



Monday, November 24, 2014

**ALEXANDRIA REDEVELOPMENT  
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

**BOARD OF COMMISSIONERS**

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



ALEXANDRIA  
REDEVELOPMENT &  
HOUSING AUTHORITY



**MERRICK T. MALONE**  
*Chairman*

**DANIEL BAUMAN**  
*Vice Chairman*

**Commissioners:**

**Christopher Ballard**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**Brett J. Libresco**  
*Commissioner*

**A. Melvin Miller**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

**Salena Zellers**  
*Commissioner*

**Roy O. Priest**  
*Secretary-Treasurer*

November 24, 2014

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

Re: **Monday, November 24, 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, November 24, 2014 at 7:00 p.m., Ladrey Building 300 Wythe Street (Community Room), Alexandria, VA 22314. There is no Consent or Action items submitted for the docket.

Sincerely,

Roy O. Priest,  
Secretary-Treasurer

Ih/ROP

cc: City Council (7 electronically)  
ARHA Commissioners (9 delivered/electronically)  
Rashad Young, City Manager (1 electronically)  
Mildrilyn Davis, Office of Housing (1 electronically)  
Alexandria Libraries (4 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, NOVEMBER 24, 2014 7:00 PM

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

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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, October 22, 2014
  
4. Vote Receipt of the Secretary-Treasurer’s Report
  
5. **CONSENT DOCKET**  
No information Submitted
  
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  
LADREY BUILDING (*community room*)  
300 WYTHE STREET ALEXANDRIA, VA 22314

MONDAY, OCTOBER 27, 2014  
7:00 P.M.

**PRESIDING:** Daniel Bauman, Vice Chairman

**THOSE PRESENT:** Melvin Miller  
Salena Zellers  
Brett Libresco  
Karl Sandberg

**ABSENT:** Merrick Malone  
Christopher Ballard  
Carter Flemming  
Chyrell Bucksell

**RECORDER:** Ian Hawkins

The regular Board meeting was called to order at 7:12 pm. However, we did not have enough Board members present to form a quorum until 7:53 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff, City Office of Housing staff and community citizens. The Chairman apprised the Board that a quorum is needed for voting and the docket would be re-arranged until a quorum is available.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President, greeted the Board of Commissioners and stated Ladrey was operating and running smoothly. Mrs. Hines apprised the Board that the Labor Day cookout was a huge success and it featured a variety of good food and friends. Mrs. Hines indicated everyone had a wonderful time. The Advisory Board would like to thank staff, Mr. Priest and Mr. Owens for their assistance.

The Advisory Board's new t-shirts are playing a big role in the building. The t-shirts are bright in color and visible throughout the building and displays who the RAB members are. Mrs. Hines thanked staff for their assistance.

There was no further information to report.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President - Absent

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

- Neighborhood Briefing (Alexandria Police Department) – Sgt. Nicholas Riggerio of Alexandria Police Department gave a brief status report on a variety of initiatives implemented by the residential officers, street crime unit, and bike officers.
- Mr. Otis Weeks presented a presentation to the Board of Commissioners which was referred to the ARHA staff.
- Ms. Fredericka Charity, briefed the Board on the Family Self-Sufficient Program (FSS). Ms. Charity introduced several of the graduates of the program. **VICTORIA BECKHAM** has maintained employment with the Alexandria City Public Schools for over 10 years. While in FSS she took computer classes to prepare herself for an office job, and she improved her budgeting skills. Her income increased 17%; **MARY JAMES** has maintained full-time employment with the City of Alexandria since 2002. While in FSS, she learned to handle credit better and improve her credit score. Her income increased 13%; **NADINE MARTIN** has maintained employment with Goodwin House for 25 years. She is full-time, and she has increased her earnings by 40% since being in FSS. Her sights are on homeownership and she has taken the first time homebuyer’s seminar to start preparing; **ANGELA MCMURRAY** has maintained employment with the DC Superior Court, as a deputy clerk since 2008. She has started the homeownership process and she is deciding where the best place for her family will be. She is close to being totally self-sufficient. Her income increased 18%; **NAKITA PETERSON** has maintained full-time employment since 2009, and she has two daughters in college. She is one of our highest earners as an executive assistant. Her income, will be self-sufficient soon. Her income increase 29% and **CINDY BOWLES** was unable to attend tonight’s presentation. Ms. Bowles has maintained employment at the Division of Motor Vehicles, moving from part-time to full-time, and receiving a promotion. Her income increased by the largest percentage, 72%.

The Board of Commissioners, Mr. Priest and staff congratulated all the participants for successfully completing the FSS Program.

**ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, SEPTEMBER 22, 2014:**

Vice-Chairman Bauman presented the minutes for Monday, September 22, 2014. Commissioner Sandberg moved to accept the minutes; the motion was seconded by Commissioner Zellers. The motion was approved with (5) Yeas and (0) Nays to accept the minutes of Monday, September 22, 2014.

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

Vice Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Vice-Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Commissioner Miller moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Libresco. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Secretary-Treasurer's Report of Monday, September 22, 2014.

**ITEM 5. CONSENT DOCKET:**

**ITEM 6. ACTION DOCKET:**

**ITEM 7. OTHER BUSINESS:**

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

A motion was made by Commissioner Miller and seconded by Commissioner Libresco, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:53 pm

At 8:55 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 unanimously of (5) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 10:12 pm.

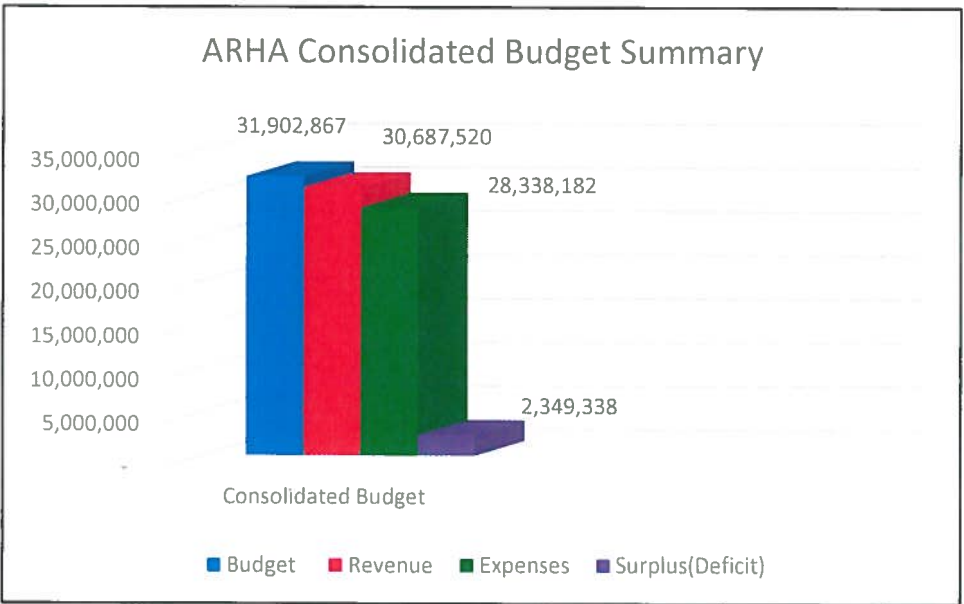
# FINANCE

FINANCE



**ARHA FINANCIAL STATUS FOR THE PERIOD ENDING OCTOBER 31, 2014**

**Consolidated Budget**

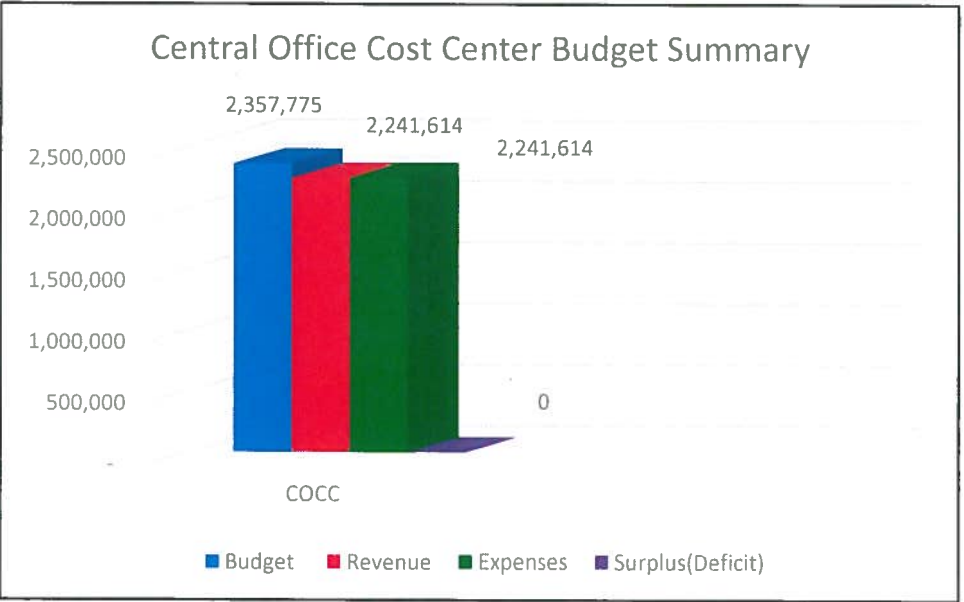


The overall financial performance remains consistent since the previous reporting period and we generated restricted reserves of \$2,349,340.

Revenues were \$1,215,347 or 3.8% less than budgeted. The majority of this shortfall is attributed to dwelling rent projections being 8% under budget and not having to transfer 52% of projected reserves. We anticipate the gap between rental incomes to remain flat once units at OTC Phase V are leased and we adjust accounts for uncollectable rents.

Expenses were \$3,564,685 or 11% lower than anticipated (This is attributed to our HAP expenses being \$2.2 mm under budget, not having to transfer \$738k in reserves to cover operating expenses, and staff managing the operating and administration expenses based on actual revenues). There were two expense categories over budget, Ordinary maintenance and operations (7%) and Protective Services (103%).

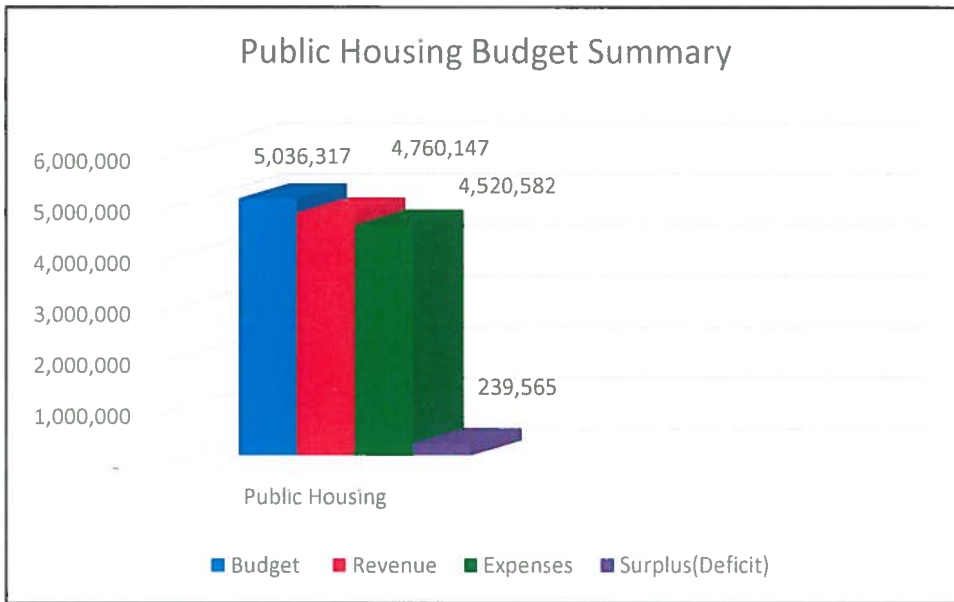
**Central Office Summary**



Revenues and Expenses were \$116k or 5% over budget. The main reason is that the fee income was higher than projected and because Central Maintenance costs were higher as a result of vacant unit turns and rehab work at Princess Square (Jefferson Village)

We have used \$125k or 100% of budgeted reserves and \$121k or 73% of Developer Fee to support COCC operating costs.

