

OCTOBER 27, 2014

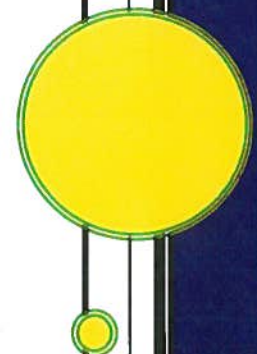


**ALEXANDRIA
REDEVELOPMENT
AND HOUSING
AUTHORITY**

BOARD OF COMMISSIONERS

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

ROY O. PRIEST, CHIEF EXECUTIVE OFFICER



**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

October 27, 2014

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

Re: Monday, October 27, 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, October 27, 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

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, OCTOBER 27, 2014
7:00 PM
Ladrey Building (*Community Room*)
300 Wythe Street 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
 - Family Self Sufficiency Graduation – Ms. Fredericka Charity
3. **Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, September 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
CHARLES HOUSTON RECREATION CENTER (*multi-purpose room*)
300 WYTHE STREET ALEXANDRIA, VA 22314

MONDAY, SEPTEMBER 22, 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
Salena Zellers

ABSENT: Melvin Miller

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:35 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 rearranged 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 of the success of the Labor Day cookout, and how everyone had an amazing time. Mrs. Hines thanked the staff of Ladrey, Mr. Priest and Mr. Owens for their support and generosity.

Mrs. Hines stated the Ladrey Advisory Board bright colored t-shirts played a major role in the building they serve; to notify the Board Members and the Floor Captains of the neighborhood watch initiative.

Ms. Hines stated the building is in excellent condition both in security and cleanliness. Thanks to the efforts of the residents of Ladrey, Officer Griffin and the ARHA staff.

There was no further information to report.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President greeted the Board of Commissioners and stated the ARA is still concentrating on reading with the children and getting involved with community functions to educate the youth through Parent Teacher Association and parental involvement at home.

Ms. Gayden, apprised the Board that the approval of Resolution number 597, would increase the payments standards of the Housing Choice Voucher Program participants and raise their rent. On behalf of residents, and voucher holders as myself, I'm recommending that the Board not pass Resolution number 597 for it would cause a tremendous hardship to hardworking individuals. It is known that residents will have to pay up to \$100 dollars if this resolution is approved. I do understand that HUD is generating various changes that residents aren't able to handle the increases with little or no notices. Residents are being told they can move to a smaller unit in which case everyone is aware that it's extremely difficult to located affordable housing in Alexandria.

I'm asking on behalf of all the residents that these increases not be approved for a minimum of six months, along with adequate meetings with residents to give them proper notification.

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

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

- Neighborhood Briefing (Alexandria Police Department) – Absent

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

Chairman Malone presented the minutes for Monday, July 28, 2014. Vice Chairman Bauman 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, July 28, 2014.

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

Chairman Malone opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Malone requested a motion to accept the Secretary-Treasurer's Report. Commissioner Flemming moved to accept the Secretary-Treasurer Report; the motion was seconded by Vice Chairman Bauman. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer's Report of Monday, July 28, 2014.

ITEM 5. CONSENT DOCKET:

5.1 *Vote to Approve Resolution No. 596, Approval to Award a Contractor for Prime Specialty Consultant*

The Board unanimously moved Resolution No 596, Approval to Award a Contractor for Prime Specialty Consultant

5.2 ***Vote to Approve of Resolution No. 597, Revision of the 2014 Applicable Payment Standard for the Housing Choice Voucher Program***

The Board unanimously moved Resolution No 597, Approval to Award a Contractor for Prime Specialty Consultant

5.3 ***Vote to Approval of Resolution No. 598, Submit to HUD the 2015 Annual Agency Plan***

Chairman Malone made a request to approve Resolution 598, Commissioner Ballard moved to approved Resolution 598; seconded by Commissioner Flemming. The motion was passed by (8) Yeas; (0) Nays for Resolution 598.

5.4 ***Vote to Approval of Resolution No. 599, Submit to HUD the 2015 Capital Fund Program Grand and 5-Year Capital Fund (CF) Action Plan***

Chairman Malone made a request to approve Resolution 599, Commissioner Ballard moved to approved Resolution 599; seconded by Commissioner Flemming. The motion was passed by (8) Yeas; (0) Nays for Resolution 599.

ITEM 6. ACTION DOCKET:

5.1 ***Vote to Approve Resolution No. 596, Approval to Award a Contractor for Prime Specialty Consultant***

Chairman Malone made a request to approve Resolution 596, Commissioner Ballard moved to approved Resolution 596; seconded by Commissioner Zellers. The motion was passed by (7) Yeas; (1) Nay for Resolution 596.

5.2 ***Vote to Approve of Resolution No. 597, Revision of the 2014 Applicable Payment Standard for the Housing Choice Voucher Program***

Chairman Malone made a request to approve Resolution 597, Commissioner Ballard moved to approved Resolution 597; seconded by Commissioner Sandberg. The motion was passed by (8) Yeas; (0) Nays for Resolution 597

ITEM 7. OTHER BUSINESS:

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

A motion was made by Commissioner Sandberg and seconded by Vice Chairman Bauman, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 9:08 pm

At 10:45 pm the Board reconvened in public session.

Thereupon, Commissioner Libresco made the following motion, seconded by Vice Chairman Bauman and adopted unanimously. No other actions were taken in the Executive Session and to the best of each

member's knowledge (1) only public business matters are fully exempted from open meeting requirement under the FOIA were discussed in the Executive Session, and (2) only public business matter identified in the motion by which are closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was approved on a roll call vote unanimously of (8) yeas to (0) Nays.

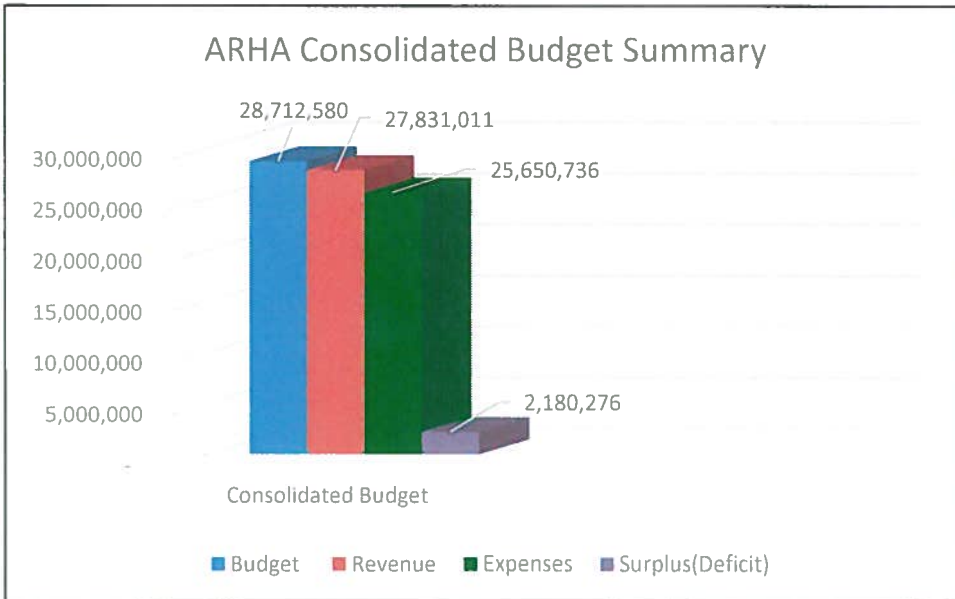
Chairman Malone adjourned the meeting at 10:47 pm.

