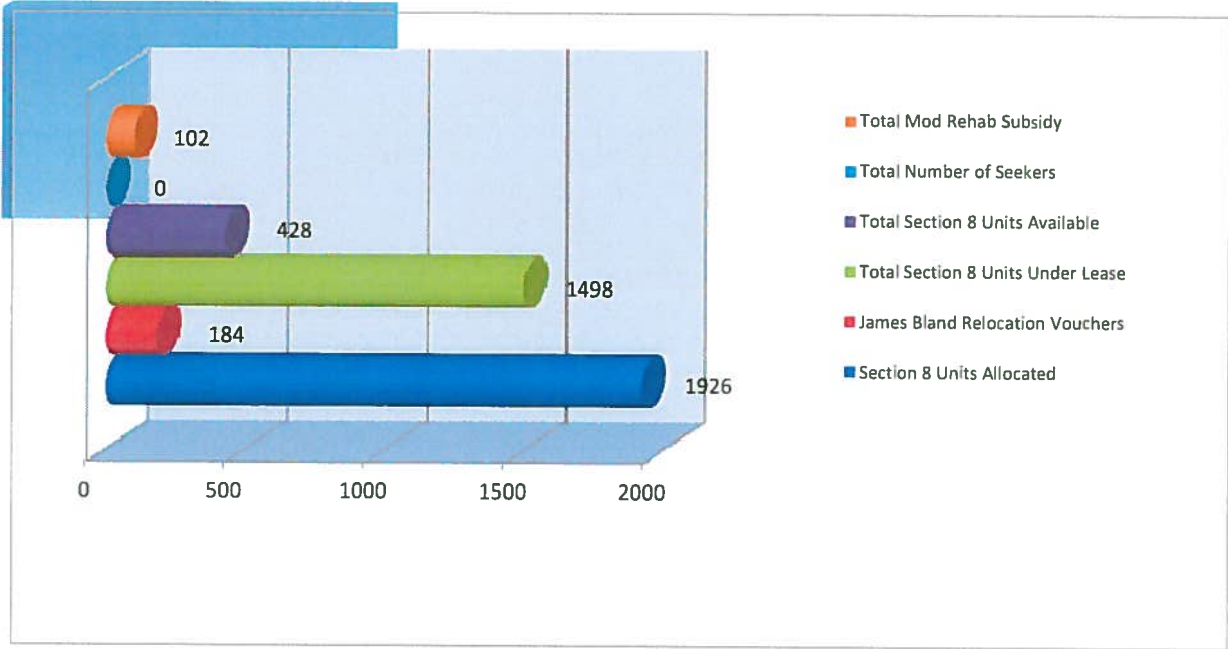
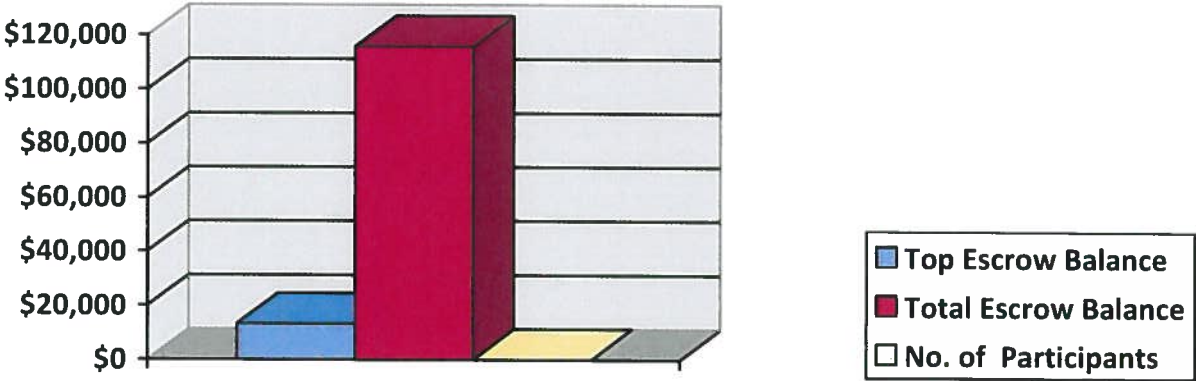
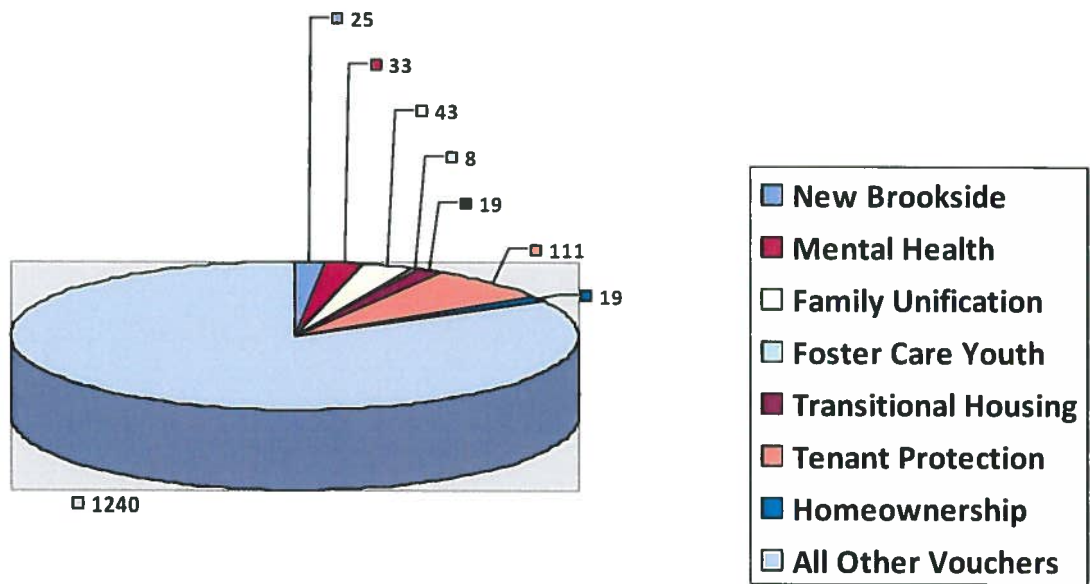


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period



Top Escrow Balance	\$13,248
Total Escrow Balance	\$115,904.89
No. of Participants	34

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





Commissioners:

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

Melvin Miller
Carter Flemming
Brett Libresco

Chyrell Bucksell
Karl Sandberg
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: May 19, 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 April:

- 49 participants and guests were served;
- 23 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 141; and
- The total lunch meals served were 164.