**Public Housing Summary**



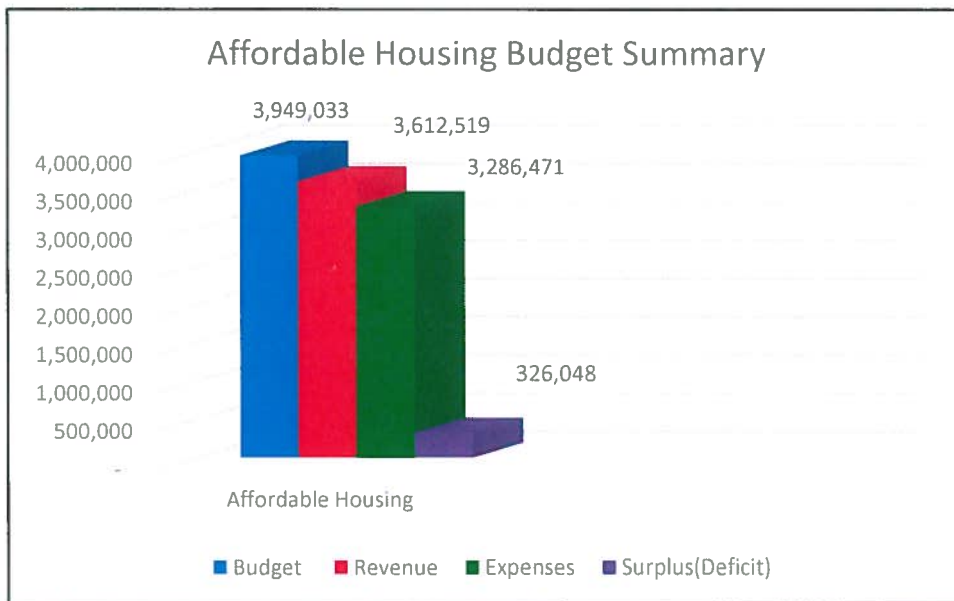
Properties include; Ladrey, Andrew Atkins, Samuel Madden, Ramsey, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase 1, James Bland Phase II, and James Bland Phase IV.

Revenue was \$276,170 or 5% less than budgeted due to a decrease in dwelling rent and not having to transfer reserves.

Expenses were \$515,735 or 10% less than budgeted as a result of management controlling costs in Administration and General Expenses.

Among our PH properties, 6 AMPs yielded restricted reserves of \$239,565 and 5 AMPs produced net losses in the amount of \$105,386. This resulted in restricted net income of \$134,179. OTC is responsible for the largest loss (\$35k) because of low rental income and the amount of subsidy received from HUD.

**Affordable Housing Summary**



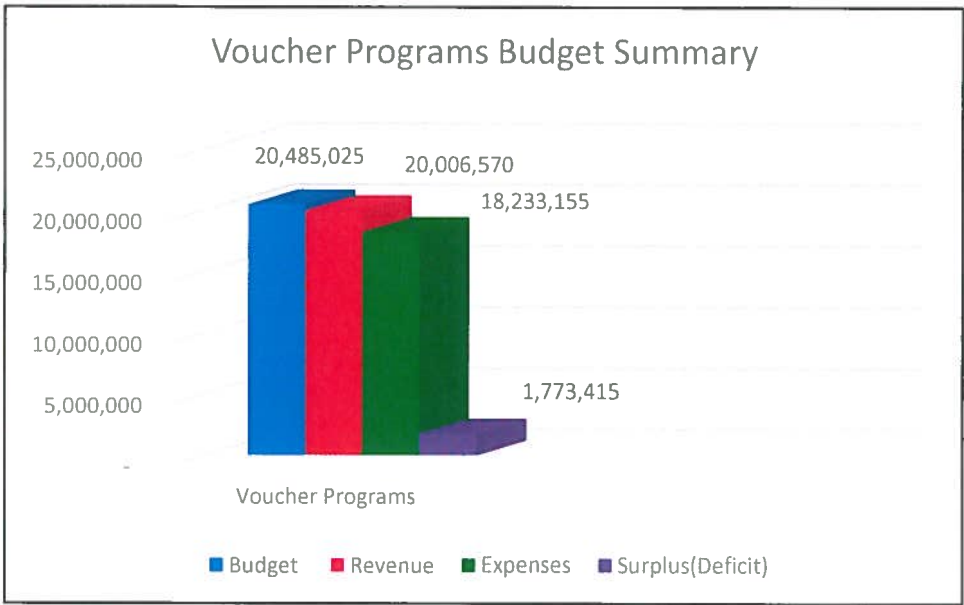
Properties include; James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Jefferson Village, and Pendleton Park.

Revenues were \$336,514 or 9% less than budgeted due to dwelling rents being lower than projected.

Expenses were \$662,562 or 17% less than budgeted due to management controlling costs in Administration and General Expenses.

Among our affordable units three (3) properties generated a restricted reserve of \$326k, one (1) property generated unrestricted income of \$86k, which was transferred to support the COCC, and two (2) properties generated a net loss of \$97,967 as a result of vacancies and increased maintenance/rehab costs.

**Voucher Programs**

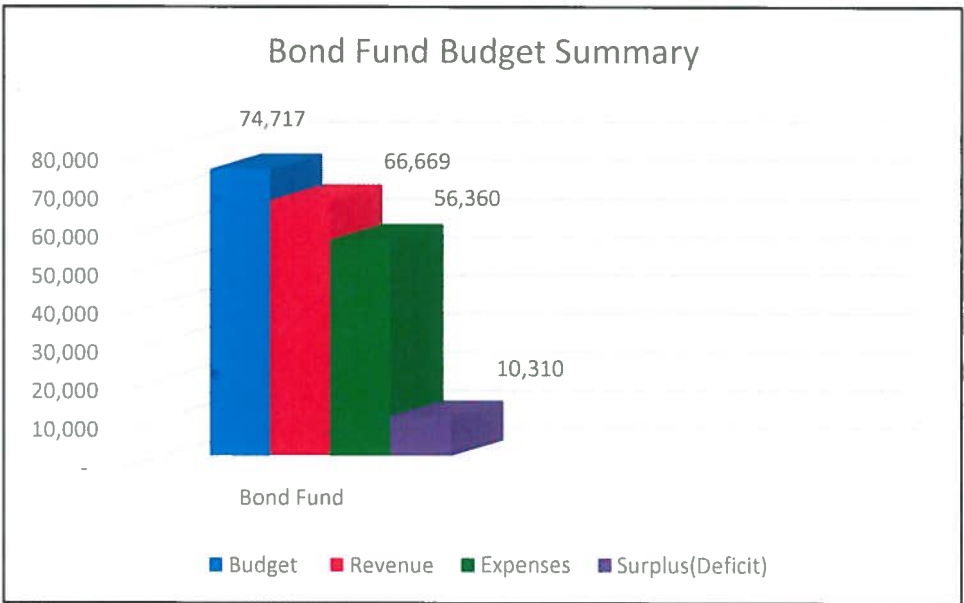


Includes Housing Choice Voucher Program and Mod Rehab.

Revenues were \$478,455 or 2% less than budgeted.

Expenses were \$2,251,870 or 11% less than budgeted because of lower than projected HAP payments to landlords.

**Bond Fund**



Revenue was \$8,047 or 11% less than budgeted.

Expenses was \$18,357 or 25% less than budgeted.



**Commissioners:**


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

Melvin Miller  
Carter Flemming  
Brett Libresco

Chyrell Bucksell  
Karl Sandberg  
Salena Zellers

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**Roy Priest, Chief Executive Officer**

**DATE:** November 20, 2014  
**TO:** Chairperson Merrick Malone and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary Treasurer   
**SUBJECT:** **ARHA FINANCIAL REPORT: JANUARY 1, 2013 – OCTOBER 31, 2014**

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## **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 October 31, 2014, the COCC generated a net loss of \$246,743. We have utilized current year unrestricted revenue and developer fee to cover the net loss. The total amount of developer fee budgeted for the COCC in FY2014 is \$200,000, of which 61% or \$121,743 has been needed as of the period ending October 31, 2014.

## **II. PUBLIC HOUSING- AMP 1**

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

For the period ending October 31, 2014, Public Housing- AMP 1 generated a restricted reserve of \$38,874; 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 October 31, 2014, Public Housing- AMP 3 generated a restricted reserve of \$109,285, which \$105,386 has been used to cover current year operating deficits in AMP's 5, 6, 8, 9 and 10.

#### **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 October 31, 2014, Public Housing- AMP 4 generated a restricted reserve of \$34,588; 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 October 31, 2014, Public Housing- AMP 5 generated a net loss of \$14,540; 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 October 31, 2014, Public Housing- AMP 6 generated a net loss of \$18,891; 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 October 31, 2014, Public Housing- AMP 7 generated a restricted reserve of \$25,068, 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 October 31, 2014, Public Housing- AMP 8 generated a net loss of \$12,336; 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 October 31, 2014, Public Housing- AMP 9 generated a net loss of \$24,218; 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 October 31, 2014, Public Housing- AMP 10 generated a net loss of \$35,401; 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 October 31, 2014, Public Housing- AMP 11 generated a restricted reserve of \$22,754; which is restricted for Public Housing operations.

## **XIII. PUBLIC HOUSING- AMP 12**

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

For the period ending October 31, 2014, Public Housing- AMP 12 generated a restricted reserve of \$114,383; which is restricted for Public Housing operations.

**XIV. OLD TOWN COMMONS V- (JB V)**

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

For the period ending October 31, 2014, OTC V generated a restricted reserve of \$59,828; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

**XV. MILLER HOMES**

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

For the period ending October 31, 2014, Miller Homes generated an (unrestricted) surplus of \$86,334, which is being used to fund current year operating deficits in the COCC.

**XVI. HOPKINS- TANCIL COURTS**

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

For the period ending October 31, 2014, Hopkins Tancil generated a net loss of \$39,405, this loss is being funded from prior year reserves.

**XVII. QUAKER HILL, LP**

This property consists of 60 LIHTC rental units.

For the period ending October 31, 2014, Quaker Hill generated a restricted reserve of \$237,763; 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 October 31, 2014, Jefferson Village generated a net loss of \$58,562; 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 October 31, 2014, Pendleton Park generated a restricted reserve of \$28,458; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

**XX. HOUSING CHOICE VOUCHER PROGRAM**

For the period ending October 31, 2014, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$1,687,835; which a portion will be used for future lease-up of OTC Phase V and an increase in the HCVP payment standard to 110%.

**XXI. MOD REHAB PROJECT BASED VOUCHERS**

For the period ending October 31, 2014, the Housing Mod-Rehab operated with a surplus of \$85,580; which is restricted for future housing assistance payments within the Mod Program.

**XXII. TAX EXEMPT BOND INCOME**

For the period ending October 31, 2014, The Bond Fund generated an un-restricted surplus of \$10,310, which is being reserved for future programs and events in FY 2014.

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



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

	Total Actual	Total Budget	Over / (Under) Budget	Total C.O. & Public Housing	*Central Office (C.O.)			Public Housing AMP 1		
					Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b>Operating Revenue</b>										
Dwelling Rent	5,159,212	5,630,333	(471,121)	1,728,847	-	-	-	426,313	440,000	(13,688)
Governmental Grants	18,706,287	19,071,417	(365,130)	-	-	-	-	-	-	-
Local Grants	67,421	70,375	(2,954)	67,421	-	-	-	67,421	70,375	(2,954)
Management/Fee for Service	2,581,466	2,508,167	73,299	1,443,357	1,443,357	1,504,167	(60,810)	-	-	-
Bookkeeping Fee	66,511	80,417	(13,906)	66,511	66,511	80,417	(13,906)	-	-	-
Asset Management Fee	131,758	107,167	24,591	131,758	131,758	107,167	24,591	-	-	-
HCVP Asset Management Fee	451,442	446,500	4,942	339,573	339,573	338,167	1,407	-	-	-
Developer Fee/OTC Sale Proceeds	121,743	166,667	(44,924)	121,743	121,743	166,667	(44,924)	-	-	-
Operating Subsidy	2,709,362	2,647,083	62,278	2,709,362	-	-	-	517,690	528,250	(10,560)
Investment Income	2,622	13,613	(10,990)	779	90	142	(51)	-	4,583	(4,583)
Reserve Transfers	328,353	686,125	(357,772)	230,386	125,000	-	-	-	-	-
Other Income	361,344	475,004	(113,660)	162,025	13,582	36,050	(22,468)	58,922	60,000	(1,078)
<b>Total Operating Revenue</b>	<b>30,687,520</b>	<b>31,902,867</b>	<b>(1,215,347)</b>	<b>7,001,761</b>	<b>2,241,614</b>	<b>2,357,775</b>	<b>(116,161)</b>	<b>1,070,345</b>	<b>1,103,208</b>	<b>(32,864)</b>
<b>Operating Expenses</b>										
Administration	4,686,801	5,199,782	(512,981)	2,808,945	1,257,297	1,452,313	(195,015)	295,703	281,792	13,911
Tenant Services	220,196	325,350	(105,154)	121,857	204	417	(213)	68,256	113,833	(45,578)
Utilities	1,228,703	1,245,000	(16,297)	962,224	23,710	25,333	(1,623)	271,864	272,500	(636)
Ordinary maintenance & operations	2,755,105	2,565,301	189,804	1,838,945	612,845	493,083	119,761	265,192	277,250	(12,058)
Protective Services	43,619	21,492	22,127	15,420	1,129	917	212	775	833	(58)
General expense	2,190,126	2,279,434	(89,308)	909,420	346,428	385,713	(39,284)	129,680	157,000	(27,320)
Housing Assistance Payments	16,775,988	19,013,917	(2,237,929)	-	-	-	-	-	-	-
Debt Service	245,925	322,167	(76,242)	-	-	-	-	-	-	-
Reserves	191,720	930,425	(738,705)	105,386	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>28,338,182</b>	<b>31,902,867</b>	<b>(3,564,685)</b>	<b>6,762,196</b>	<b>2,241,614</b>	<b>2,357,775</b>	<b>(116,161)</b>	<b>1,031,471</b>	<b>1,103,208</b>	<b>(71,738)</b>
<b>NET INCOME (LOSS)</b>	<b>2,349,338</b>	<b>-</b>	<b>2,349,338</b>	<b>239,565</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>38,874</b>	<b>-</b>	<b>38,874</b>
Less: Restricted Income	(2,349,340)	-	(2,349,340)	(239,566)	-	-	-	(38,874)	-	(38,874)
<b>ADJUSTED NET INCOME/(LOSS)**</b>	<b>(2)</b>	<b>-</b>	<b>(2)</b>	<b>(1)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	256,470	278,000	420,202	428,000	18,559	24,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	906,095	924,417	492,364	502,417	12,336	12,583
Investment Income	-	-	-	-	-	-
Reserve Transfers	-	-	-	125,417	<b>14,540</b>	12,775
Other Income	17,646	31,975	13,477	11,233	917	333
<b>Total Operating Revenue</b>	<b>1,180,211</b>	<b>1,234,392</b>	<b>926,043</b>	<b>1,067,067</b>	<b>46,353</b>	<b>49,692</b>
						<b>(3,339)</b>
<b>Operating Expenses</b>						
Administration	249,194	313,112	341,563	383,417	16,610	24,325
Tenant Services	31,249	28,625	596	1,267	19	58
Utilities	452,964	380,250	125,301	140,250	14,481	14,333
Ordinary maintenance & operations	237,207	317,584	306,497	319,717	11,011	7,300
Protective Services	376	-	1,078	-	-	-
General expense	99,937	104,258	116,420	157,375	4,233	3,675
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	105,386	90,563	-	65,042	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>1,176,313</b>	<b>1,234,392</b>	<b>891,455</b>	<b>1,067,067</b>	<b>46,353</b>	<b>49,692</b>
						<b>(3,338)</b>
<b>NET INCOME (LOSS)</b>	<b>3,899</b>	<b>-</b>	<b>34,588</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	(3,899)	-	(34,588)	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