FINANCE

FINANCE

ARHA FINANCIAL STATUS FOR THE PERIOD ENDING SEPTEMBER 30, 2014

Consolidated Budget

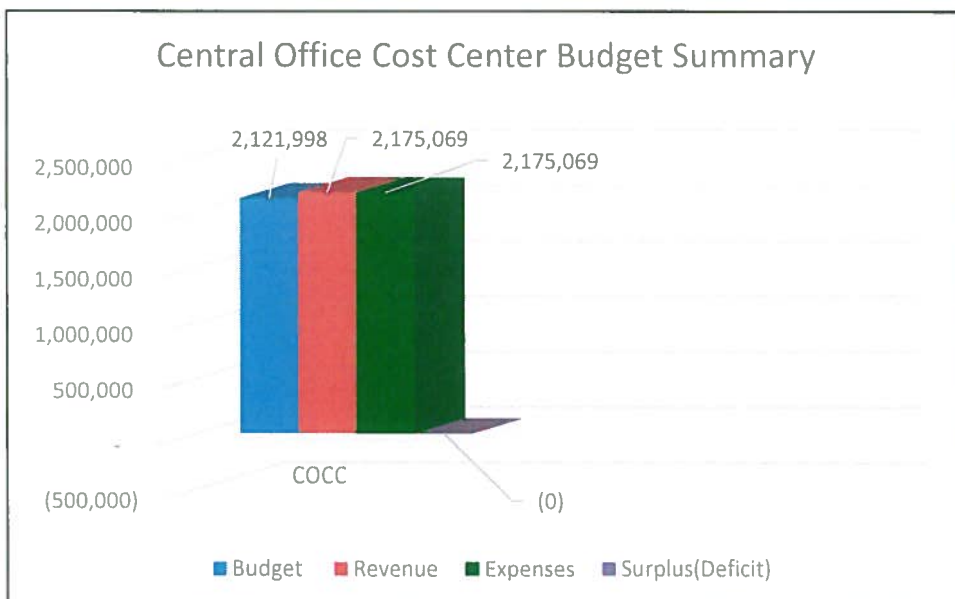


The overall financial performance remains consistent since the previous reporting period and we generated restricted reserves of \$2,180,276.

Revenues were \$881,569 or 3% less than budgeted. The majority of this shortfall is attributed to dwelling rent projections being 8% under budget and not having to transfer 48% 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 un-collectable rents.

Expenses were \$3,061,844 or 11% lower than anticipated (This is attributed to our HAP expenses being \$1.9 mm under budget, not having to transfer \$630k in reserves to cover operating expenses, and staff managing the operating and administration expenses based on actual revenues). There were two expense category over budget, Ordinary maintenance and operations (8%) and Protective Services (95%).

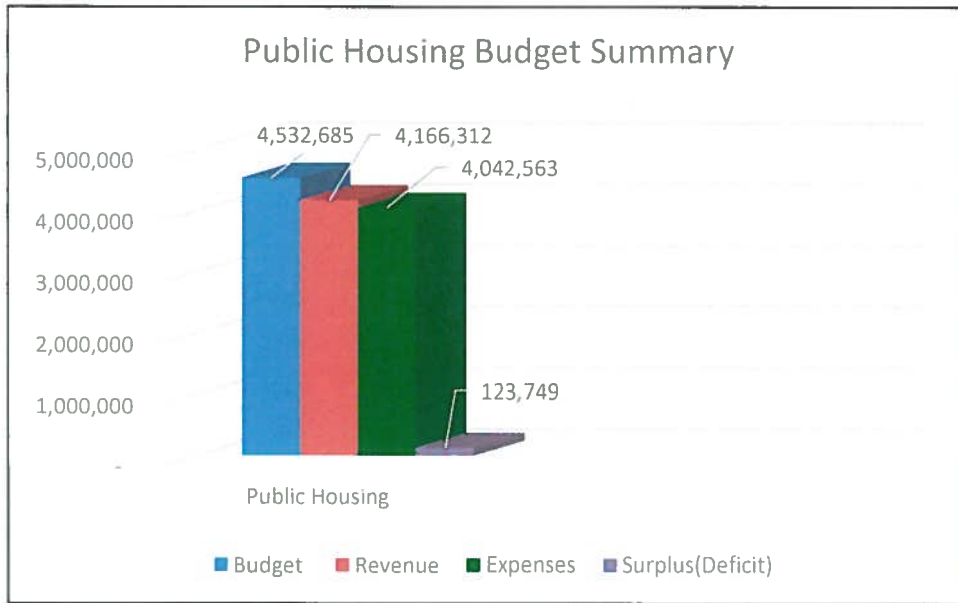
Central Office Summary



Revenues and Expenses were \$53,071 or 3% 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 \$112k or 100% of budgeted reserves and \$108k or 72% 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.