Summary of Services/Activities for the month of April:

- Health, Wellness, and Medical Services – 49 clients (duplicated count) participated in yoga, walking club, arthritis exercise classes, morning stretch and bowling. Clients also participated in a Blood Pressure Clinic, a Wellness Presentation, a Nutrition Education Presentation, and activities for Senior Health & Fitness Day;
- Assessments – There was 1 for the month;
- Referrals/Deaths – There was 1 Referral and 1 Death for the month of April;
- Activities – 49 clients (duplicated count) participated in a variety of activities and programs which included: shopping excursions to Forest Village Plaza, the Dutch Amish Farmer's Market, the Stores of Kingstowne, Potomac Mills Mall, and Wegman's Store; weekly bingo, weekly current events, Jewelry making, Network Pre-school partners, cyber teens/cyber senior computer classes, a trip to the DC Cherry Blossom Festival, a cooking demonstration with INOVA Alexandria Hospital's Chef Hans, and the Annual Dance For All Ages at TC Williams High School.

SENIOR SERVICES – LADREY HIGHRISE

Summary of Services for the month of April:

- Health and Medical Services –77 residents received Medicare Counseling, Medicaid/SNAP Assistance, completed Medicaid/Medicare Extra Help Applications, received assistance from EMS, participated in the Ladrey Fitness Walking Club, participated in a Medicare/Medicaid Forum, attended a Pro Health Seminar, received Glaucoma screenings, and participated in the Think Well Feel Well Program;
- Assessment /Family Planning – 10 residents were assisted with Family Planning, Hoarding Management/Housekeeping, Hospital Discharge/Planning Information, Mental Health Coordination, or Adult Protective Services;
- Referrals – 24 referrals were provided for assistance with Companion Aide/Home Health Care Services, Optometry Services, Senior Taxi, METRO Access, Furniture Assistance, Rental Assistance, Medical Bill Assistance, or Medical Equipment/Prescription Assistance;
- Senior Services – 45 residents were provided with general assistance which included home visits, completing applications, making appointments, file updates, Case Management planning with the Office of Aging, and communicating with Social Services;
- Activities – 209 (duplicated count) residents participated in activities, which encompassed events sponsored by Community Partners and Organizations. These included Faith Based Services provided by Oakland Baptist Church and Third Street Baptist Church, an Easter Celebration provided by Third Street Baptist Church, Easter Gift Baskets provided by the I’m Still Alive Foundation, the Ladrey Resident Advisory Board Meeting, Bingo sponsored by Christ Church, the Dance For All Ages held at TC Williams High School, the quarter Birthday Celebration, and the monthly shopping trip to Wal-Mart; and
- There were no volunteer hours provided for the month.

April Food Distributions at Ladrey:

	Number of Distributions	Amount of Donation (Dollars or Weight)	Category of Food Donation	Number of Residents/Families
Trader Joe’s	8	\$3850	Produce, Meat, Bread	329
Safeway	4	\$1,300	Bread	190
Capital Area Food Bank Mobile Pantry*	1	8,000 Pounds	Produce, Meat, Bread, Desserts	289
Ladrey Food Bank	1	800 Pounds	Produce, Meat, Canned Goods, Household Supplies	85
ALIVE*	1	7,000 Pounds	Produce, Canned Goods, Bread	245

***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 April:

- Active Students – 55/ New Youth Registrations – 0/ # Inactive Students - 46
- Avg. Daily Youth Attendance – 22/ # Relocated Youth – 75/ # Youth Contacts – 440
- Active Adults – 40/ New Adult Registrations – 0/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- Active Volunteers – 41/New Volunteers – 0/# Volunteer Hrs – 131/Community Service Volunteers – 3/Community Service Volunteer Hours – 16.5;
- Budget - **\$500.00** was spent from the ACPS FACE and AAAS Science in the Summer Grant to support field trips during the week of Spring Break; and
- Center Donations - \$350.00 which primarily consisted of food and clothing for residents.

FRLC (CHRC) Participant/Center Information for the month of April:

- Active Students – 28/ New Youth Registrations – 0/ # Inactive Students - 10
- Avg. Daily Youth Attendance – 14/ # Youth Contacts – 194
- Community Service Volunteers – None
- Active Volunteers – 0/New Volunteers – 0/# Volunteer Hrs – 0
- Budget – **\$8,065.96** has been spent from the ACPS funds provided for the FACE Grant.
- Center Donations - None

RTFC/FRLC Programming & Partnership Information:

- ARHA was awarded \$500 from Jamba Juice and the National Gardening Association for their community gardening program in Hopkins-Tancil Court and at the Alexandria Black History Museum.
- The Reading Connection will operate an extra read aloud session during the months of June and July, as part of their Summer We Are Readers Program. The goal is to keep students reading and stimulated in order to help prevent summer learning loss.