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

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	165,168	177,000	122,130	118,000	54,589	55,000
Governmental Grants	-	(11,832)	-	-	-	(411)
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	103,370	131,667	119,289	121,750	103,234	105,333
Investment Income	-	-	-	-	267	250
Reserve Transfers	18,891	-	-	39,900	12,336	25,608
Other Income	6,266	5,967	5,085	11,333	18,463	2,583
<b>Total Operating Revenue</b>	293,695	314,633	246,504	290,983	188,889	188,775
						114
<b>Operating Expenses</b>						
Administration	174,076	178,050	98,103	115,058	69,907	94,525
Tenant Services	195	417	3,180	917	135	750
Utilities	2,602	4,167	4,779	5,000	14,770	17,083
Ordinary maintenance & operations	78,820	83,708	65,748	112,750	75,763	53,167
Protective Services	162	-	2,460	6,875	511	417
General expense	37,840	48,292	47,165	50,383	27,803	22,833
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	293,695	314,633	221,436	290,983	188,889	188,775
						114
<b>NET INCOME (LOSS)</b>	0	-	25,068	-	(0)	(0)
Less: Restricted Income	-	-	(25,068)	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

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

	Public Housing AMP 9			Public Housing AMP 10			Public Housing AMP 11			Public Housing AMP 12		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
<b>Operating Revenue</b>												
Dwelling Rent	66,030	70,000	(3,970)	29,054	36,000	(6,946)	17,239	21,000	(3,761)	153,093	175,000	(21,907)
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	167,006	170,417	(3,410)	77,006	78,583	(1,577)	97,137	71,667	25,470	113,835	-	113,835
Investment Income	338	333	5	-	-	-	-	6,667	(6,667)	83	-	83
Reserve Transfers	24,218	-	24,218	35,401	33,233	2,168	-	46,750	(46,750)	-	47,250	(47,250)
Other Income	5,805	4,333	1,472	1,318	4,292	(2,974)	1,657	8,292	(6,634)	18,886	13,750	5,136
<b>Total Operating Revenue</b>	263,398	245,083	18,314	142,779	152,108	(9,329)	116,033	154,375	(38,342)	285,898	236,000	49,898
<b>Operating Expenses</b>												
Administration	110,092	105,275	4,817	73,216	82,400	(9,184)	52,639	82,342	(29,702)	70,544	103,292	(32,748)
Tenant Services	180	1,250	(1,070)	5,493	2,958	2,535	3,959	2,958	1,001	8,391	5,125	3,266
Utilities	8,100	8,333	(233)	2,110	5,000	(2,890)	10,687	9,250	1,437	30,855	34,250	(3,395)
Ordinary maintenance & operations	110,215	91,350	18,865	42,933	33,833	9,100	15,909	32,600	(16,691)	16,804	39,333	(22,529)
Protective Services	1,457	1,500	(43)	1,744	2,333	(590)	1,466	1,667	(201)	4,262	2,750	1,512
General expense	33,353	34,875	(1,522)	17,282	25,583	(8,301)	8,619	25,558	(16,939)	40,659	51,250	(10,591)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	2,500	(2,500)	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	263,397	245,083	18,314	142,779	152,108	(9,329)	93,280	154,375	(61,095)	171,515	236,000	(64,485)
<b>NET INCOME (LOSS)</b>	0	-	0	(0)	-	(0)	22,754	-	22,754	114,383	-	114,383
Less: Restricted Income	-	-	-	-	-	-	(22,754)	-	(22,754)	(114,383)	-	(114,383)
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

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

	OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b>Operating Revenue</b>									
Dwelling Rent	158,462	283,333	(124,871)	235,038	230,000	5,038	1,030,173	1,130,000	(99,827)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	12	17	(4)
Investment Income	-	55,000	(55,000)	-	-	-	39,405	-	39,405
Reserve Transfers	1,562	9,583	(8,021)	5,179	10,229	(5,050)	27,289	28,333	(1,044)
<b>Total Operating Revenue</b>	<b>160,024</b>	<b>347,917</b>	<b>(187,892)</b>	<b>240,217</b>	<b>240,229</b>	<b>(12)</b>	<b>1,096,880</b>	<b>1,158,350</b>	<b>(61,470)</b>
<b>Operating Expenses</b>									
Administration	69,213	104,875	(35,662)	112,743	119,746	(7,003)	213,011	184,170	28,841
Tenant Services	5,947	55,417	(49,470)	-	67	(67)	54,998	95,250	(40,252)
Utilities	825	1,667	(842)	518	3,417	(2,899)	158,295	207,500	(49,205)
Ordinary maintenance & operations	8,738	110,833	(102,095)	27,619	30,458	(2,840)	277,086	227,917	49,169
Protective Services	1,841	2,500	(659)	11,157	33	11,123	770	500	270
General expense	13,631	65,833	(52,202)	1,846	15,625	(13,779)	315,099	238,013	77,086
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	77,620	80,000	(2,380)
Reserves	-	6,792	(6,792)	86,334	70,883	15,451	-	125,000	(125,000)
Transfers	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>100,197</b>	<b>347,917</b>	<b>(247,720)</b>	<b>240,217</b>	<b>240,229</b>	<b>(12)</b>	<b>1,096,880</b>	<b>1,158,350</b>	<b>(61,470)</b>
<b>NET INCOME (LOSS)</b>	<b>59,828</b>	<b>-</b>	<b>59,828</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>
Less: Restricted Income	(59,828)	-	(59,828)	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>

\*\*Loss reduces unrestricted reserves



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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	17,711,023	18,066,000	995,263	1,005,417	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,138,109	1,004,000	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	111,869	108,333	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	107	1,025	55	58	1,100	1,100
Reserve Transfers	-	175,192	-	-	-	-
Other Income	50,144	125,000	-	-	65,569	74,717
<b>Total Operating Revenue</b>	18,899,383	19,371,217	1,107,187	1,113,808	66,669	74,717
		(471,834)		(6,621)		(8,047)
<b>Operating Expenses</b>						
Administration	1,011,421	1,001,133	71,992	71,092	36,128	48,833
Tenant Services	-	-	-	-	20,232	15,000
Utilities	1,304	2,083	-	-	-	-
Ordinary maintenance & operations	17,917	17,417	-	-	-	-
Protective Services	13,590	833	-	-	-	-
General expense	328,125	341,250	12,819	13,792	-	1,667
Housing Assistance Payments	15,839,192	18,008,500	936,796	1,005,417	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	23,508	-	9,217
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	17,211,548	19,371,217	1,021,607	1,113,808	56,360	74,717
		(2,159,669)		(92,201)		(18,357)
<b>NET INCOME (LOSS)</b>	1,687,835	-	85,580	-	10,310	10,310
Less: Restricted Income	(1,687,835)	-	(85,580)	-	(10,310)	(10,310)
<b>ADJUSTED NET INCOME/(LOSS)**</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

# ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /  
SOCIAL SERVICES





**Commissioners:**

**Merrick Malone, Chairman**  
**Daniel Bauman, Vice Chairman**  
Melvin Miller

Carter D. Flemming  
Brett J. Libresco  
Christopher Ballard


Karl Sandberg  
Chyrell Bucksell  
Salena Zellers

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**Roy Priest, Chief Executive Officer**

**DATE:** November 21, 2014

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

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

**SUBJECT:** **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 10/31/2014**

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I. Performance Indicators for Board Monitoring

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

ARHA's Admission and Continuing Occupancy Plan, also referred to as the ACOP, is the official document 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 unit turnaround time (down time + make ready [turn-over] + lease up time)
- Work Order performance pursuant to HUD standards
- Public Housing Assessment Systems (PHAS) score, annually revised by HUD, based on information gathered by HUD from electronic submittals, REAC inspections and other components provided by the Authority.

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

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

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

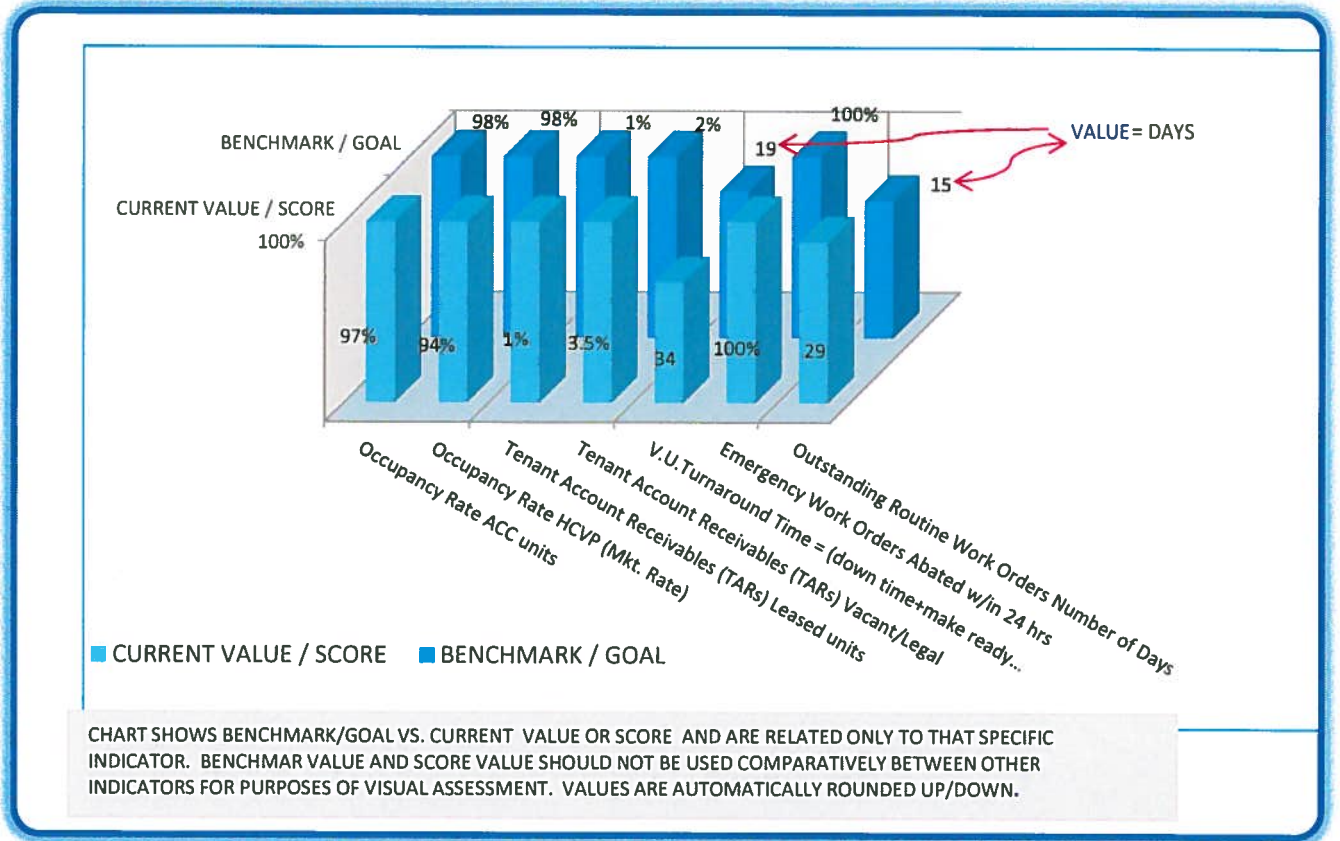
**TABLE A**

**Performance Indicators for Board Monitoring for the current reporting period**

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
	INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD's STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	97%	97%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	94%	95%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	1%	2%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
4	Tenant Account Receivables (TARs) - Vacated/Evictions	3.5%	3.5%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 2 day (average) MAKE READY TIME = 8 days (average) LEASE UP TIME = 24 days (average)	34 days	30 days	19 days	20 days	Vacant units down time 20≤ days =A 21≤ days =B
6	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%	100% = A	8 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	29 days	34 days	15 days	21 days	369 total work orders issued; 244 completed; 125 work orders remain open including VUs, pest services, and UPCS-HQS inspections, and system transfers.
<b>SPECIAL PROJECTS</b>						
n/a						