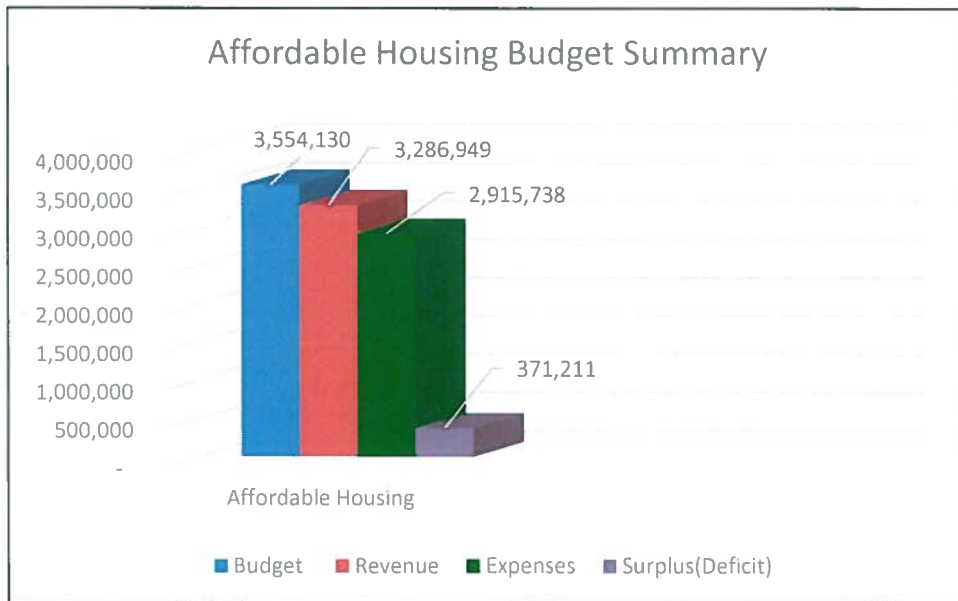
Revenue were \$366,373 or 8% less than budgeted due to a decrease in dwelling rent and not having to transfer reserves.

Expenses were \$490,122 or 11% 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 \$123,749 and 5 AMPs produced net losses in the amount of \$73,009. This resulted in restricted net income of \$94,127. OTC is responsible for the largest loss (\$34k) because of low rental income and the amount of subsidy received from HUD.

Affordable Housing Summary



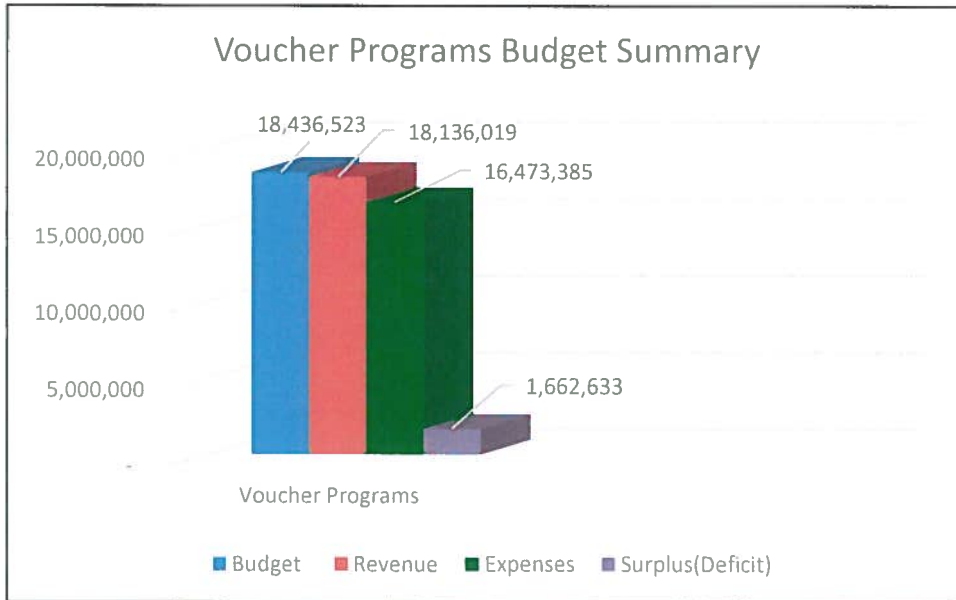
Properties include; James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Jefferson Village, and Pendleton Park.

Revenues were \$267,181 or 8% less than budgeted due to dwelling rents being lower than projected.

Expenses were \$638,392 or 18% 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 \$371,211, two (1) property generated unrestricted income of \$73k, which was transferred to support the COCC, and two (2) properties generated a net loss of \$112,451 as a result of vacancies and increased maintenance/rehab costs.

Voucher Programs

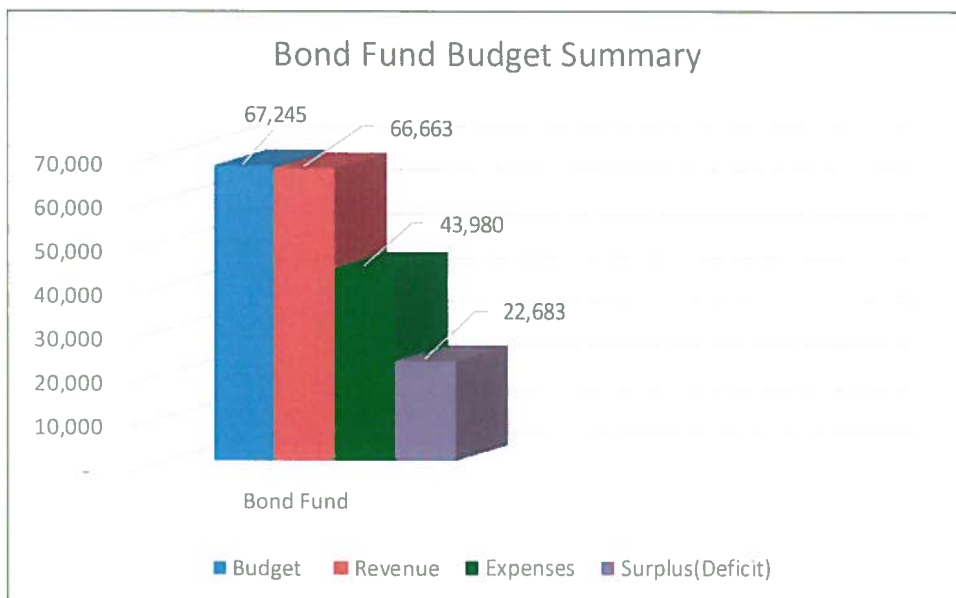


Includes Housing Choice Voucher Program and Mod Rehab.

Revenues were \$300,504 or 2% less than budgeted.

Expenses were \$1,963,137 or 11% less than budgeted because of lower than projected HAP payments to landlords.

Bond Fund



Revenue were \$582 or 1% less than budgeted.

Expenses were \$23,265 or 35% 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

Roy Priest, Chief Executive Officer

DATE: October 23, 2014
TO: Chairperson Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: ARHA FINANCIAL REPORT: January 1, 2013 – September 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 September 30, 2014, the COCC generated a net loss of \$220,601. 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 54% or \$108,101 has been needed as of the period ending September 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 September 30, 2014, Public Housing- AMP 1 generated a restricted reserve of \$45,396; 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 September 30, 2014, Public Housing- AMP 3 generated a restricted reserve of \$82,044, which \$60,008 has been used to cover current year operating deficits in AMP's 5, 6, 8 and 9.