FAMILY SELF SUFFICIENCY PROGRAMS

Participants:

	Public Housing FSS Program	HCVP FSS Program
Number of Participants	26	30
Number of Participants Earning Escrow	13	19
Highest Individual Escrow Amount	\$17,168.00	\$13,249.55
Total Escrow Amount for Program	\$48,611.00	\$121,859.77

FAMILY SELF SUFFICIENCY PROGRAMS CONTINUED

Programs and Events:

- Employment Training – April 17th, In Collaboration with Verizon, an employment and training event took place at ARHA Main Office. This event was held in preparation for the Job Fair to follow. Twenty residents attended and were provided assistance with their resumes and interview skills.
- Job Fair – April 24th, In Collaboration with Verizon, a hiring/job fair took place at Charles Houston Recreation Center – 12 ARHA residents were initially hired.
- Regional FSS Roundtable Meeting – April 25th, Hosted by ARHA at Charles Houston Recreation Center. The City of Alexandria, First Time Home-Buyer's Program presented to attendees.
- Career Workshop – April 30th FSS Health and Nutrition Seminar was held in collaboration with the City of Alexandria Health Department, Walgreens, and Charles Houston Recreation Center.

Case Management/Challenges:

- The following needs predominated amongst PH FSS Participants:

Assistance – Four PH FSS participants received assistance with rental payments for the month of April.

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, and Christ Church were made on behalf of six PH/FSS families.

Success Stories/ Outreach Work:

- Both the PH & HCV FSS Coordinators volunteer at Christ Church as Lazarus Ministry Counselors on a weekly basis. In addition to interacting with other agencies, the Coordinators assist a large number of ARHA residents with referrals for assistance with rent and utilities. For the month of April, 12 hours were devoted to the Lazarus Ministry.
- Community Outreach, which included 7 hours participating in the Youth Services Coordinating Committee Meeting, Outreach in Hopkins Tancil for the Verizon Employment Training and Job Fair Events, and an ARHA Resident Association Meeting.
- The HCV FSS Coordinator met with Rebuilding Together Alexandria and RE/MAX Executives to explore new possibilities for homeownership for ARHA Participants.
- The HCV FSS Coordinator has established a Financial Literacy Program for ARHA residents in collaboration with Links, Inc. of Arlington.

COMMUNITY AND SUPPORTIVE SERVICES

Program Update

- Completed Draft Scope Statement of Service, Background, Description of Program, Programmatic Timetable, Year 1 and Year 2 Resident Goals, and Program Evaluation Process for review by Deputy and Assistant Deputy Directors.
- Presented Program overview and orientation for new residents (move-ins) of James Bland V neighborhood.
- Information Session – Co-facilitated James Bland V Orientation and Certification Information Session.
- Drafted Community and Supportive Services Program Memorandum of Understanding Addendum.
- Completed Draft of Confidentiality, Eligibility, Grievance, Service Assessment, Goal and Transitional Budget for review for Deputy and Assistant Deputy Directors.

UPCOMING EVENTS

- May 29 – Older Americans Month Open House @ CHRC, 10 -2pm
- May 31 – ALIVE End of the month Food Distribution @ Ladrey, 8-1pm
- June 6 – Capitol Area Food Bank Fresh Produce Distribution @ Tancil Court, 3-5pm
- June 7 – Youth Arts & Father’s Day Festival @ GW Middle School Field, 12 -4 pm
- June 12 – Capitol Area Food Bank Mobile Pantry @ Ladrey, 10 – 1pm
- June 28 – Ruby Tucker Day & FSS Picnic @ Tancil Court, 12 – 4pm
- June 28 – ALIVE End of the month Food Distribution @ Ladrey, 8-1pm

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

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


Melvin Miller
 Carter Flemming
 Brett Libresco

Chyrell Bucksell
 Karl Sandberg
 Michelle Millben

Roy Priest, Chief Executive Officer

DATE: May 27, 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”).

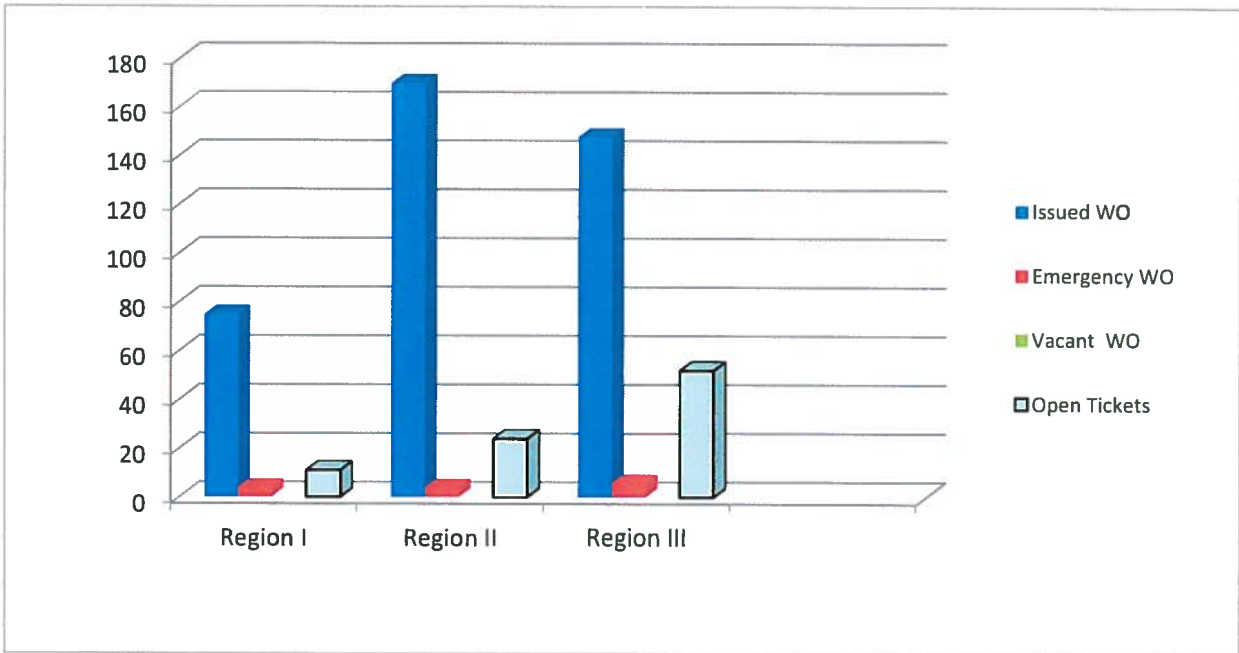
Table I – Reporting Period: 4/1/2014 to 4/30/2014