**CHART A**

**Performance Indicators for current Board Monitoring Reporting Period**



**TABLE B**

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

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (1) see bottom notes	68	7	10%
Quaker Hill	60	5	5%
Hopkins-Tancil Courts (2)	108	6	6%
Miller Homes	16	0	0%
Pendleton Park	24	2	4%
<b>TOTALS (3)</b>	<b>276</b>	<b>17</b>	<b>6%</b>

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

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

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

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

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

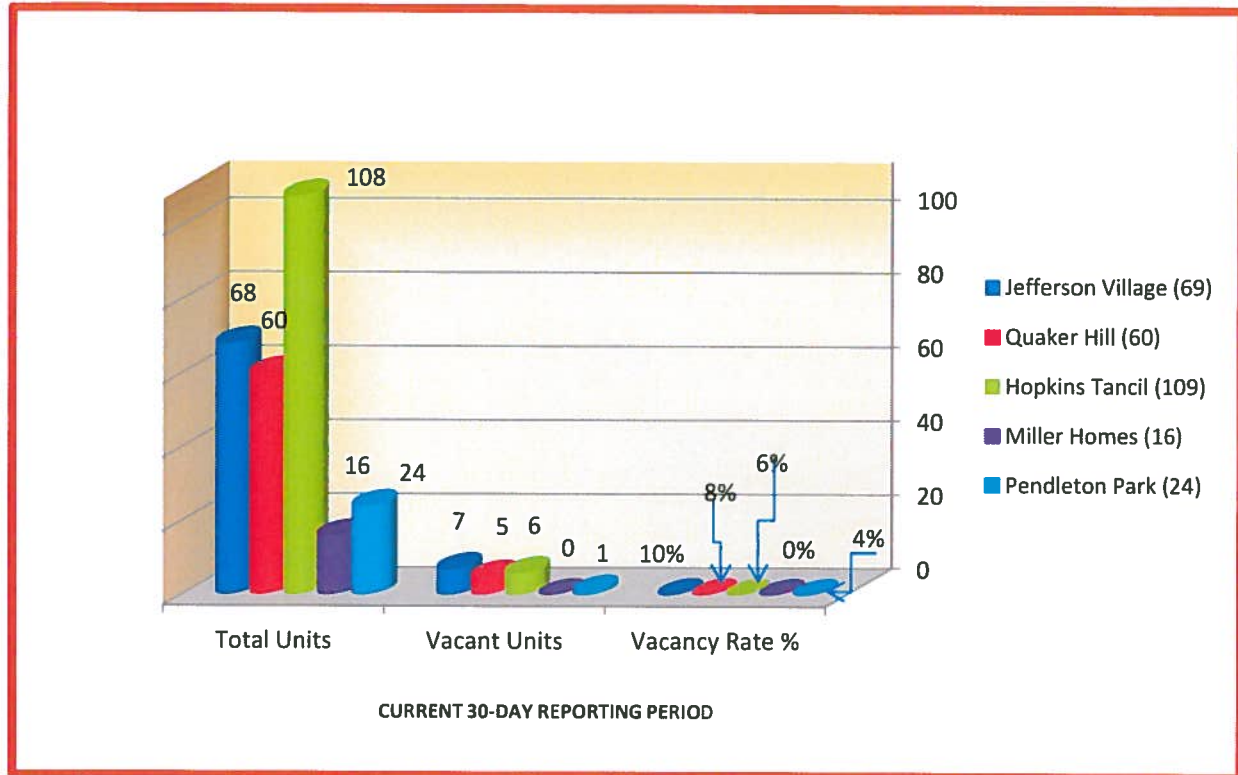


Table C below provides a view of the ACC units, per development, showing the total unit numbers, vacant units under rehab, off-line or demolition, the total of occupied units and occupancy and average vacancy rates for the current reporting period. Please note that chart values are automatically rounded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

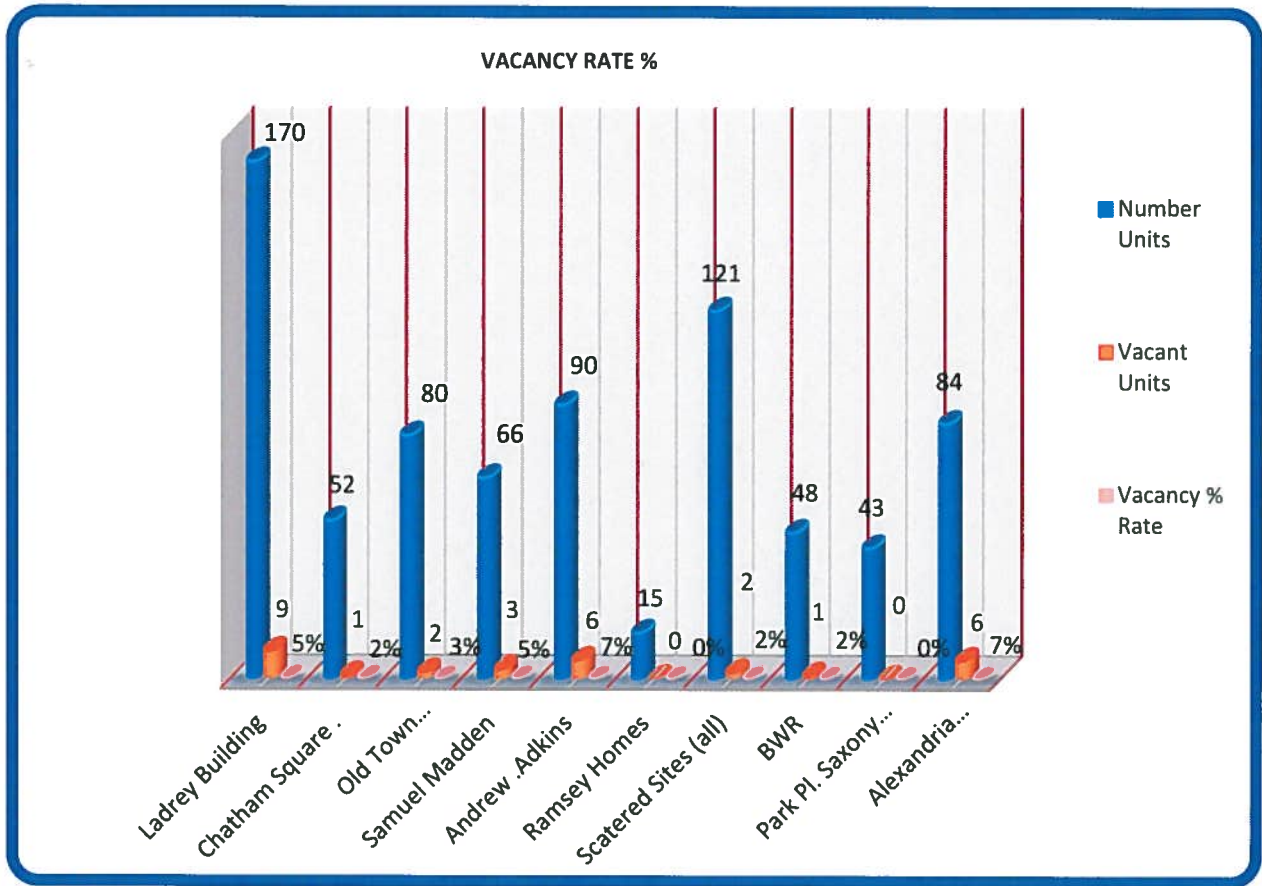
**TABLE C: Vacancy Activity Tracking Report for ACC Units**

	Number Units	Vacant Units	Vacancy % Rate (2)
Ladrey Building	170	9	5%
Chatham Square.	52	1	2%
Old Town Commons	80	2	3%
S. Madden Homes (1)	66	3	5%
A. Adkins Homes	90	6	7%
Ramsey Homes	15	0	0%
Scattered Sites (all)	121	2	2%
BWR	48	1	2%
Park Place & Saxony Square	43	0	2%
Alexandria Crossing (all on-line units)	84	6	7%
<b>TOTALS:</b> (values are rounded up/down)	<b>769</b>	<b>30</b>	<b>3%</b>

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

The Chart C below shows the vacant unit activity per sites based on the content of Table C. Please note that some developments have been accumulated under one name due to the limitations of the graphic (i.e.: Scattered Sites I, II and III, are all under “Reg. 3 Scattered Sites”, Braddock, Reynolds and Whiting are under “BWR”, etc.) All vacancy rate values are 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, Current Reporting Period**





## Jefferson Village Updates

The site management and leasing activities at Jefferson Village are included in the Housing Choice Voucher Program report for this period.

### II. Year-to-Date Administrative & Legal Activities

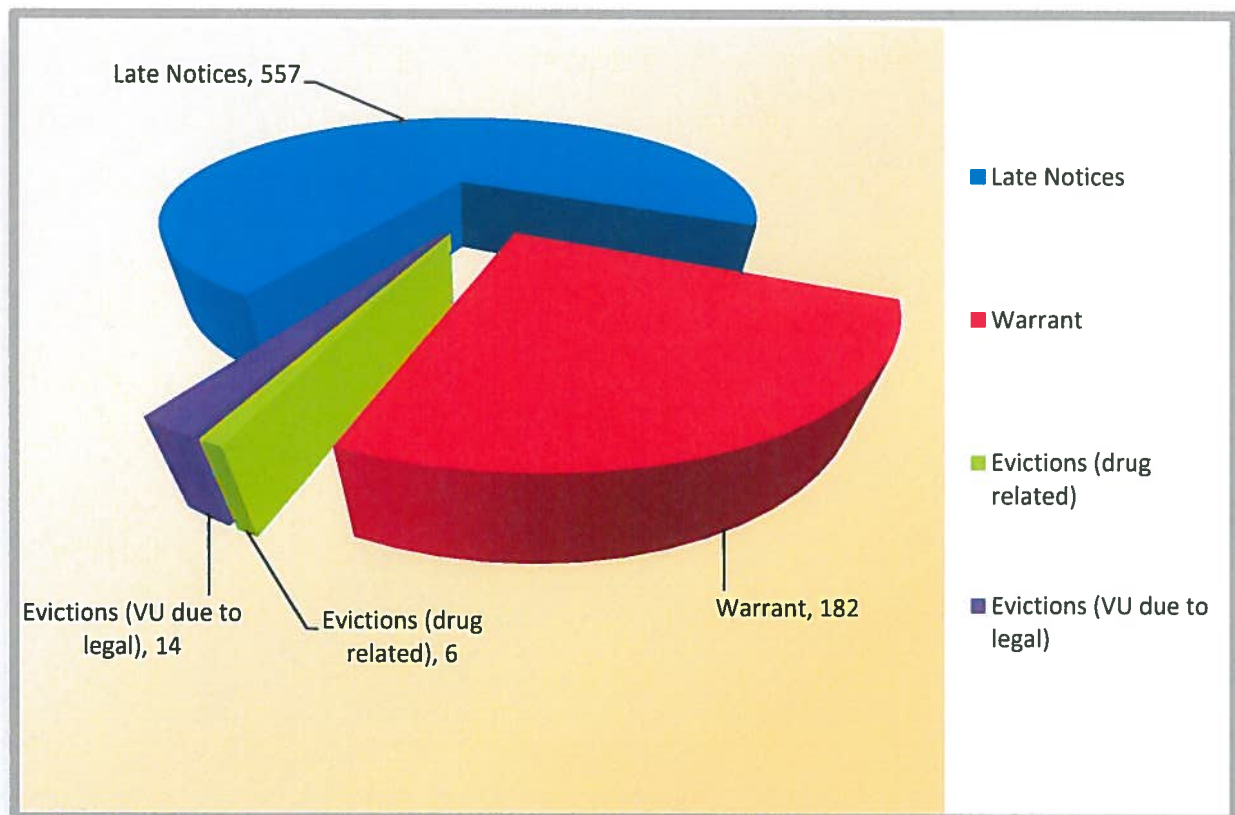
The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department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