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 September 30, 2014, Public Housing- AMP 4 generated a restricted reserve of \$39,749 which \$34,119 has been used to cover current year operating deficit in Amp 4.

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 September 30, 2014, Public Housing- AMP 5 generated a net loss of \$14,053; the deficit will be funded by current year Public Housing operating reserves.

VII. PUBLIC HOUSING- AMP 6

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

For the period ending September 30, 2014, Public Housing- AMP 6 generated a net loss of \$17,665; 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 September 30, 2014, Public Housing- AMP 7 generated a restricted reserve of \$21,649, 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 September 30, 2014, Public Housing- AMP 8 generated a net loss of \$2,319; 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 September 30, 2014, Public Housing- AMP 9 generated a net loss of \$25,971; 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 September 30, 2014, Public Housing- AMP 10 generated a net loss of \$34,119; 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 September 30, 2014, Public Housing- AMP 11 generated a restricted reserve of \$17,783; 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 September 30, 2014, Public Housing- AMP 12 generated a restricted reserve of \$11,256; 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 September 30, 2014, OTC V generated a restricted reserve of \$65,322; 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 September 30, 2014, Miller Homes generated an (unrestricted) surplus of \$73,533, 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 September 30, 2014, Hopkins Tancil generated a net loss of \$76,788, this loss is being funded from prior year reserves, of which \$38,967 is being used to support deficit in the COCC.

XVII. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending September 30, 2014, Quaker Hill generated a restricted reserve of \$264,231; 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 September 30, 2014, Jefferson Village generated a net loss of \$35,663; 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 September 30, 2014, Pendleton Park generated a restricted reserve of \$41,658; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending September 30, 2014, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$1,591,132; 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 September 30, 2014, the Housing Mod-Rehab operated with a surplus of \$71,501; which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending September 30, 2014, The Bond Fund generated an un-restricted surplus of \$22,683, 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
Rent Roll Summary
FY 2014

Project Name	# of Units	January	February	March	April	May	June	July	August	September	Total	Avg. Rental Income/Unit
Public Housing Units												
*Ladrey High-rise	170	\$ 41,552	\$ 43,454	\$ 44,116	\$ 44,207	\$ 44,124	\$ 43,708	\$ 44,371	\$ 42,516	\$ 43,272	\$ 391,320	\$ 255
*Samuel Madden	66	6,962	7,355	6,866	7,856	7,428	7,821	6,169	6,253	6,446	63,156	\$ 98
*Ramsey Homes	15	3,570	4,134	4,134	3,159	3,414	3,152	3,142	3,142	3,052	30,899	\$ 203
*Andrew Adkins	90	16,241	16,559	15,267	15,900	16,081	16,153	13,299	14,763	15,973	140,236	\$ 177
*4-10 Scattered Sites	50	14,225	13,873	14,182	14,347	14,357	13,934	13,283	13,508	13,953	125,662	\$ 279
*4-11 Scattered Sites	30	8,177	8,177	8,930	9,844	9,872	10,153	10,205	10,398	9,830	85,586	\$ 328
*4-12 Scattered Sites	41	10,437	10,392	8,389	8,590	8,868	8,796	8,300	8,385	8,843	81,000	\$ 216
*Park Place	38	10,298	9,626	9,913	9,879	9,707	9,875	9,880	9,961	9,879	89,018	\$ 260
*Saxony Square	5	2,162	2,037	2,049	2,122	1,857	1,965	1,509	1,570	1,509	16,780	\$ 302
*Chatham Square	52	17,173	17,429	17,723	17,677	18,235	17,326	17,899	17,058	17,058	157,578	\$ 328
*Braddock	6	2,411	2,116	2,628	2,630	2,630	2,630	2,495	2,495	2,553	22,588	\$ 426
*Whiting	24	3,756	3,832	3,819	3,921	3,795	3,819	3,768	2,771	2,771	32,252	\$ 115
*Reynolds	18	5,930	5,911	6,435	6,708	6,737	6,781	6,784	6,313	6,449	58,048	\$ 358
*Old Dominion	36	5,834	5,898	6,052	5,702	5,869	5,977	6,608	4,819	4,725	51,484	\$ 131
*West Glebe	48	6,584	7,026	7,148	7,065	7,486	7,169	6,897	6,725	5,819	61,919	\$ 121
*James Bland I	18	3,612	3,252	3,606	3,256	2,684	2,684	2,594	2,288	2,526	26,502	\$ 140
*James Bland II	18	2,284	2,151	1,681	1,484	1,484	1,587	1,734	1,784	1,802	14,189	\$ 100
*James Bland IV	44	15,474	17,560	16,977	16,576	15,218	14,725	14,167	14,650	14,650	125,347	\$ 333
**Total Public Housing	812	\$ 176,682	\$ 180,782	\$ 179,915	\$ 180,923	\$ 179,846	\$ 178,255	\$ 173,104	\$ 169,399	\$ 171,110	\$ 1,573,564	
Non-Public Housing Units												
*Quaker Hill LP	60	\$ 103,762	\$ 103,010	\$ 101,504	\$ 98,516	\$ 90,744	\$ 92,250	\$ 93,789	\$ 97,110	\$ 96,595	\$ 877,280	\$ 1,610
Pendleton Park I	20	26,638	27,788	27,213	28,018	28,212	26,269	28,565	23,257	23,257	239,217	\$ 1,163
Pendleton Park II	4	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	14,211	\$ 395
Mod Rehab I (Hopkins Tancil)	111	108,582	108,582	109,389	108,295	108,295	106,122	102,789	110,585	104,990	967,629	\$ 946
*James Bland V	29	-	-	-	-	10,172	13,490	24,393	29,731	29,731	77,786	\$ 1,025
*Miller Homes	16	22,033	22,033	23,750	23,750	23,750	22,267	23,750	23,750	25,233	210,316	\$ 1,577
*Jefferson Village Mkt	69	87,891	78,421	71,958	70,323	76,924	75,933	75,933	76,018	77,319	690,720	\$ 1,121
Total Non-Public Housing	309	\$ 350,485	\$ 341,413	\$ 335,393	\$ 330,481	\$ 339,676	\$ 337,910	\$ 350,798	\$ 362,030	\$ 358,704	\$ 3,077,159	
Totals	1121	\$ 527,167	\$ 522,195	\$ 515,308	\$ 511,404	\$ 519,522	\$ 516,165	\$ 523,902	\$ 531,429	\$ 529,814	\$ 4,650,723	