Issued WO’s	393	Includes all work orders generated during this period
Completed WO’s	306	Includes all work orders completed during this period
Emergency WO’s	14	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	87	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 = 2.80%
 Region II = 6.11 %
 Region III = 13.23 %

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**

The Department had fourteen (14) units undergoing rehabilitation work and nine (9) units have been completed and turned over to Asset Management for leasing as of the closing of this report.

2. **Preventive Maintenance (PM)**

The modernization crew has been engaged in preventive maintenance tasks related to HUD's ongoing Real Estate Assessment Center (REAC) annual inspections.

In addition, seasonal preventive maintenance tasks for HVAC equipment has been under way, covering all ARHA developments, and will continue through the remaining of the season as the regular work load may permit due to the early arrival of summer like temperatures, which increases our HVAC service calls..

3. Jefferson Village Improvements

The exterior site work is continuing, with landscape work scheduled for the first week of June 2014, including planting new-mulched beds in the courtyard and the front of West Street, in addition to erosion control and hardscape components.

Staff will be completing exterior painting, trimming, caulking, and new exterior lights, once a building permit and approval is obtained.

The interior rehab and upgrade work for the vacant units continues, from the original eleven units, seven have been completely renovated, and turned over for leasing. The improvements, in addition to the substantial interior renovation, also included kitchen cabinets replacement, new energy star appliances: gas range, refrigerator, and the addition of a washer/dryer combo and dishwasher, upgraded light fixtures, and other features to make these units more competitive with other market rentals in the area.

PART III ARHA Smoke Cessation Program

A. Smoke Cessation Clinic

The first smoke cessation clinic continues on schedule, with four active participants, from a group of eight originally registered. This session will last for a period of seven weeks, ending on June 12, 2014 and is being conducted by ARHA's staff facilitators. Health professionals are also participating in this process by providing counseling and prescription medication to those participants that may require nicotine patches or other prescription drugs.

We are working on new initiatives to attract new candidates to the smoke cessation clinics, including marketing materials, an information booth at the 2014 Youth Art Festival celebration, and reach out efforts using social media.

B. Policy Implementation update

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

1. Revision 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.

2. 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.
 - a. All common areas and ground are subject to the new policy as of June 1st, 2014 (ninety-days after the Board approval of the new policy)
 - b. All new leases are subject to the Policy immediately
 - c. Existing leases change to reflect new policy at the annual re-certification date.

3. 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.

4. New Policy affects ARHA staff, administrative offices, shops, warehouses and all vehicles and trucks.

5. Posting of interior and exterior signage regarding the Non-Smoking Housing Policy and ensure that all residents are aware of the where smoking is allowed and where is not, and that the non-smoking policy applies to guests and invitees. Sign are in the making process at this time.

6. Submit to HUD the Annual Agency Plan, including the revised ACOP, on or before October 15, 2014.

DEVELOPMENT



Commissioners:

Merrick Malone, *Chairman*

Daniel Bauman, *Vice Chairman*

Christopher Ballard

Melvin Miller

Carter Flemming

Brett Libresco

Chyrell Bucksell

Karl Sandberg

Michelle Millben

Roy Priest, Chief Executive Officer

DATE: May 27, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: DEVELOPMENT UPDATE

JAMES BLAND V

Construction is progressing slightly behind schedule as it relates to turnovers on this phase. As of May 13th (date of last certificate for payment from EYA), the land development was 87.9% completed; the triplex construction is 43.57% completed and the multifamily buildings 42 and 49 are 91.91% and 62.15% completed respectively. The contract Turnover dates versus what EYA has delivered is in Table 1 below. EYA has reservations for 31 of the 32 condominium units (Figure 1), and 43 of the 62 townhomes (Figure 2). Sales graphics are located at the end of this report.

TABLE 2: ARHA UNIT SCHEDULE: JAMES BLAND V

	<u>Turnover to ARHA (Contract)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In-Service (per Contract)</u>	<u>ARHA Placed-In-Service (Actual)</u>	<u>Unit Address</u>
<u>Building/Lot #</u>					
37/13	03/24/2014	04/01/14	05/08/2014	4/10/2014	941 N. Alfred Street, #301
37/13	03/24/2014	04/01/14	05/08/2014	4/18/2014	941 N. Alfred Street, #201
37/13	03/24/2014	04/01/14	05/08/2014	5/7/2014	945 North Alfred Street
37/17	03/24/2014	04/01/14	05/08/2014	4/10/2014	824 First Street #301
37/17	03/24/2014	04/01/14	05/08/2014	4/10/2014	824 First Street #201
37/17	03/24/2014	04/01/14	05/08/2014	4/18/2014	820 First Street
39/22	04/16/2014	04/17/14	06/15/2014	5/2/2014	940 N. Columbus St. #101
39/22	04/16/2014	04/17/14	06/15/2014		940 N. Columbus St. #201
39/22	04/16/2014	04/17/14	06/15/2014	5/2/2014	936 N. Columbus St.
40/39	08/11/2014		10/10/2014		902 Montgomery Street
40/39	08/11/2014		10/10/2014		906 Montgomery St. #201
40/39	08/11/2014		10/10/2014		906 Montgomery St. #301