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

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

#### CHART D

#### Year to Date Administrative & Legal Activities



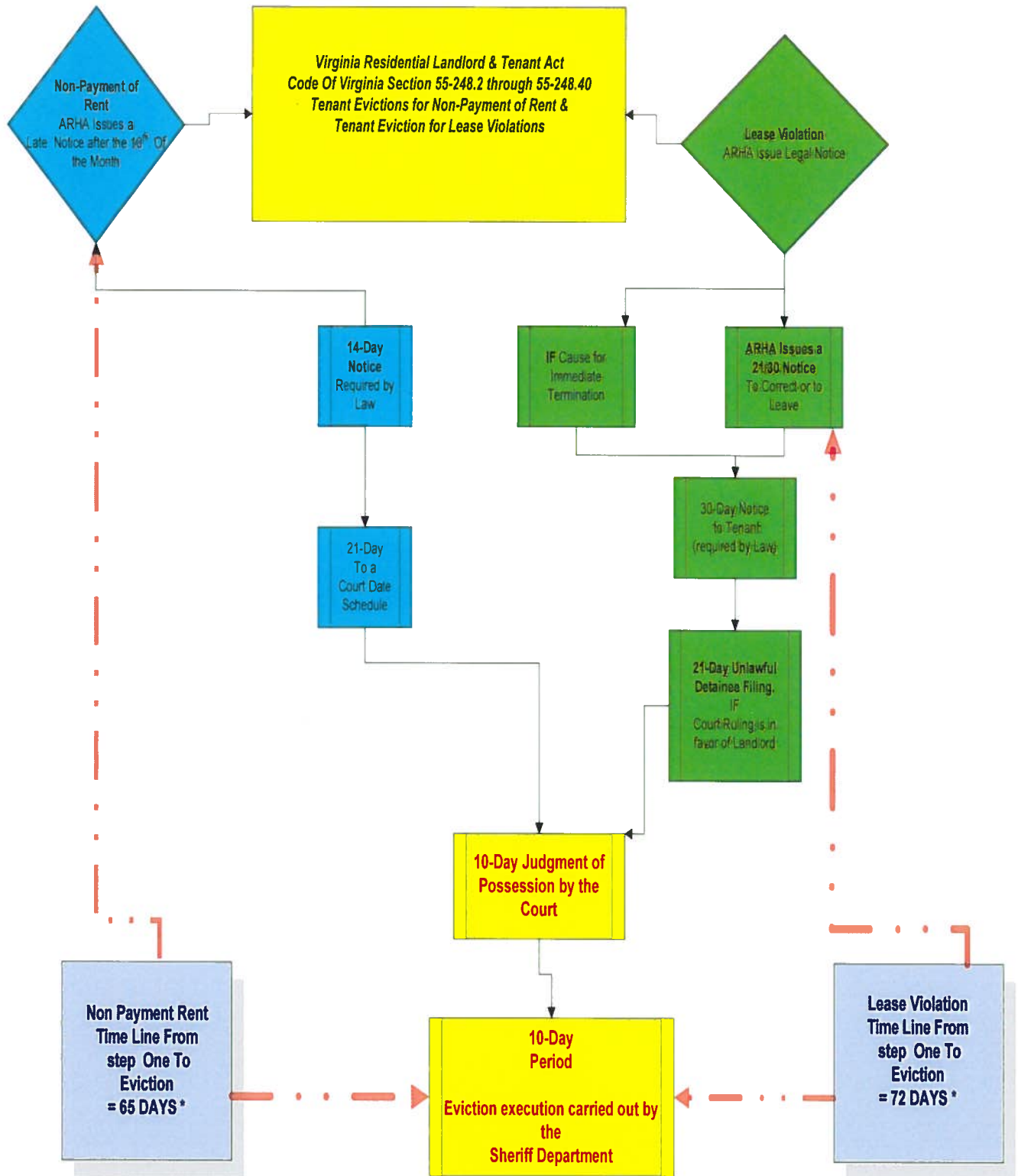
## **Virginia Residential Landlord-Tenant Legal Process**

Legal Process for Virginia Residential Landlords and Tenants is illustrated in the flow chart below. The VRLTA covers two legal scenarios: a) cases for Non-Payment of Rent, and b) cases for Lease Violations, which also include drug cases and any other case not related to rent payments.

The total time line may vary by circumstances, including but not limited to the Landlord's action, the Court actions in moving forward or allowing the defendant additional time or other recourses and the tenant's actions (contesting the case, etc.). The time lines showed below are the average for each type of case.



## VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



\*Time Lines may vary for each case based on unilateral actions by ARHA, the Court or the Defendant



**Commissioners:**


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

Melvin Miller  
Carter Flemming  
Brett Libresco

Chyrell Bucksell  
Karl Sandberg  
Salena Zeller

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**Roy Priest, Chief Executive Officer**

**DATE:** November 11, 2014  
**TO:** Merrick Malone, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** **Housing Choice Voucher Program (HCVP) Activity Report**

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

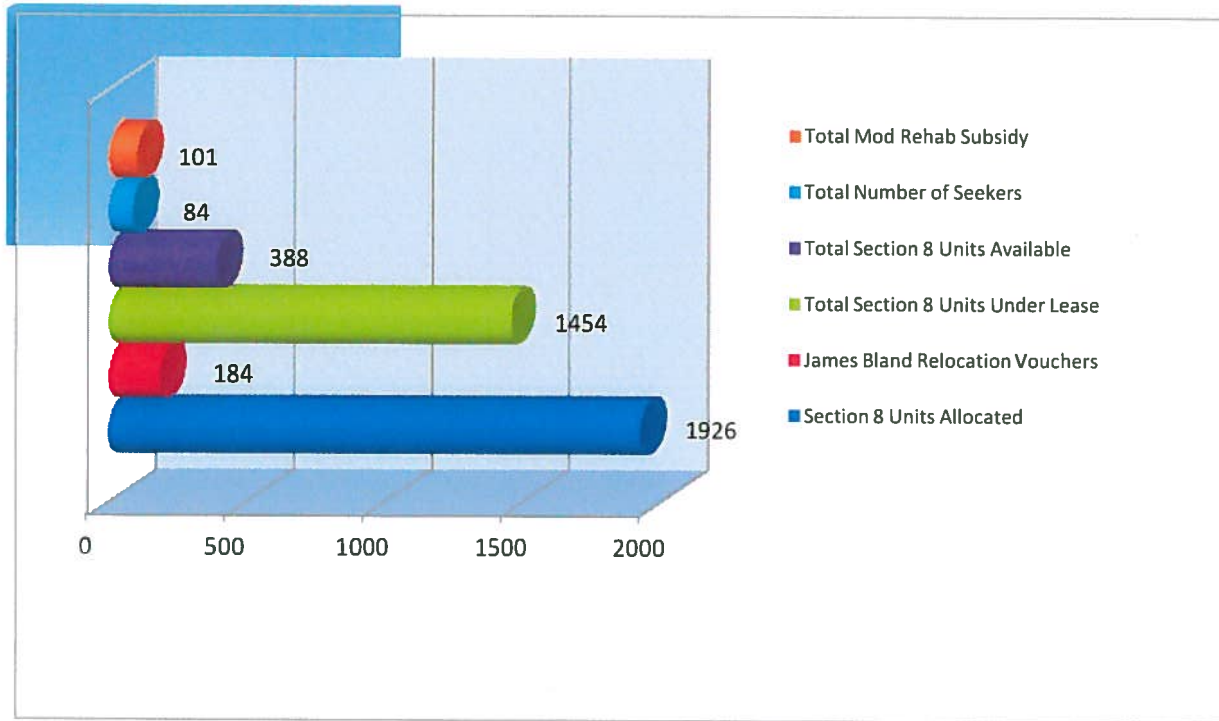
The current program utilization rate is 76% of the annual contributions contract (ACC) with 90% of the budget authority expended. There were fourteen (15) new move-in certifications completed for the month of October and one (1) move out as a result of a port absorption. Fifteen (15) new vouchers were issued and added to the pool of applicant seekers this month. Twenty-nine (29) referrals for the local preferences were received from the Department of Community and Human Services (DCHS) and will be included in upcoming application sessions. Our goal is to fill as many available local preference vouchers as possible before the end of the fiscal year. DCHS has committed to providing additional support to local preference applicants through each stage of the new applicant process, up to and including assistance with locating a unit once the voucher has been issued.

A joint meeting was held with ARHA, VHDA and the City Office of Housing to discuss impediments to closing for the homeownership program. Mid-year, the ARHA and City staff realized that a number of the loans submitted to VHDA for approval, that were previously able to successfully navigate the underwriting process, where now being placed on hold. As a result, real estate agents and mortgage loan originators familiar with the intricacies of our program and the residents we serve where opting out of program participation. The meeting was intended to obtain guidance and decipher the VHDA underwriting requirements in an effort to revive halted deals and to better facilitate future deal. Additionally, ARHA and City staff requested recommendations for deferring upfront cost such as appraisals and inspections that are 100% the purchaser's responsibility, on deals that do not meet baseline underwriting requirements. VHDA's Director of Homeownership and the Loan Programs Manager, graciously agreed to provide basic written guidelines with the understanding that every review would have some variance. The offer of support our program in partnership was extended at the close of the meeting.

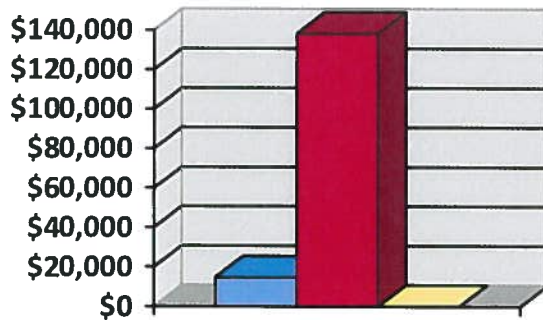
The department is working on its year-end closeout review. This process includes a full review of program operations to include reconciliation of the voucher management system (VMS) data submitted regarding program expenditures, and program compliance with the section eight management assessment program (SEMAP) year-to-date. Key areas of focus for SEMAP reconciliation are program utilization, family self sufficiency and quality control housing quality inspections. Revised requirements for the FSS program necessitates increasing the number of families participating in the program. As such, staff has been conducting outreach to existing program participants, as well as providing information on the program for newly issued vouchers during the briefing sessions, to encourage participation.

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.**



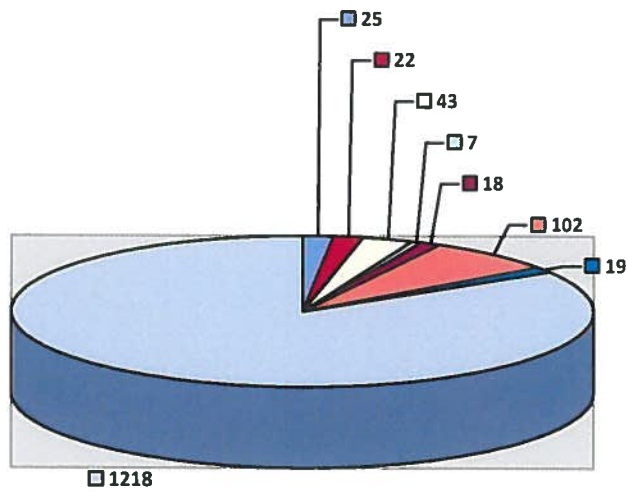
**CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.**



Top Escrow Balance	\$14,735
Total Escrow Balance	\$138,221.35
No. of	46

Top Escrow Balance
Total Escrow Balance
No. of Participants

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

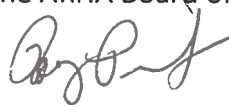


- New Brookside
- Mental Health
- Family Unification
- Foster Care Youth
- Transitional Housing
- Tenant Protection
- Homeownership
- All Other Vouchers



**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

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

**DATE:** November 21, 2014  
**TO:** Chairman Merrick Malone and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** RESIDENT AND COMMUNITY SERVICE BOARD REPORT

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

**Resource Learning Centers: Ruby Tucker Family Center (RTFC); Family Resource Learning Center (FRLC) @ Charles Houston; Bridge Program**

Activity

	Workshops/Training Provided	Number of Programs (service size)
Adult (19 and over)	6	4
Youth (4-18)	76	10

**Finances:**

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0.00	\$1,946.56	\$0.00	\$965 (food, clothing, & educational supplies)

**Volunteers:**

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
0	42	82	24





**Partnerships:**

Outreach to the Alexandria educational, professional and residential communities were on-going throughout this last reporting period. Over 50 contacts were made to stakeholders in support of building the required networks to commence programming immediately. The following table summarizes the contacts made on behalf of middle school programming.