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 SEPTEMBER 30, 2014

	Total		Over / (Under)		Total C.O. & Public Housing Actual		*Central Office (C.O.)		Over / (Under)		Public Housing AMP 1	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue												
Dwelling Rent	4,648,421	5,067,300	1,558,131	(418,879)	1,558,131	(418,879)	-	-	-	-	384,096	396,000
Governmental Grants	16,964,322	17,164,275	-	(199,953)	-	(199,953)	-	-	-	-	-	-
Local Grants	58,507	63,338	58,507	(4,831)	58,507	(4,831)	-	-	-	-	58,507	63,338
Management/Fee for Service	2,439,076	2,257,350	1,418,250	181,726	1,418,250	181,726	1,418,250	1,353,750	64,500	-	-	-
Bookkeeping Fee	66,511	72,375	66,511	(5,865)	66,511	(5,865)	66,511	72,375	(5,865)	-	-	-
Asset Management Fee	127,935	96,450	127,935	31,485	127,935	31,485	127,935	96,450	31,485	-	-	-
HCVF Asset Management Fee	429,149	401,850	328,100	27,299	328,100	27,299	328,100	304,350	23,750	-	-	-
Developer Fee/OTC Sale Proceeds	108,101	150,000	108,101	(41,899)	108,101	(41,899)	108,101	150,000	(41,899)	-	-	-
Operating Subsidy	2,328,136	2,382,375	2,328,136	(54,239)	2,328,136	(54,239)	-	-	-	-	466,352	475,425
Investment Income	2,391	12,251	694	(9,861)	694	(9,861)	90	128	(37)	-	-	4,125
Reserve Transfers	319,078	617,513	206,627	(298,435)	206,627	(298,435)	112,500	112,500	-	-	-	-
Other Income	339,386	427,504	140,391	(88,118)	140,391	(88,118)	13,582	32,445	(18,863)	-	50,538	54,000
Total Operating Revenue	27,831,011	28,712,580	6,341,381	(881,569)	6,341,381	(881,569)	2,175,069	2,121,998	53,071	959,492	992,888	(33,396)
Operating Expenses												
Administration	4,273,528	4,679,804	2,611,808	(406,275)	2,611,808	(406,275)	1,203,081	1,307,081	(104,000)	266,769	253,613	13,157
Tenant Services	204,633	292,815	115,818	(88,182)	115,818	(88,182)	204	375	(171)	61,951	102,450	(40,499)
Utilities	1,086,873	1,120,500	851,815	(33,627)	851,815	(33,627)	23,242	22,800	442	222,867	245,250	(22,383)
Ordinary maintenance & operations	2,491,775	2,308,771	1,691,975	183,004	1,691,975	183,004	609,775	443,775	166,000	241,336	249,525	(8,189)
Protective Services	37,649	19,343	15,529	18,306	15,529	18,306	1,074	825	249	2,708	750	1,958
General expense	1,960,622	2,051,491	836,560	(90,869)	836,560	(90,869)	337,693	347,141	(9,449)	118,464	141,300	(22,836)
Housing Assistance Payments	15,163,664	17,112,525	-	(1,948,861)	-	(1,948,861)	-	-	-	-	-	-
Debt Service	225,365	289,950	-	(64,585)	-	(64,585)	-	-	-	-	-	-
Reserves	206,627	837,383	94,127	(630,756)	94,127	(630,756)	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	25,650,736	28,712,580	6,217,632	(3,061,844)	6,217,632	(3,061,844)	2,175,069	2,121,998	53,072	914,096	992,888	(78,792)
NET INCOME (LOSS)	2,180,276	-	123,749	2,180,276	123,749	2,180,276	(0)	-	(0)	45,396	-	45,396
Less: Restricted Income	(2,180,277)	-	(123,750)	(2,180,277)	(123,750)	(2,180,277)	-	-	-	(45,396)	-	(45,396)
ADJUSTED NET INCOME (LOSS)**	(1)	-	(1)	(1)	(1)	(1)	(0)	-	(0)	0	-	0

**Loss reduces unrestricted reserves

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	229,577	250,200	377,104	385,200	16,428	21,600
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	816,240	831,975	443,537	452,175	11,113	11,325
Investment Income	-	-	-	-	-	-
Reserve Transfers	-	-	-	112,875	14,053	11,498
Other Income	16,053	28,778	12,334	10,110	892	300
Total Operating Revenue	1,061,870	1,110,953	832,975	960,360	42,486	44,723
Operating Expenses						
Administration	226,024	281,801	310,337	345,075	14,995	21,893
Tenant Services	27,830	25,763	596	1,140	19	53
Utilities	420,453	342,225	108,305	126,225	13,033	12,900
Ordinary maintenance & operations	214,165	285,826	260,065	287,745	10,394	6,570
Protective Services	353	-	1,056	-	-	-
General expense	91,000	93,833	112,869	141,638	4,046	3,308
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	60,008	81,506	34,119	58,538	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	1,039,833	1,110,953	827,346	960,360	42,486	44,723
NET INCOME (LOSS)	22,036	-	5,630	-	0	0
Less: Restricted Income	(22,036)	-	(5,630)	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	-	0	0

**Loss reduces unrestricted reserves

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

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue						
Dwelling Rent	150,646	159,300	(8,654)	109,125	106,200	2,925
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	93,119	118,500	(25,381)	97,460	109,575	(12,115)
Investment Income	-	-	-	-	-	-
Reserve Transfers	17,665	-	17,665	35,910	35,910	(0)
Other Income	7,004	5,370	1,634	4,743	10,200	(5,457)
Total Operating Revenue	268,433	283,170	(14,737)	211,327	261,885	(50,558)
Operating Expenses						
Administration	154,801	160,245	(5,444)	89,823	103,553	(13,730)
Tenant Services	4,570	375	4,195	3,180	825	2,355
Utilities	2,235	3,750	(1,515)	4,468	4,500	(32)
Ordinary maintenance & operations	72,349	75,338	(2,988)	55,097	101,475	(46,378)
Protective Services	150	-	150	2,154	6,188	(4,034)
General expense	34,328	43,463	(9,135)	34,958	45,345	(10,388)
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	268,434	283,170	(14,736)	189,679	261,885	(72,206)
NET INCOME (LOSS)	(0)	-	(0)	21,649	-	21,649
Less: Restricted Income	-	-	-	(21,649)	-	(21,649)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)