		<u>Turnover to ARHA (Contract)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In- Service (per Contract)</u>	<u>ARHA Placed-In- Service (Actual)</u>
BUILDING 42: ADDRESS 905 NORTH PATRICK STREET					
<u>Rental Floor 1</u>					
Unit 1	#101	4/29/2014	5/27/2014	6/28/2014	
Unit 2	#102	4/29/2014	5/27/2014	6/28/2014	
Unit 3	#103	4/29/2014	5/27/2014	6/28/2014	
Unit 4	#104	4/29/2014	5/27/2014	6/28/2014	
<u>Rental Floor 2</u>					
Unit 1	#201	4/29/2014	5/27/2014	6/28/2014	
Unit 2	#202	4/29/2014	5/27/2014	6/28/2014	
Unit 3	#203	4/29/2014	5/27/2014	6/28/2014	
Unit 4	#204	4/29/2014	5/27/2014	6/28/2014	
<u>Rental Floor 3</u>					
Unit 1	#301	5/19/2014	5/27/2014	7/18/2013	
Unit 2	#302	5/19/2014	5/27/2014	7/18/2013	
Unit 3	#303	5/19/2014	5/27/2014	7/18/2013	
Unit 4	#304	5/19/2014	5/27/2014	7/18/2013	
<u>Rental Floor 4</u>					
Unit 1	#401	5/19/2014	5/27/2014	7/18/2013	
Unit 2	#402	5/19/2014	5/27/2014	7/18/2013	
Unit 3	#403	5/19/2014	5/27/2014	7/18/2013	
Unit 4	#404	5/19/2014	5/27/2014	7/18/2013	
BUILDING 49: ADDRESS 935 NORTH PATRICK STREET					
<u>Rental Floor 1</u>					
Unit 1	#101	6/17/2014		8/16/2014	
Unit 2	#102	6/17/2014		8/16/2014	
Unit 3	#103	6/17/2014		8/16/2014	
Unit 4	#104	6/17/2014		8/16/2014	
<u>Rental Floor 2</u>					
Unit 1	#201	6/17/2014		8/16/2014	
Unit 2	#202	6/17/2014		8/16/2014	
Unit 3	#203	6/17/2014		8/16/2014	
Unit 4	#204	6/17/2014		8/16/2014	
<u>Rental Floor 3</u>					
Unit 1	#301	7/6/2014		9/4/2014	
Unit 2	#302	7/6/2014		9/4/2014	
Unit 3	#303	7/6/2014		9/4/2014	
Unit 4	#304	7/6/2014		9/4/2014	
<u>Rental Floor 4</u>					
Unit 13	#401	7/6/2014		9/4/2014	
Unit 14	#402	7/6/2014		9/4/2014	

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Part 2A of the RFP process has been drafted and the publication date is May 28, 2014 with responses due back on June 30, 2014. Part 2A builds upon and supplements Part 1 of the process and seeks additional information from proposers as it relates to the project approach and sequencing, community engagement and financial capacity. This Part 2A includes a scored interview that will take place the week of July 7th. The final Part 2B will publish in July/August.

Two of the four respondents that were eliminated in the Part 1 process sent email communications to the Procurement Manager, requesting a debriefing on their submissions. The Procurement Manager responded to both requests by providing a written debriefing, in letter form, containing only that information required by FAR 15-505. The debriefing did not make comparisons with other proposals submitted and contained only that information which the Contracting Officer is allowed by regulation to disclose.

THE ST. JOHN BAPTIST CHURCH

In order for the Old Town Commons Homeowner Association (the "Association"), acting through its Board, to convey Parcel B to ARHA, per Article III, Section 3(c)(i) of the Master Declaration of Covenants, Conditions and Restrictions of Old Town Commons (the "Declaration"), an affirmative vote of Class A Members (defined as record Owner of a Townhouse Lot), Class B Members (defined as record Owner of a Condominium Market Rate Unit) and Class C Members (defined as an Owner of Lot on which a Manors Assisted Unit is constructed or is the Owner of a Condominium Assisted Unit), holding in the aggregate 67% of the total votes in the Association must be obtained, together with the consent of 51% of the Eligible Mortgage Holders (which is defined relatively narrowly in the Declaration, as a first mortgagee who has submitted written notice to the Association requesting notices from the Association of significant matters affecting its interest as a mortgagee). It is uncertain how many, if any, mortgagees have actually done this.

While the focus has been on getting the Association to convey Parcel B to ARHA, there appears to be more leeway for the Association to grant easements/ rights-of-way over common area parcels without the necessity of obtaining any approvals from Eligible Mortgage Holders. In reviewing the documents, it appears that the Association, acting through its Board, may grant to adjacent property owners easements or rights-of-way over and across the Master Common Area Parcels (which would include Parcel B) that are deemed reasonable by the Board. Thought is being given as to whether we can get to the same place we need to be with the Church by granting the Church a perpetual easement over Parcel B. Pursuant to the easement document, responsibility for maintaining, insuring and paying taxes on Parcel B could be passed along to the Church or any successor owner of the Church property, and restrictions could be imposed on the Church's use of Parcel B, including the imposition of an approval right by the Board over any permanent improvements to be constructed or installed on Parcel B. It is certainly not as clean as an outright conveyance of Parcel B to the Church, but we may still be able to end up in substantially the same place through the grant of an easement to the Church over Parcel B. We have followed up with the current Community Manager and they also believe that this is an option that may be more workable than getting the necessary votes to convey the Parcel B back to ARHA.