**Notable Contacts:**

Resident Contacts	Partnership Contacts	Site Contacts	Community Contacts
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Resident Contacts	Partnership Contacts	Site Contacts	Community Contacts
<b>24:</b> Middle School & RCS Programming Advertisements: Listed contacts registered their children for programming	<b>12:</b> Met or spoke w/each contact to discover or create partnership opportunity	<b>4:</b> Met or spoke w/each contact to discover opportunities to house middle school programming	<b>11:</b> Networked w/CBO or business to introduce program and produce awareness/direct programming support: staff trainings, program curricula, program resources
Michelle Robinson—Makayla Johnson, 5 <sup>th</sup> Grade (Do You)	Tiffany Gray--Job Links	Yolanda Littlejohn-ARHA (Roth St Building)	Masharia Holman, Department of Community and Human Services
Kate Asante—Joyce & Lois Addo, 8 <sup>th</sup> & 6 <sup>th</sup> Grade (Do You)	City of Alexandria, Department of Parks and Recreation	Principal Jesse Mazur—George Washington Middle School	Angelina Harris—Mental Health, Dominion Hospital
Shawrieka Carter—LeShae Gregory, 8 <sup>th</sup> Grade (Do You)	George Washington Middle School Principal Jesse Mazur	Downtown Baptist Church	County of Fairfax, Department of Family Services
Debbie Robinson--	Carol Muleta, Co-Founder—Gardener Parenting Consulting	Gwen Lewis—CCNA, Hammond Middle School	Garrett Hamilton, North Spring Behavioral Healthcare
Jasmine Broadnax—Jamana Broadnax, 5 <sup>th</sup> Grade (Do You)	Gwen Lewis, Founder—Concerned Citizens Network of Alexandria		Traci DeShazor- YPN President, NOVA Urban League
Caroline Richards—Shamayah Johnson (Do You)	Ashley Blowe—Alexandria Sexual Assault Center		Jenale Scarlett, NOVA Urban League
Felicia Davis—Brianna Suggs, 8 <sup>th</sup> Grade (Do You)	Lynn Thomas—Community Lodgings		Lane JaBaay, Founder/CEO Healthy Heroes Alliance
Brenda Shaw—Khylen Shaw, 6 <sup>th</sup> Grade	Margaret Orlando, Alexandria City Dept of Parks and Recreation		Ronald Court—President, Booker T. Washington Society

Other work is being done pursuant to laying a firm foundation for the Bridge Middle School program including a potential partnership with Reach and Rise for Excellence (RARE) which is a program at Hammond Middle School.

**Special Notes/Upcoming Events:**

The FRLC distributed 50 bags of candy to youth program participants for Halloween. On November 7, both centers combined to host the 3<sup>rd</sup> annual Harvest Festival at Ladrey for our community garden program participants. To date we have secured 155 Thanksgiving baskets from various agencies, organizations and local charities, to be distributed to ARHA families across the city for Thanksgiving, totaling 607 individuals.

This is the final week of our “Senior Moments” Original Musical-Comedy with two remaining shows on November 21<sup>st</sup> and 22<sup>nd</sup>. The show has received great reviews and has brought wonderful positive publicity to the agency. Program information can be found at [seniormomentsomc.wordpress.com](http://seniormomentsomc.wordpress.com)

**The Senior Center @ Charles Houston**

**Staff:** Vanessa Greene, Cynthia Pierce

**Congregate Meals:**

Participation Numbers	ARHA/Annie B. Rose Residents	Cumulative Lunch Service
45	17	130

**Services/Activities Summary:**

- **Health, Wellness and Medical Services** - 45 (duplicated count) clients participated in walking club, morning stretch, Yoga and Arthritis Exercise classes, medication safety seminar and 2 blood pressure screening clinics
- **Assessments** – 3
- **Referrals** – 1
- **Deaths** - 1
- **Activities** – 45 clients (duplicated count) participated in shopping excursions to Potomac Yard Center, BIG Lots Store, Landmark Plaza, and Dutch Amish Farmer’s Market, AARP Seminar, Intergenerational Activity with Burgundy Farm School students, “50’s Sock Hop” @ Adult Day Center, annual fall excursion to Thurmont, MD, monthly senior center council planning, and cyber seniors/cyber teens computer program.

**Upcoming Events:**

- Annual Center Thanksgiving Program, Wednesday, November 19<sup>th</sup> @ 11:00
- “Senior Moments” Play @ Lee Center, Friday, November 21<sup>st</sup> @ 6:30
- Army Holiday Concert @ DAR Constitution Hall, Friday, December 5<sup>th</sup> @ 5:30
- Annual City Wide Seniors’ Holiday Luncheon, Thursday, December 11<sup>th</sup> @ 11:00
- Spanish Dancers, Friday, December 12<sup>th</sup> @ 11:00

**Ladrey High Rise**  
*Staff: Starr Robertson*

**Services Provided**

**Health and Medical Entitlements** (Medicaid/Medicare, SNAP, Renewals & Communication)  
 =28 Residents

**Financial** (Medical Bill, Rental, Equipment, Prescription Assistance & Budget Planning)  
 =15 Residents

**Daily Living Skills** (Home Visits, Completing forms/mail/money orders, Making Doctor or Transportation Arrangements for Doctor, Communication with Social Services, Housekeeping)  
 = 32 Residents

**Assessments/Family Planning** (Reports/ Hospital Discharge/APS Coordination)  
 =3 Residents

**Referrals** (DOT Transportation, Metro Access, Senior Taxi, Social Services, Companion Aide, Home Health, Furniture)  
 =11 Residents

**Total Services/Referrals Provided to Residents: 89**

**Participation of Residents in Facilitated Events (Double Counts)**

Ladrey Community Outtings	Ladrey Resident Seminars/Meetings	Food Distributions	Indoor Activities(Cards, Games, Movies, Parties, Fitness)
10	72	290	75

**Total Number of Residents Participation throughout month: 445 (Double Counts)**

**\*\* Note: For this period, There were 9 food distributions for Ladrey residents donated from Trader Joes, CAFB, Alive & \*\* (Produce, Meat, Bread, Hygiene Products, Etc)**

**\*\*Note: For the month, there were 4 bread distributions for Ladrey residents donated by Safeway\*\***

**\*\* Note: For the month, there were 13 Programs/Activities/Seminars/Faith Services/Podiatrist & Senior Thanksgiving Luncheons for Ladrey residents sponsored by various community organizations.**

**James Bland/ Old Town Commons**

*Staff: Yolanda Littlejohn*

***Activity:***

	Workshops/Training Provided	Number of Participants	ARHA Residents
Choices Life Skills	4	28	28
Recruitments	1	69	13
Resume/ Applications Assistance	8	0	8



***Lease Addendum:***

<b>Service and Employability Assessment</b>	<b>Confidentiality Agreements</b>	<b>Informed Consent</b>	<b>Grievance</b>	<b>Budgets</b>
3	3	3	3	2

***Referrals:***

<b>Clothing</b>	<b>Security Deposit</b>	<b>Rental Assistance</b>	<b>Skills Training</b>	<b>Furniture Assistance</b>
4	1	1	1	1

***Data Summary:***

- Total Services/Referrals Provided to Residents: **8**
- Total Number of Residents Participation throughout month: **49**

***Partnerships:***

- **Virginia Employment Commission (V.E.C)** – Established partnership to coordinate and conduct monthly recruitment events given ARHA residents preferential treatment.
- **Center for Employment Training (C.E.T)** - provided logistical space to conduct a series of large workshop open to all ARHA residents. Co-facilitates Choices Life Skills Workshops
- **LINKS of Arlington** - Facilitates a series of financial literacy workshops for ARHA residents through a grant.
- **Penn Draw Fire House** – Received donated coats, shoes and free coupons for Hair Cuttery for residents of OTC

***Upcoming Events:***

- ARHA and V.E.C monthly recruitment – November 17, 2014 1pm -4pm
- Choices Life Skills Workshop – October 22, 29 and November 5, 2014
- Region II Community Meeting – Tentative date 11/19/2014

“Choices” Life Skills program held its first graduation on November 04, 2014 with one (1) resident receiving a certificate of completion and seven (7) certificates of attendance.

**Resource Learning Centers: Ruby Tucker Family Center (RTFC); Family Resource Learning Center (FRLC) @ Charles Houston**

**Staff:** Fredricka Charity

**Activity**

	<b>Workshops/Training Provided</b>	<b>Number of participants</b>	<b>Attendance ARHA Residents</b>
<i>Choices life skills</i>	4	28	28
<i>Recruitments</i>	1	69	13

***Family Self-Sufficiency Program***

Housing Choice Voucher Participants	Participants Earning Escrow	Total HCV Escrow	Top Escrow amount
33	13	\$94,498.58	\$13,817.84

***Referrals***

Furniture	Utility bills	Security Deposits	Rent
3	3	10	7

***Partnerships:***

- **Virginia Employment Commission (VEC)** – Job Recruitment Event with them November 17, 2014
- **Christ Church Lazarus Ministry** – Provided assistance to Alexandria residents with coaching to other volunteers on housing matters, especially ARHA residents. The average weekly number assisted is 12 and one-third to one-half - ARHA residents.
- **Links** – On November 12, 2014 we sponsored, along with the Links Part II of the Financial Literacy Series at Center for Employment Training.

***Special Notes/Upcoming Events:***

- **Choices Life Skills Workshop** – Completed the pilot Choices workshop series on November 4, 2014.
- **HCVP FSS** graduated 6 participants, ended participation for 1, and enrolled 12.

**Public Housing (PH) Family Self-Sufficiency (FSS)**

**Staff:** Nora Lopez

**Services Provided**

***Case Management:***

Individual Training & Services Plan Reviews	Housing Issues	Financial Literacy & Budgeting	CSB Mental/Medical Health Referral	SSI Application
8	2	13	2	1

***Employment:***

Online Applications	Job Retention one on one counseling	Resume Update	Virginia Employment Commission Referral	Joblink Referral
4	8	4	5	5

**Public Housing Resident Services & Referrals:**

<b>Referrals to One Stop Shop for employment &amp; assistance with resume update and building</b>	<b>Rental/Utility Assistance Referrals</b>	<b>Food Referrals</b>
60	25	12

**Outreach:**

Christ Church, Lazarus Ministry: 8hrs.

Connected Computer Core Outreach Staff with ARHA Regional Property Management for future presentations on professional development services & training at Community Meetings.

In collaboration with Alfred Street Baptist Church, signing ARHA residents for Holiday Dinner and services. Targeting individuals and/or families who are elderly, experiencing homelessness or in need of support during the holiday season. Families will receive winter coats/clothing and gifts.

**Activities:**

**October 17, 2014,** Post Job Expo Planning Team Meeting

**October 22, 2014,** As Chair of the 2015 National Capitol Hill Advocacy Day, phone meeting with John Bohm of NAHRO

**November 5, 2014,** Met with Director, New Neighbors ELL Program, Marcia D’Arcangelo at Christ Church

**November 10, 2014,** Attended DOL Salute to Veterans, hosted by Secretary of Labor Thomas Perez, Women in STEM

**November 11, 2014,** Meeting with National FSS Capitol Hill Advocacy Day Planning Team

**November 14, 2014,** As Chair of FSS Regional Roundtable Group, held meeting in Washington County, Hagerstown, MD

**Upcoming Events:**

**December 1, 2014:** Presentation to Christ Church Adult New Neighbors ELL Program staff about resources for Employment, Professional Development and Family Support Services.

**December 4, 2014:** PH/FSS Seminar on Financial Literacy.

\*\*Also in December with support and collaboration from Alfred Street Baptist Church, the FSS program is having a coat drive for ARHA families in need of winter clothing items.

ARHA FSS Holiday Celebration, date to be determined.

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

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

Melvin Miller  
 Carter Flemming  
 Brett Libresco


Chyrell Bucksell  
 Karl Sandberg  
 Salena Zellers

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Roy Priest, Chief Executive Officer

**DATE:** November 21, 2014

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

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

**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

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**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”).

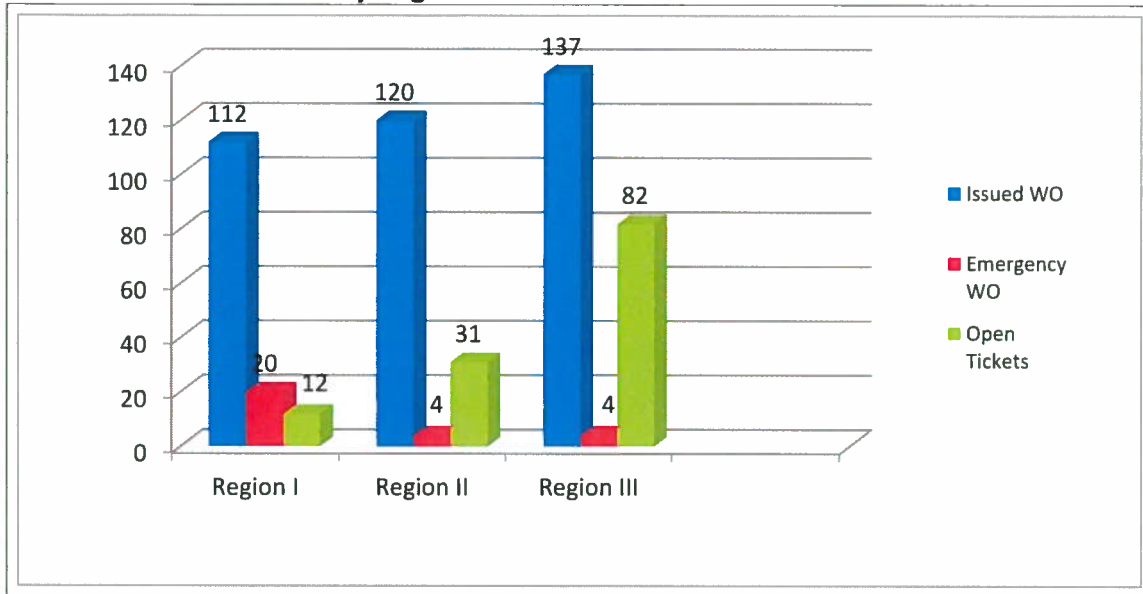
**Table I – Reporting Period: 10/1/2014 to 10/31/2014**

Issued WO’s	369	Includes all work orders generated during this period
Completed WO’s	244	Includes all work orders completed during this period
Emergency WO’s	28	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	125	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 = 3.25 %  
 Region II = 8.40 %  
 Region III = 22.22 %

**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 Unit Turn Over**

During this reporting period, nine (9) additional units were added for rehabilitation and turnover work. Fourteen (14) units have been completed and turned over to Asset Management for leasing as of the end of the reporting period.