**Loss reduces unrestricted reserves

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

	OTC Phase V		Miller Homes		Hopkins-Tancil		Over / (Under) Budget
	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue							
Dwelling Rent	120,275	255,000	208,419	207,000	951,543	1,017,000	(65,457)
Governmental Grants	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
Investment Income	-	-	-	-	11	15	(4)
Reserve Transfers	-	49,500	-	-	76,788	-	76,788
Other Income	1,766	8,625	4,320	9,206	30,290	25,500	4,790
Total Operating Revenue	122,041	313,125	212,738	216,206	1,058,632	1,042,515	16,117
Operating Expenses							
Administration	32,578	94,388	101,286	107,771	196,530	165,753	30,777
Tenant Services	5,127	49,875	-	60	47,329	85,725	(38,396)
Utilities	812	1,500	518	3,075	136,046	186,750	(50,704)
Ordinary maintenance & operations	7,784	99,750	26,088	27,413	249,280	205,125	44,155
Protective Services	1,179	2,250	10,041	30	691	450	241
General expense	9,238	59,250	1,272	14,063	319,932	214,212	105,720
Housing Assistance Payments	-	-	-	-	-	-	-
Debt Service	-	-	-	-	69,858	72,000	(2,142)
Reserves	-	6,113	73,533	63,795	38,967	112,500	(73,533)
Transfers	-	-	-	-	-	-	-
Total Operating Expense	56,718	313,125	212,738	216,206	1,058,633	1,042,515	16,118
NET INCOME (LOSS)	65,322	-	0	-	(0)	-	(0)
Less: Restricted Income	(65,322)	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	(0)	-	(0)

**Loss reduces unrestricted reserves

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

	Quaker Hill LP			Jefferson Village			Pendleton Park		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	848,675	918,000	(69,325)	693,508	765,000	(71,492)	267,871	265,500	2,371
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	442	390	52	-	-	-	66	94	(27)
Reserve Transfers	-	-	-	35,663	-	35,663	-	-	-
Other Income	(25,445)	16,950	(42,395)	57,386	12,450	44,936	15,372	3,900	11,472
Total Operating Revenue	823,671	935,340	(111,669)	786,557	777,450	9,107	283,309	269,494	13,816
Operating Expenses									
Administration	212,131	258,383	(46,251)	81,637	101,760	(20,123)	35,197	48,488	(13,290)
Tenant Services	7,200	300	6,900	5,570	150	5,420	3,357	488	2,869
Utilities	9,406	6,750	2,656	58,324	69,750	(11,426)	28,648	26,625	2,023
Ordinary maintenance & operations	103,145	123,375	(20,231)	365,256	106,800	258,456	37,725	55,125	(17,400)
Protective Services	149	-	149	547	300	247	30	-	30
General expense	159,513	143,850	15,663	234,897	294,188	(59,290)	89,408	44,775	44,633
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	67,896	67,950	(54)	40,325	75,000	(34,675)	47,286	75,000	(27,714)
Reserves	-	334,733	(334,733)	-	129,503	(129,503)	-	18,994	(18,994)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	559,441	935,340	(375,899)	786,557	777,450	9,107	241,651	269,494	(27,842)
NET INCOME (LOSS)	264,231	-	264,231	0	-	0	41,658	-	41,658
Less: Restricted Income	(264,231)	-	(264,231)	-	-	-	(41,658)	-	(41,658)
ADJUSTED NET INCOME (LOSS)**	(1)	-	(1)	0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
		Over / (Under)		Over / (Under)		Over / (Under)
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	16,066,857	16,259,400	897,465	904,875	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,020,826	903,600	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCV Asset Management Fee	-	-	101,049	97,500	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	30	923	48	53	1,100	1,100
Reserve Transfers	-	157,673	-	-	-	-
Other Income	49,744	112,500	-	-	65,563	67,245
		(62,756)		-		(1,682)
Total Operating Revenue	17,137,457	17,434,095	998,562	1,002,428	66,663	67,245
		(296,638)		(3,866)		(582)
Operating Expenses						
Administration	913,576	901,020	65,036	63,983	23,748	43,950
Tenant Services	-	-	-	-	20,232	13,500
Utilities	1,304	1,875	-	-	-	-
Ordinary maintenance & operations	10,521	15,675	-	-	-	-
Protective Services	9,483	750	-	-	-	-
General expense	298,086	307,125	11,716	12,413	-	1,500
Housing Assistance Payments	14,313,355	16,207,650	850,309	904,875	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	21,158	-	8,295
Transfers	-	-	-	-	-	-
		(1,887,771)		(75,367)		(23,265)
Total Operating Expense	15,546,324	17,434,095	927,061	1,002,428	43,980	67,245
		(1,887,771)		(75,367)		(23,265)
NET INCOME (LOSS)	1,591,132	-	71,501	-	22,683	-
Less: Restricted Income	(1,591,132)	(1,591,132)	(71,501)	(71,501)	(22,683)	(22,683)
ADJUSTED NET INCOME (LOSS)**	0	0	0	0	0	0

**Loss reduces unrestricted reserves

ASSET MANAGEMENT/ SOCIAL SERVICES

ASSET MGMT /
SOCIAL SERVICES



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Melvin Miller


Carter D. Flemming
Brett J. Libresco
Christopher Ballard

Karl Sandberg
Chyrell Bucksell
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 21, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 9/30/2014**

I. Performance Indicators for Board Monitoring

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

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

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

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

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

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

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

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

TABLE A

Performance Indicators for Board Monitoring for the current reporting period

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
	INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD's STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	97%	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	95%	93%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	2%	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%	2%	2%	>6%≤8% = D - >8%≤= E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤= E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 11 days (average) LEASE UP TIME = 18 days (average)	30 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)	34 days	19 days	15 days	21 days	410 total work orders issued; 251 completed; 159 work orders remain open including VUs, pest services, and UPCS-HQS inspections, and system transfers.
SPECIAL PROJECTS						
n/a						