RAMSEY HOMES

A kickoff meeting was held at the land use attorney's office on May 9, 2014, for the purpose of determining a draft milestone schedule for the project. The attorney and the team determined that a schedule of suggested dates for a preliminary application, concept plan 1, concept plan 2, and final site plan will be offered for informal discussion with the City Planning staff soon after June 15, 2014, with the goal of receiving site plan approval by November 15, 2015 in readying for submittal of a VHDA 9% tax credit application for the 2016 round. Staff is now in the process of getting information to the design team and land use attorney so that they can begin to develop concepts for discussion and separately contract for any specialty consultants required. As noted previously, fees for additional specialty consultants, such as environmental, traffic and utility work, are not expected to exceed the threshold that triggers Board approval.

ROYAL STREET BUS GARAGE AD HOC ADVISORY COMMITTEE

The Royal Street Bus Barn Ad hoc Advisory Committee is a City Manager appointed group established to provide guidance to the City and the Washington Metropolitan Area Transit Authority (WMATA) with regard to the redevelopment of the Royal Street Bus Barn site, specifically in the creation of redevelopment parameters and design standards for the site. Ultimately, the redevelopment parameters and design standards established through the Committee will be considered in the Request for Proposals (RFP) to be developed and issued by WMATA in consultation with the City.

The Committee includes appointed officials, adjacent residents, major property owners and representatives of civic, community and business organizations with an interest in the site. Mr. Priest was appointed to represent ARHA on the committee. There were representatives from: Planning Commission, North Old Town Independent Citizens' Association, Old Town North Urban Design Advisory Committee, Chatham Square Homeowners Association, Portner's Landing Homeowners Association, Portner's Landing Condominium Association, Alexandria House Homeowners Association, Annie B Rose Housie, Northern Virginia Building Industry Association, Old Town Civic Association, and two at-large members.

There have been four (4) meetings and a Planning Commission Work Session. After the last Committee meeting, draft Design Principles for the Redevelopment of the Royal Street Bus Garage (the "Principles") were distributed and Planning staff members asked the Committee members to share the Principles with their organizations to determine if there is general consensus with the Principles, or if there are other topics that should be considered. The next step is that Committee members would discuss the Principles with the organization they are representing and submit a letter by June 6th, with any comments received from the organization the Committee member was representing.

The Principles, along with an Overview, Committee Outreach and Design Principles explaining the process and next steps are included in your Board materials, at the end of this Development report. We will be drafting the letter for submission on June 6th, so any comments you may have, please get them to us for inclusion in the letter.

GENERAL MATTERS

In this reporting period we were joined by guests from Boston Capital for a two (2) day audit of all of the Bland properties, Old Dominion and West Glebe Road and by HUD for one day to audit the Davis Bacon requirements. Exit interviews for both audits went well; reports have not been received as of this date.

We have received IRS form-8609s for James Bland IV and Pendleton Park. VHDA approval of form 8609 for a project conveys with to the project State Designation which is a milestone for the final payments of capital from investors. Approval of the 8609s and receipt of all capital contributions concludes Development’s efforts in these project sites.

FIGURE 1: JAMES BLAND PHASE V CONDOMINIUM SALES

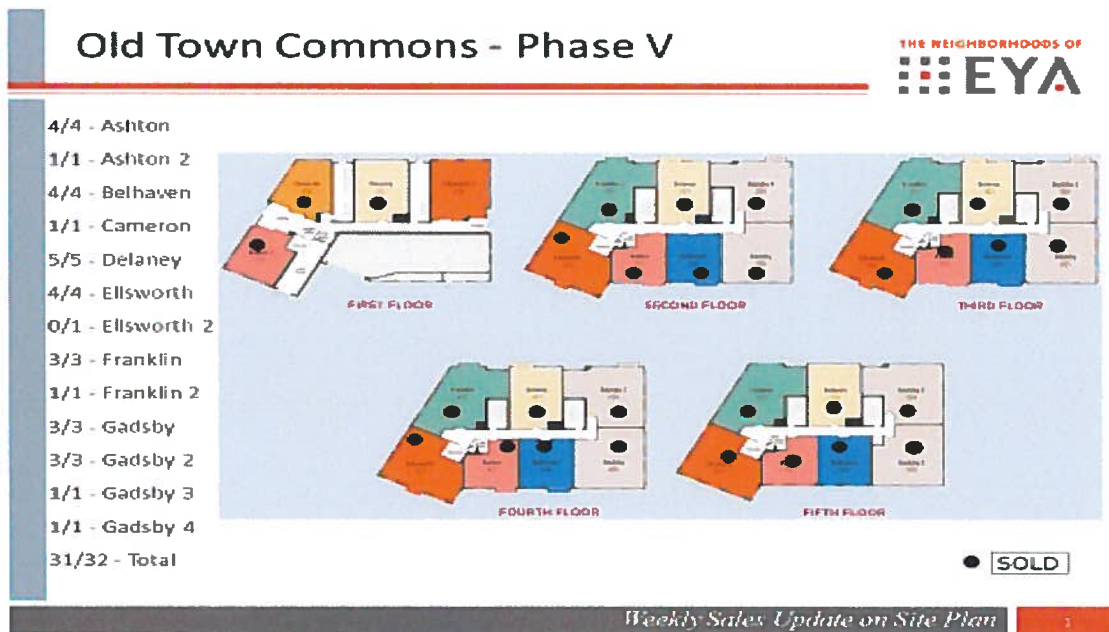
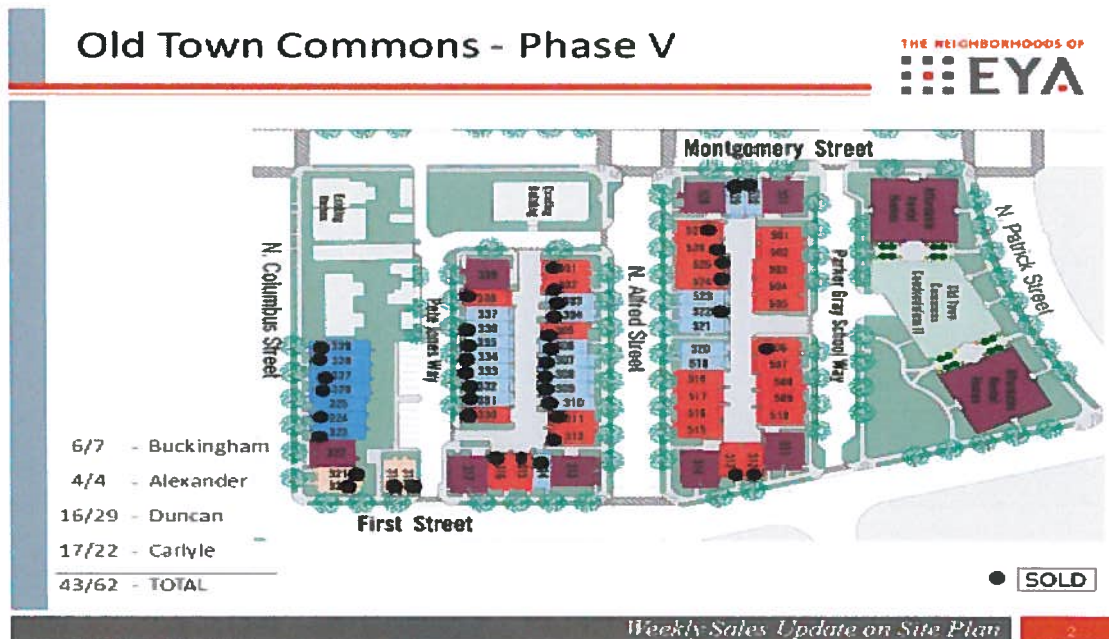