One unit is off-line for substantial rehab under the capital fund program.

**2. Preventive Maintenance (PM)**

Seasonal preventive maintenance tasks such as Heating & Ventilation, exterior lighting, fire monitoring, and other life and safety equipment still in progress as the weather changes increase the demand for heating related service calls, and will continue through the remaining of the year as the regular workload may permit.

**3. Princess Square (formerly Jefferson Village) Improvements**

As we informed in the last report, the exterior work continues, including the following:

- Building and court yard light fixtures upgrades (in progress due to back order of some of the fixtures)
- Custom fabrications and installation of Awnings (on order, pending delivery date)
- Two new signs for West and Princess Street (on order and pending delivery date)

- Condo building refitted with new locks and remote door opener/intercom, with restricted key system to each building for increased security
- All townhomes were refitted with a custom gate for the back yard leading to the homes.
- The new site office was completed, including furnishing, web access to ARHA servers, telephone and alarm security system.

While working on new vacancies at the site, staff will continue with the remaining of the improvements, weather permitting, including the following:

- Design and installation of a site security system (CCTV), web accessible with 24/7 remote monitoring.
- Installation of the toddler playground, to be completed in three phases, starting on or around November 2014, and completion estimated for Spring of 2015:
  - court yard concrete demo and site preparation,
  - installation of playground's rough iron fence and gate
  - installation of playground lighting
  - installation of new playground equipment and mulch (to be coordinate with the residents as a community event)

### **PART III ARHA Smoke Cessation Program**

#### **B. Policy Implementation Update**

There are no updates on the implementation of the ARHA Non-Smoking Housing Policy for this reporting period with the exception of the notes below.

1. The **ARHA** Non-Smoking Housing program implementation will continue through the remaining of this year as it related to providing information to the residents and new lease ups, and will continue through 2015, when we will start new smoke cessation clinics, lease enforcement, and additional meetings with residents to educate them about the program and its implementation.
2. The posting of interior and exterior signage regarding the Non-Smoking Housing Policy has been delayed until January, as the signs are being made by the City's printing shop in coordination with the Alexandria Health Department. Once the signs are delivered and installed, we will move forward with the enforcement phase of the smoke free policy.

# DEVELOPMENT

DEVELOPMENT





BUILDING COMMUNITY  
PARTNERSHIPS

**Commissioners:**

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

Melvin Miller  
Carter Flemming  
Brett Libresco


Chyrell Bucksell  
Karl Sandberg  
Salena Zellers

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Roy Priest, Chief Executive Officer

**DATE:** November 18, 2014

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

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

**SUBJECT: DEVELOPMENT UPDATE, NOVEMBER, 2014**

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**JAMES BLAND V**

Leasing of 905 and 935 N. Patrick is complete. Leasing of the last six Triplex affordable units is underway and scheduled for completion by December 20, 2014.

The encroachment issue at the front porches of two units at 902 and 906 First Street was resolved upon approval of the waiver under the consent agenda by the Planning Commission on November 6, 2014 and the City Council on November 15, 2014.

As of October 15th (date of last application for payment from EYA), the land development remained at 89% complete while final billing is collected. The land development is being coordinated so that the ARHA work is complete and closeout can be accomplished by the end of the year. The multifamily buildings are 100% complete with final billing submitted and reviewed by the third party cost consultant awaiting final submittals. The Triplex final billing has also been submitted and is under review by the consultant.

The contract Turnover dates versus what EYA has delivered are included in Tables 1 - 3 below. EYA has reservations or has settled on 54 of the 62 townhomes (Figure 1). Sales graphics are included as Figure 1 below.

EYA has sold all of the condominium homes and 54 of the townhouses. See Figure 1 for the updated graphics.

**TABLE 1: ARHA TRIPLEX UNIT SCHEDULE: JAMES BLAND III**

	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In- Service (per Contract)</u>	<u>ARHA Placed- In- Service (Actual)</u>	<u>Unit Address</u>
<u>Building/ Lot #</u>					
37/13	03/24/2014	04/01/2014	05/08/2014	4/10/2014	941 N. Alfred Street, #301
37/13	03/24/2014	04/01/2014	05/08/2014	4/18/2014	941 N. Alfred Street, #201
37/13	03/24/2014	04/01/2014	05/08/2014	5/7/2014	945 North Alfred Street
37/17	03/24/2014	04/01/2014	05/08/2014	4/10/2014	824 First Street #301
37/17	03/24/2014	04/01/2014	05/08/2014	4/10/2014	824 First Street #201
37/17	03/24/2014	04/01/2014	05/08/2014	4/18/2014	820 First Street
39/22	04/16/2014	04/17/2014	06/15/2014	5/02/2014	940 N. Columbus St. #101
39/22	04/16/2014	04/17/2014	06/15/2014	6/05/2014	940 N. Columbus St. #201
39/22	04/16/2014	04/17/2014	06/15/2014	5/02/2014	936 N. Columbus St.
40/39	08/11/2014	08/11/2014	10/10/2014	09/26/2014	914 Pete Jones Way #301 (Old: 906 Montgomery St. #301)
40/39	08/11/2014	08/11/2014	10/10/2014	10/09/2014	914 Pete Jones Way #201 (Old: 906 Montgomery St. #201)
40/39	08/11/2014	08/11/2014	10/10/2014	09/26/2014	910 Pete Jones Way (Old: 902 Montgomery Street)

**TABLE 2: ARHA TRIPLEX UNIT SCHEDULE: JAMES BLAND V**

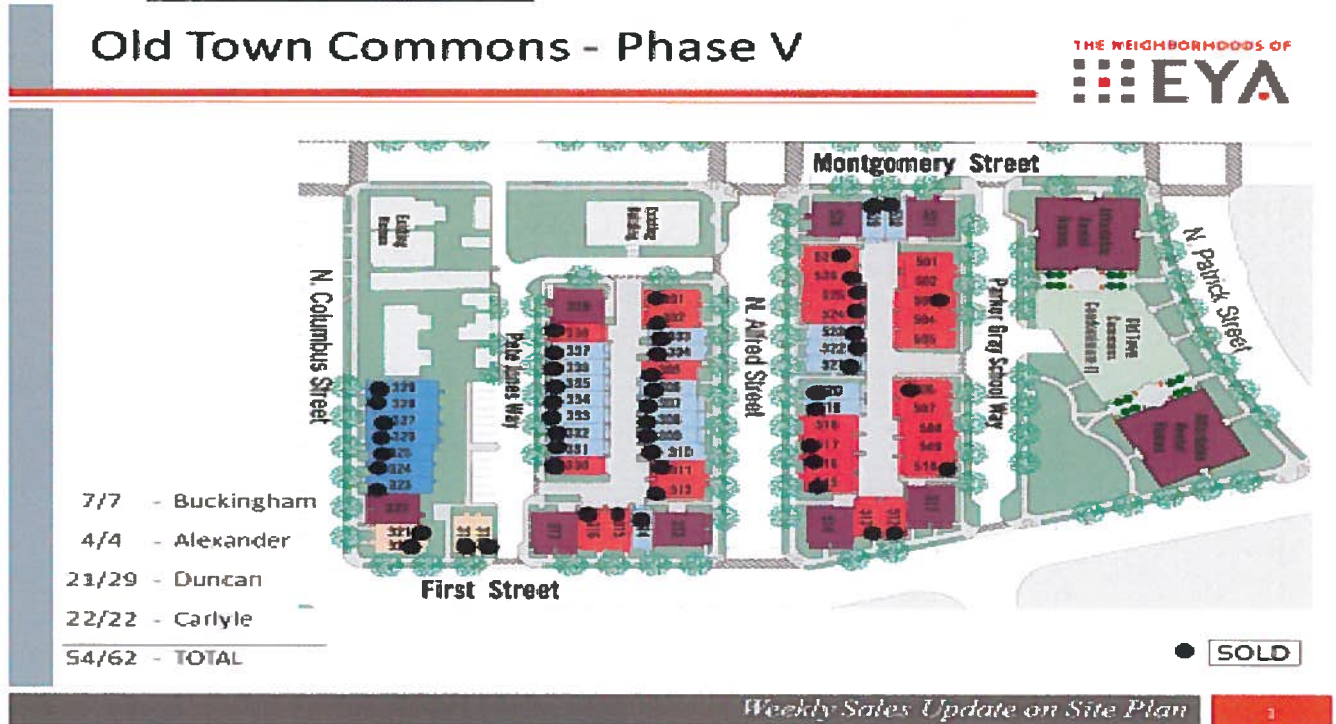
	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In- Service (per Contract)</u>	<u>ARHA Placed- In- Service (Actual)</u>	<u>Unit Address</u>
<u>Building/ Lot #</u>					
45/11	10/21/2014	10/06/14	12/20/2014		912 First Street, #301
45/11	10/21/2014	10/06/14	12/20/2014		912 First Street, #201
45/11	10/21/2014	10/06/14	12/20/2014		916 First Street
45/14	10/21/2014	10/10/14	12/20/2014		906 First Street #301
45/14	10/21/2014	10/10/14	12/20/2014		906 First Street #201
45/14	10/21/2014	10/10/14	12/20/2014		902 First Street
48/28	09/10/2014	08/29/2014	11/14/2014	11/6/2014	906 N. Alfred St. #301
48/28	09/10/2014	08/29/2014	11/14/2014	10/31/2014	906 N. Alfred St. #201
48/28	09/10/2014	08/29/2014	11/14/2014	11/3/2014	902 N. Alfred St.
48/31	09/10/2014	08/29/2014	11/14/2014	11/3/2014	915 Montgomery Street
48/31	09/10/2014	08/29/2014	11/14/2014	10/31/14	911 Montgomery St. #201
48/31	09/10/2014	08/29/2014	11/14/2014	11/7/2014	911 Montgomery St. #301

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

		<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In- Service (per Contract)</u>	<u>ARHA Placed-In- Service (Actual)</u>
<b>BUILDING 42: ADDRESS 935 NORTH PATRICK STREET</b>					
Rental Floor 1					
Unit 1	#101	4/29/2014	5/30/2014	6/28/2014	6/9/2014
Unit 2	#102	4/29/2014	5/30/2014	6/28/2014	6/9/2014
Unit 3	#103	4/29/2014	5/30/2014	6/28/2014	6/9/2014
Unit 4	#104	4/29/2014	5/30/2014	6/28/2014	6/16/2014
Rental Floor 2					
Unit 1	#201	4/29/2014	5/30/2014	6/28/2014	6/19/2014
Unit 2	#202	4/29/2014	5/30/2014	6/28/2014	6/16/2014
Unit 3	#203	4/29/2014	5/30/2014	6/28/2014	6/16/2014
Unit 4	#204	4/29/2014	5/30/2014	6/28/2014	6/20/2014
Rental Floor 3					
Unit 1	#301	5/19/2014	5/30/2014	7/18/2013	06/30/14
Unit 2	#302	5/19/2014	5/30/2014	7/18/2013	07/16/14
Unit 3	#303	5/19/2014	5/30/2014	7/18/2013	07/03/14
Unit 4	#304	5/19/2014	5/30/2014	7/18/2013	06/30/14
Rental Floor 4					
Unit 1	#401	5/19/2014	5/30/2014	7/18/2013	07/14/14
Unit 2	#402	5/19/2014	5/30/2014	7/18/2013	07/11/14
<b>BUILDING 49: ADDRESS 905 NORTH PATRICK STREET</b>					
Rental Floor 1					
Unit 1	#101	6/17/2014	06/17/2014	8/16/2014	10/16/2014
Unit 2	#102	6/17/2014	06/17/2014	8/16/2014	7/25/2014
Unit 3	#103	6/17/2014	06/17/2014	8/16/2014	10/20/2014
Unit 4	#104	6/17/2014	06/17/2014	8/16/2014	10/10/2014
Rental Floor 2					
Unit 1	#201	6/17/2014	06/17/2014	8/16/2014	10/10/2014
Unit 2	#202	6/17/2014	06/17/2014	8/16/2014	10/10/2014
Unit 3	#203	6/17/2014	06/17/2014	8/16/2014	10/07/2014
Unit 4	#204	6/17/2014	06/17/2014	8/16/2014	10/10/2014
Rental Floor 3					
Unit 1	#301	7/6/2014	07/03/14	9/4/2014	8/29/2014
Unit 2	#302	7/6/2014	07/03/14	9/4/2014	8/29/2014
Unit 3	#303	7/6/2014	07/03/14	9/4/2014	8/29/2014
Unit 4	#304	7/6/2014	07/03/14	9/4/2014	8/29/2014
Rental Floor 4					
Unit 1	#401	7/6/2014	07/03/14	9/4/2014	8/25/2014
Unit 2	#402	7/6/2014	07/03/14	9/4/2014	09/03/2014
Unit 3	#403	7/6/2014	07/03/14	9/4/2014	09/01/2014
Unit 4	#404	7/6/2014	07/03/14	9/4/2014	09/04/2014



FIGURE 1: PHASE V TOWNHOUSE SALES



### REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

There will be an update on the posting of the short listed Partners and the Part 2A instructions at this time.