CHART A

Performance Indicators for current Board Monitoring Reporting Period

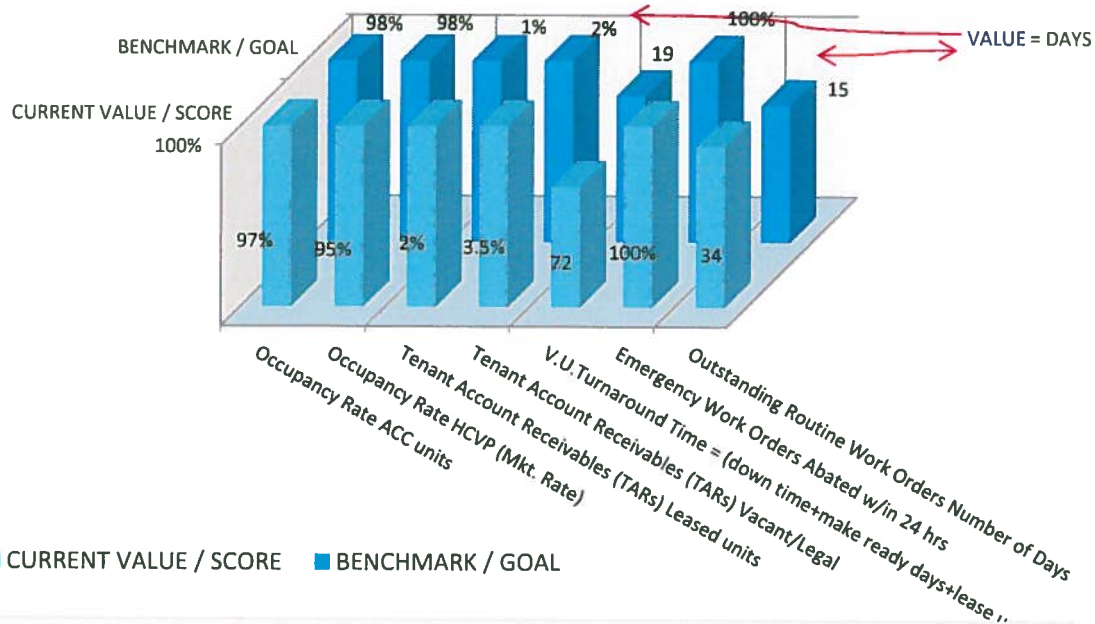


CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUE AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT. VALUES ARE AUTOMATICALLY ROUNDED UP/DOWN.

TABLE B

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

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (1) see bottom notes	68	4	5%
Quaker Hill	60	3	5%
Hopkins-Tancil Courts (2)	108	6	5%
Miller Homes	16	0	0%
Pendleton Park	24	2	8%
TOTALS (3)	276	15	5%

(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

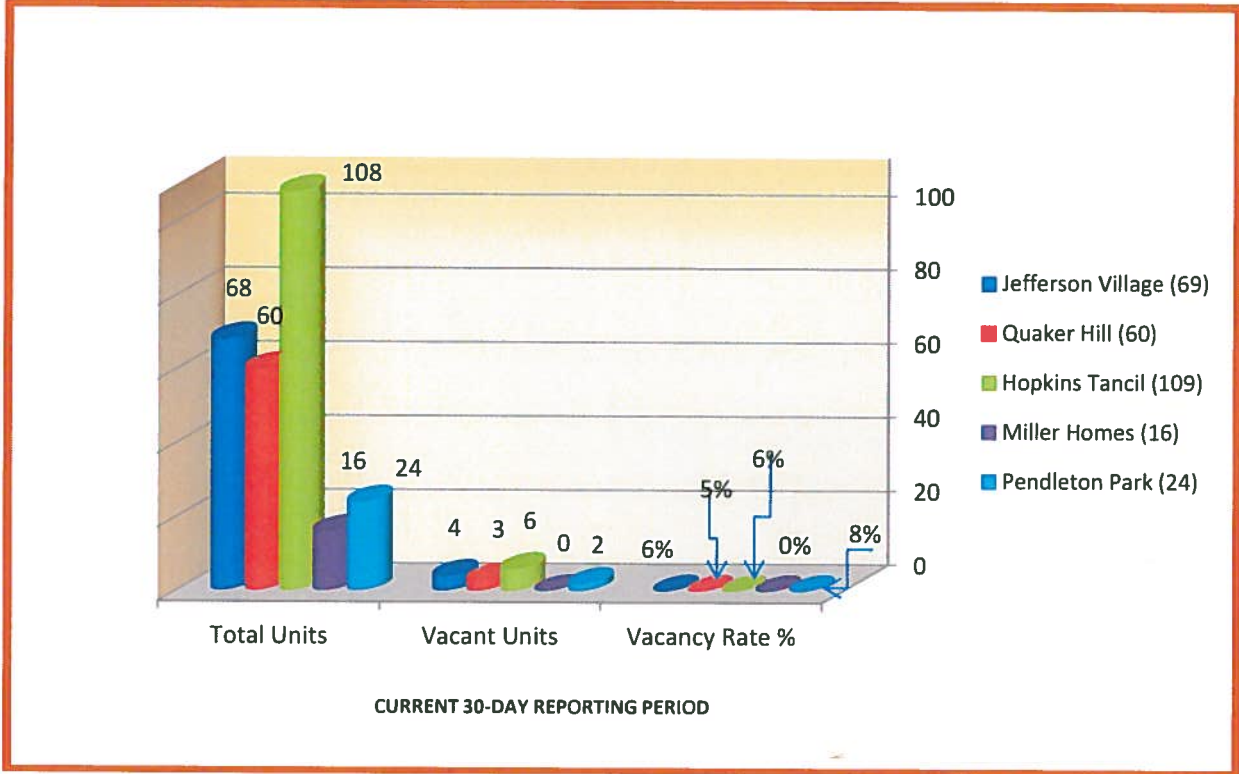


Table C below provides a view of the ACC units, per development, showing the total unit numbers, vacant units under rehab, off-line or demolition, the total of occupied units and occupancy and average vacancy rates for the current reporting period. Please note that chart values are automatically rounded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