FIGURE 2: PHASE V TOWNHOUSE SALES





DEPARTMENT OF PLANNING AND ZONING

Royal Street Bus Garage Ad hoc Advisory Committee

Design Principles for the Redevelopment of the Royal Street Bus Garage

Overview

In anticipation of the issuance of a Request for Proposals (RFP) for the redevelopment of the Royal Street Bus Garage site, the Washington Metropolitan Area Transit Authority (WMATA) agreed to participate in a community outreach process to establish design principles for the site. The City Manager, Rashad Young, appointed the Royal Street Bus Garage Ad hoc Advisory Committee to provide guidance to the City and WMATA on the redevelopment of the site, specifically through the creation of design principles. The Committee included appointed officials, adjacent residents, major property owners and representatives from civic, community and business organizations with an interest in the site.

The Committee held four meetings, between February and April, and discussed topics including existing Small Area Plan, zoning, land use, neighborhood character, open space, building scale and transitions and desired public benefits. Through these discussions, the Committee developed ten design principles to define the expectations of the community.

Committee Outreach

The Committee members will present these design principles to their respective organizations to gain feedback and identify additional issues to be considered through the future development review process. Each Committee member will present these design principles to their respective organizations to determine if the organization agrees with the principles, has concerns with the principles or has additional principles. Ultimately, each Committee member will prepare a letter from their organization which expresses the collective opinions on the design principles. Each of the letters will be posted to the project website and a link to the letters will be sent to the Committee members for review.

Design Principles – Next Steps

The adopted design principles will be sent to the City Manager for review and transmission to WMATA for incorporation into the RFP. Following the release of the RFP and the selection of a developer, the selected developer will be required to comply with the design principles. In addition, the redevelopment will require review and approval by the City as part of the City's normal development review process. There will be additional opportunity for community involvement when a developer is selected and submits a formal development application for this site.

Design Principles

1. Any development proposals shall be compatible with the goals recommended in the Old Town North Small Area Plan as well as the Urban Design Guidelines, as amended, except as set forth below. *The Committee unanimously agreed to this principle.*
2. A potential rezoning to a CRMU-zone and a maximum of 2.5 FAR will be considered. *Two Committee members opposed this principle.*
3. Development shall be predominantly residential and may include a limited amount of ground floor accessory retail, personal service or community-serving use. *The Committee unanimously agreed to this principle.*
4. The proposed project shall have the appearance of a collection of compatible building components and avoid the appearance of a single large building. *The Committee unanimously agreed to this principle.*
5. Heights may transition from higher on the northern portion of the site to lower along the southern portion of the site. Heights adjacent to townhomes shall be no more than 50 feet. Opportunity for additional height, up to 70 feet, is possible on the northeast corner of the site or within the central portion of the site if adequate transitions and building step-backs are provided to maintain a pedestrian-oriented streetscape. In addition, rooftop mechanical equipment shall be located and screened in such a manner as to minimize visual impact and abate noise. *Two Committee members opposed the 70-foot height.*
6. All parking shall be located either below-grade or in rear load garages and accessed from an internal alley. *Two Committee members opposed this principle.*
7. All existing and proposed utilities shall be located underground. *The Committee unanimously agreed to this principle.*
8. At the pedestrian streetscape level, any proposed development shall provide for a variety of architectural elevations, quality architectural details and materials, and articulation of the wall plane. The proposed public streetscape on all street frontages shall be designed to encourage pedestrian activity by providing for accessibility, adequate space for sidewalks, canopy trees and groundcover plantings. Wythe Street shall be designed as a special streetscape, emphasizing a linkage to the Potomac River. *The Committee unanimously agreed to this principle.*
9. As part of the rezoning and development special use permit process, off-site open space improvements shall be provided to enhance connections to the Potomac River and Oronoco Bay Park. *The Committee unanimously agreed to this principle.*
10. As part of the rezoning and development special use permit process, and review by the Urban Design Advisory Committee, the following exhibits will be required.