### RAMSEY HOMES

A REACH Predevelopment Loan Application (the "Loan") requesting \$100,000 was approved by VHDA on November 14th.

The team submitted Concept 1 on October 10th and received City staff comments on November 6th. The overview of the City staff comments is as follows:

- The buildings should be limited to 1.5 FAR and no more than 45 feet in height.
- Staff has requested that the site include a mix of incomes.
- Staff commented that the buildings should follow townhouse form, scale, and style.
- The comments also stated that the project was to have underground parking at a ratio of .75 spaces/unit.
- Additional comments included the undergrounding of utilities, off-site streetscape improvements, a Traffic Management Plan with annual contribution, and open space.

Ongoing informal meetings are expected with City staff. The team is preparing for a submittal in December for a Board of Architectural Review workshop expected in January 2015 to address the above items, as well as additional development of building materials and detailing sympathetic to the neighborhood. Dates for 2015 City Planning and Zoning meetings have just been received and the project remains on track for submission of tax credits in March 2016.

Consultant work is continuing, including historic and archeological review. An RFP for a Construction Manager at Risk was issued and responses are due by today. A tally of responses will be provided. A recommendation will be made prior to December's meeting. Further discussion will be held during Executive Session.

# CONSENT DOCKET

CONSENT  
DOCKET

# ACTION DOCKET



# OTHER BUSINESS

OTHER  
BUSINESS



## SANTA'S WINTER WONDERLAND

### Monday, December 15<sup>th</sup>

12:00pm to 2:00pm St. Coletta of Greater Washington – Adult Div.

3:00 to 4:30pm Therapeutic Recreation

5:00pm to 6:00pm Euille Tide Holiday Reading (Mayor)

6:00pm to 7:00pm DreamDog (*singing w/Mascot*)

### Tuesday, December 16<sup>th</sup>

12:30 pm – 6:00pm *ACPS School & Community Performances  
(Music, Singing & Dancing)*

### Wednesday, December 17<sup>th</sup>

9:00am – 4:00pm Open to the Community

### Thursday, December 18<sup>th</sup>

5:00pm – 8:00pm Toy Distribution

### Friday, December 19<sup>th</sup>

5:00pm – 7:00pm Holiday Pictures (*bring your own camera*)

### Saturday, December 20<sup>th</sup>

11:00am – 1:00pm Breakfast with Santa

# City, Developer Complete Old Town Commons Neighborhood

Ceremony held Tuesday to recognize dual efforts to develop mixed-income community on former James



Bland housing site.

By [Mary Ann Barton \(Patch Staff\)](#) Updated October 29, 2014 at 11:56 am

The [Alexandria Housing Authority \(ARHA\)](#), residential developer [EYA](#) and the City of Alexandria hosted a completion ceremony Tuesday for the Old Town Commons neighborhood, according to

a news release from EYA. Here's more about the completion of the project from the release:

In 2006, ARHA and EYA entered into a public-private partnership to develop a five-block, mixed income community on the former **James Bland housing site**. The \$230 million project includes town homes, condominiums and multi-family apartments. ARHA owns and manages the affordable housing while EYA developed and sold the market-rate housing.

The community has won numerous local, regional and national awards, including the Governor's Housing Award for Best Mixed-Income Project, Delta Associate's Best Neighborhood Impact Award, the National Association of Housing and Redevelopment Officials Award of Excellence and Urban Land Institute's Jack Kemp Excellence in Affordable and Workforce Housing Award.

The homes at Old Town Commons have earned green building certifications through both the LEED for Homes and EarthCraft programs. Ideally situated, Old Town Commons is five blocks from the Braddock Road Metro Station, a five-minute walk to King Street and close to the recreational opportunities offered along the Potomac River.

For more information on Old Town Commons town homes now for sale, visit [www.eya.com/old\\_town\\_commons](http://www.eya.com/old_town_commons).

PHOTO: Officials from the City of Alexandria, ARHA, EYA and community and business leaders at the Old Town Commons Completion Ceremony.

Photo courtesy of EYA



Ad

Local

# Alexandria's Parker-Gray area marks 30th anniversary as historical district



By **Bettina Lanyi** October 29

Advertisement

The 40-block area west of Washington Street known as Parker-Gray, in the northwest quadrant of Old Town Alexandria, has a rich cultural history dating back hundreds of years. But for its residents in 1984, its designation as a local historical district spurred concerns that the label would impose expensive restrictions on home building and repairs.

At the time, a group of residents filed a complaint with the Housing and Urban Development Department to block the historical designation. They were concerned that it would disproportionately affect lower-income African Americans who lived there.



It was one of many times since Parker-Gray attained local historic status that the values of the past clashed with those of the present.

“Parker-Gray’s identity today is different things to different people; there’s no one answer,” said Catherine Miliaras, historic preservation planner for Alexandria, of the challenge of integrating the oft-competing values.

Miliaras and Stephanie Sample, another historic preservation planner for the city, presented a paper last week on Parker-Gray’s planning and preservation efforts in the past 30 years. The two spoke before a standing-room-only crowd at the Lyceum history museum to commemorate the anniversary of Parker-Gray’s local historic designation.

Alexandria focuses its preservation efforts in the Parker-Gray district on either architectural or cultural history. An example of historical significance is this home of civil rights activist Samuel Tucker. (City of Alexandria Office of Historic Preservation)

HUD eventually sided with the 1984 Parker-Gray residents in its investigative

report, although the federal agency lacked the legal power to enforce its conclusions. But the tension between preserving history and integrating concerns of city dwellers continued as the area and its residents responded to changes in the city’s development and demographics.

The district has a rich heritage as part of Alexandria’s African American community. After the Civil War, when its neighborhoods became a haven for former slaves, the African American population was close to 90 percent. By the 1950s, racial segregation in housing and black-owned business in other parts of the region solidified the identity

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of the district, known then as Uptown, as a vibrant center of African American life.

“Through policy and practice,” Sample said, “Uptown became the only part of the city where blacks could purchase property.”

The majority of African American businesses in the city — stores, doctors’ and lawyers’ offices, restaurants — were centered around Uptown’s Queen and North Henry streets.

Later, the district was renamed to commemorate the Parker-Gray School, which had been named in honor of Sarah Gray and John Parker, two notable black educators during the segregation era. Parts of the Parker-Gray district had been included in the national historic designation of Alexandria’s Old Town area in 1946, but in 2010, the Uptown/Parker-Gray district received its own national historic designation, acknowledging its unique African American heritage and narrative.

Today’s city planners focus preservation efforts on capturing the architectural and cultural history of Parker-Gray.

The red-brick home of civil rights activist and attorney Samuel Tucker, who led the 1939 sit-in to desegregate an Alexandria library two blocks from his home on Queen Street, appears physically unremarkable but is preserved for historical significance.

Another brownstone, built in the Second Empire style popular from the 1860s to the 1880s (with features such as

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### Our Online Games

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#### Spider Solitaire

**Genre(s):** Card

Spider Solitaire is known as the king of all solitaire games!

#### 52 card pickup

**Genre(s):** Card

Pick up cards as fast as you can!

#### Tri-Peaks Solitaire

**Genre(s):** Card

Reveal cards as you clear your way to the top!

#### Carniball

**Genre(s):** Arcade

This amusement park classic will bring back some joyous memories

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a four-sided mansard roof), is preserved for its architectural value alone.

In 2011, an ad-hoc Parker-Gray working group convened to directly address the ongoing tensions among residents, developers and preservationists. The group came up with the Parker-Gray Residential Reference Guide, which allows for “a much lighter regulatory touch,” Sample said.

The guide includes an economic hardship provision to provide flexibility for residents on making home repairs. It also incorporates Alexandria's emphasis on green building standards established in its 2008 eco-city charter. Some of the architectural guidelines have loosened, as well, to allow some contemporary forms of architecture that mesh with the district's classic features.

Today, Parker-Gray is a mix of historic buildings and new construction, including condos, apartments and two affordable housing developments. But the commitment to honoring its past continues. Plans are in the works for an informational kiosk on the district's history, to be set up later this year in a location to be determined.

Miliaras and Sample pointed out the importance of maintaining the physical structures that link us to the past.

“Markers and memorials, lectures and oral histories can capture and honor cultural significance and meaning,” Miliaras said, “but our collective understanding is greatly enhanced by having a physical building, place or street for understanding the past.”

Lanyi is a freelance writer.

# Tales from the North: How I Spent My Summer Vacation

November 17th 2014

By Carla Branch  
alexandrianews.org



Claire, Melvin, Carla and Greg at Interlochen

On Friday, Nov. 14, my friend Melvin Miller celebrated his 83rd birthday. Last summer, Melvin and I spent a week in northern Michigan with our friend Claire Eberwein. We had a wonderful time and want to share a bit of our trip with alexandrianews.org readers.

Happy Birthday Melvin. May you have many more

## **A Vacation to Remember**

About a year ago, Claire Eberwein invited me to spend a summer week with her at her home in northern Michigan. At some point, over lemondrop martinis, she asked what I thought about inviting Melvin Miller to join us. I thought it was a great idea and we had lunch and invited him. Melvin didn't really give us an answer immediately but said he would think about it and check his schedule. Finally, before Claire left for Michigan in May, Melvin said he would come with me.

We selected the first week in August for our trip but Melvin and I didn't make arrangements until July. Since getting from Alexandria to Traverse City isn't the easiest thing, I decided I needed to make arrangements. I sent Melvin a copy of my itinerary and suggested that he make similar reservations. He returned home from a trip, saw my email and reluctantly made reservations.



We left BWI on Aug. 2, flew to Detroit and then on to Traverse City. Melvin said that, for the most part, the last people of color he saw for a week were in the airport in Detroit.

Claire and her husband Greg Vogt own a home in Cedar, Michigan. In case you don't know, Cedar is on the 45th latitude, which is equidistant between the North Pole and the equator. Their home is on Lake Leelanau, which is great for boating, canoeing, kayaking, swimming, fishing and bird watching.

We spent our days sitting by the lake, swimming and enjoying other water sports. Claire, Greg and I went canoeing while Melvin sat on the shore and took pictures. The lake is calm and clear with water lilies, terns, ducks, geese and even a bald eagle.

Claire and Greg have a pontoon boat and Melvin did agree to take some excursions on it. He also enjoyed sitting on the boat at the dock while the rest of us swam.

One of the highlights of the week was a trip to Interlochen Center for the Arts to see Buddy Guy in concert. The concert was great and I enjoyed seeing how the campus has changed over the years since I was last there.

The food and beverages that our hosts provided were varied, many of local origin and terrific. We visited some local wineries and found many of the vintages delightful. We also went to a local micro distillery and sampled their wares. Melvin and I both came home with Jack Pine gin and Horseradish vodka. I was informed that Michigan is the only place where jack pine grows and that the vodka is distilled with locally grown horseradish. We liked them both.

We took a trip to Sleeping Bear Dunes National Seashore where I was fully prepared to climb the dunes with Claire. Melvin photographed the beginning of our journey, which was also the end of it. The sand was too hot for my delicate tootsies so we came down after a few steps and went to lunch.

Most evenings, we sat on the porch overlooking the lake, listened to music and had great conversations. One night Greg built a bonfire by the lake and we enjoyed the night sounds of owls, foxes and other wildlife.

Claire and Greg were wonderful hosts and Melvin and I agree that it was one of the best vacations we have ever had. We didn't watch television once and only responded to phone calls and emails when we had no choice. It was truly a country vacation that we will remember for a long time.

# LEGENDARY REFLECTIONS

October 23rd 2014



Victoria (age 7) and Sophia (age 3) Patrick working with their mother Anna Jaeger (Courtesy Photo)

Under the direction of Charles Barrett Elementary School Reflections coordinators Anna Jaeger and Kate Knysh, four Living Legends of Alexandria were invited to the school's PTA Reflections Art Night on Oct. 15. Reflections is an arts recognition and achievement program for students sponsored by the National PTA. ACPS students are encouraged to produce an original, artistic entry in the categories of dance choreography, film production, literature, musical composition, photography and visual arts. The most imaginative interpretation of the theme through any one of these mediums is the object of the program.

The four Legends who participated in the first Living Legends/Reflections program were Carolyn Griffin, Will Bailey, Melvin Miller and John Porter. Legends Rosa Byrd and Bill Kehoe will be guests at an upcoming MacArthur Elementary School Arts Night program. The Living Legends/Reflections collaboration was initiated by performing artist/educator Kathleen Baker. For information about Living Legends/Reflections, contact Nina Tisara, [ninat@ninatisara.com](mailto:ninat@ninatisara.com)