- a. A concept land use, circulation, building height and open space diagram indicating how the vehicular circulation to this site will be configured and indicating how the streetscape and open space characteristics of this site will be coordinated with the neighborhood streetscape, open space and park elements;
- b. A proposed site plan showing specific building location layout, vehicular and pedestrian circulation/parking, ground level open space, and streetscape layout and characteristics;
- c. A minimum of two sections through the site depicting proposed building locations and massing, adjacent street rights of way and adjacent existing buildings and heights;
- d. Architectural elevations of each proposed building;
- e. Sections of each proposed pedestrian streetscape; and
- f. A generalized concept landscape plan for the project indicating how public and private open spaces on the site are to be addressed. *One Committee member opposed this principle.*

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS



NAHRO
building communities together

National Association of Housing and Redevelopment Officials
630 Eye Street, NW, Washington, D.C. 20001-3736 (202) 289-3500
E-mail: nahro@nahro.org Toll Free: (877) 866-2476
Web site: www.nahro.org Fax: (202) 289-8181

May 22, 2014

2014AH47 AGENCY ID: 1084
Mr. Roy O. Priest
CEO
Alexandria Redevelopment and Housing Authority
600 North Fairfax Street
Alexandria, VA 22314-2094

Dear Mr. Roy O. Priest:

I am delighted to tell you that your award entry: **Use of a PPP: James Bland**, has won a NAHRO Award of Merit in Housing and Community Development.

Congratulations!

The Merit Awards will be presented at a reception exclusively for award winners on Thursday, July 17th from 5:30-6:30 pm, during our Summer Conference in Tampa, FL, at the Tampa Marriott Waterside Hotel and Marina.

PLEASE NOTE: If you state that you are NOT attending the Awards of Merit Presentation, there will be NO plaque on-site for your agency. Those not attending will receive their plaque via U.S. mail.

In addition to participating in the Merit Awards presentations and showcase, we invite you to take advantage of all this Summer Conference has to offer – plenary sessions, 20+ concurrent sessions focused on Families, Homes, and Communities as well as the industry's most critical topics. Conference information and online registration are available now at <http://www.nahro.org/summerconference>.

The primary purpose of the Awards reception is to provide a place where a photograph of the award presentation can be taken. You will be sent a copy of this photo for use in your public relations activities.

We expect to be presenting approximately 185 Merit Awards in person to multiple agencies. We will be presenting them in Alpha order by State. We expect to move quickly and to easily be through all awards by 6:30. Please plan to attend the entire reception and cheer on your peers. Watch and listen for your agency's name. Refreshments will be available. For hearing purposes we ask that you please keep your conversations to a minimum.

There will be an opportunity to take special photos or handle anyone who arrives late at the end of the presentation. Awards will be shipped to those who cannot attend the reception. Please remember that only agencies whose membership is current at the time of the ceremony are

qualified to be award recipients, so if your membership is due before July 1, 2014 please be sure to renew promptly. Merit Award winners will receive recognition at the Summer Conference through their listing in the Awards Catalog, which is given to conference delegates and sent to NAHRO agency members, HUD, members of Congress, and to the national housing and community development industry press.

On Friday morning, July 18th from 8:00 – 9:30 am, award winners may participate in the **Awards Showcase**. We invite your agency's representatives attending the conference to serve as table hosts. The room will be set up so that the conference delegates can walk around and stop at the tables of their choice. Additional details are provided on the enclosed Showcase sheet. **The tables are assigned on a first come, first serve basis, and we expect them to all be assigned by July 1st, so please be sure to return the merit/showcase attendance form as soon as possible.**

Those of you who cannot attend may provide handouts on your program. Please send 50 copies:

NAHRO

Attn: Tawanna Barnes-Jackson

DELIVER TO: BAYSHORE

c/o Tampa Marriott Waterside Hotel

700 S. Florida Ave

Tampa, FL 33602

Please do not send them to arrive prior to July 11th, as the hotel will not hold them.

Please fill out the award/showcase attendance form enclosed to let us know if you intend to pick up your mounted certificate in person at the presentation, or if you would prefer to have it mailed to you. Also, let us know if you will participate in the Awards Showcase or are sending handouts. A return envelope is enclosed for your convenience, or you may fax the form back to me at (202) 289-4968 immediately. **Please return the attendance form by June 23, 2014.**

Sincerely,

Tawanna M. Barnes-Jackson

Tawanna M. Barnes-Jackson

Senior Customer Relations Specialist

Enclosures

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Votes

ARHA Adopts Non-Smoking Policy

Thursday, May 1, 2014

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The Board of Commissioners of the Alexandria Redevelopment and Housing Authority unanimously approved a resolution calling for a Non-Smoking Policy for all ARHA residents at its meeting last month. When fully implemented in late Spring 2015, the new policy will cover approximately 3,000 residents.

Results of a survey of smoking prevalence and attitudes on smoking at ARHA indicate that approximately 33 percent of adult residents are smokers. This is consistent with rates reported by a few other housing authorities, but way above the 19-21 percent rate of adult smoking among those who do not live in affordable housing.

Non-smoking or smoke-free policies in affordable housing is a national trend. More than 430 housing authorities nationwide have adopted smoke free policies of one kind or another. However, ARHA's action makes it only the third housing authority in the Commonwealth of Virginia to take such action — Portsmouth and Chesapeake are the other two — and the first in Northern Virginia to do so.

Efforts are already underway — supported by a grant from the Alexandria City Council — to create a system for the delivery of affordable, comprehensive smoking cessation services to ARHA residents. Services include:

- Free group cessation counseling classes
- Access to a primary care provider who can assess their smoking behavior
- Referral for individual behavioral health counselors, and
- Prescribe FDA-approved therapies and medications where appropriate.