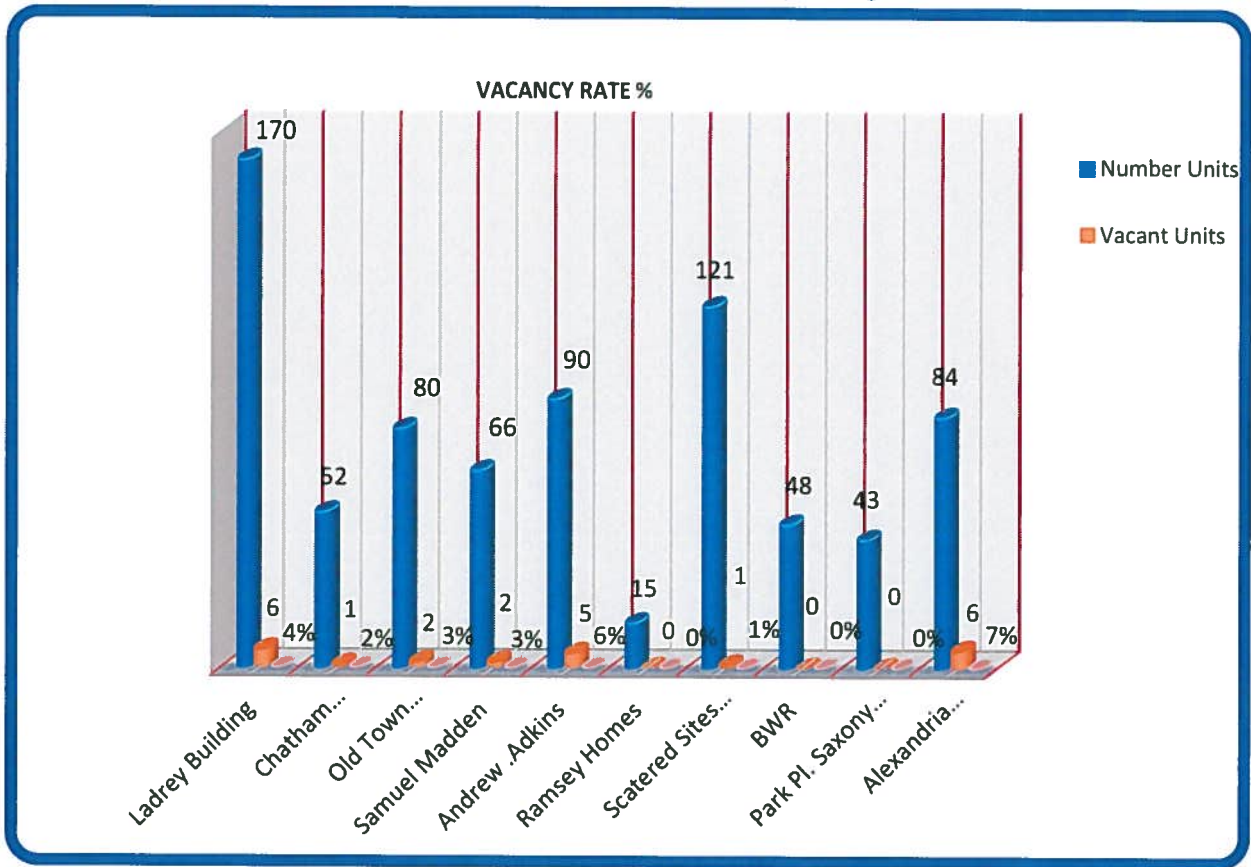
TABLE C: Vacancy Activity Tracking Report for ACC Units

	Number Units	Vacant Units	Vacancy % Rate (2)
Ladrey Building	170	6	4%
Chatham Square.	52	1	2%
Old Town Commons	80	2	3%
S. Madden Homes (1)	66	2	3%
A. Adkins Homes	90	5	6%
Ramsey Homes	15	0	0%
Scattered Sites (all)	121	1	1%
BWR	48	0	2%
Park Place & Saxony Square	43	0	2%
Alexandria Crossing (all on-line units)	84	6	7%
TOTALS: (values are rounded up/down)	769	23	3%

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

The Chart C below shows the vacant unit activity per sites based on the content of Table C. Please note that some developments have been accumulated under one name due to the limitations of the graphic (i.e.: Scattered Sites I, II and III, are all under "Reg. 3 Scattered Sites", Braddock, Reynolds and Whiting are under "BWR", etc.) All vacancy rate values are 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 leasing activities at Jefferson Village are moving forward, after the initial slow down due to the legal actions to evict delinquent rent and criminal cases. Below is the summary for the current reporting period as of the closing of this report:

<i>Unit renovated and ready for lease (as of 9/30/2014)</i>	<i>11</i>
<i>Renovated units leased as of closing of this report:</i>	<i>9</i>
<i>Renovated units pending</i>	<i>2</i>
<i>Vacant units as of the closing of this report</i>	<i>4</i>

II. Year-to-Date Administrative & Legal Activities

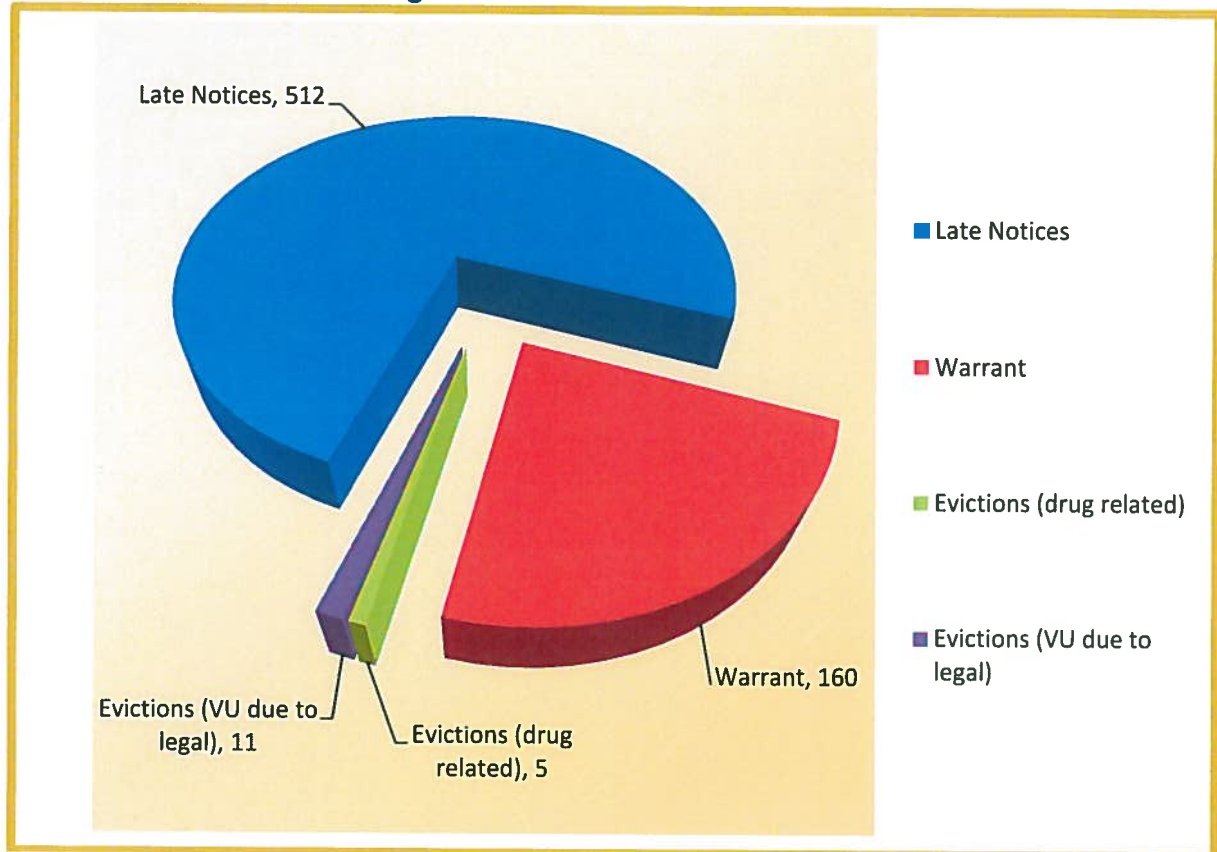
The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department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



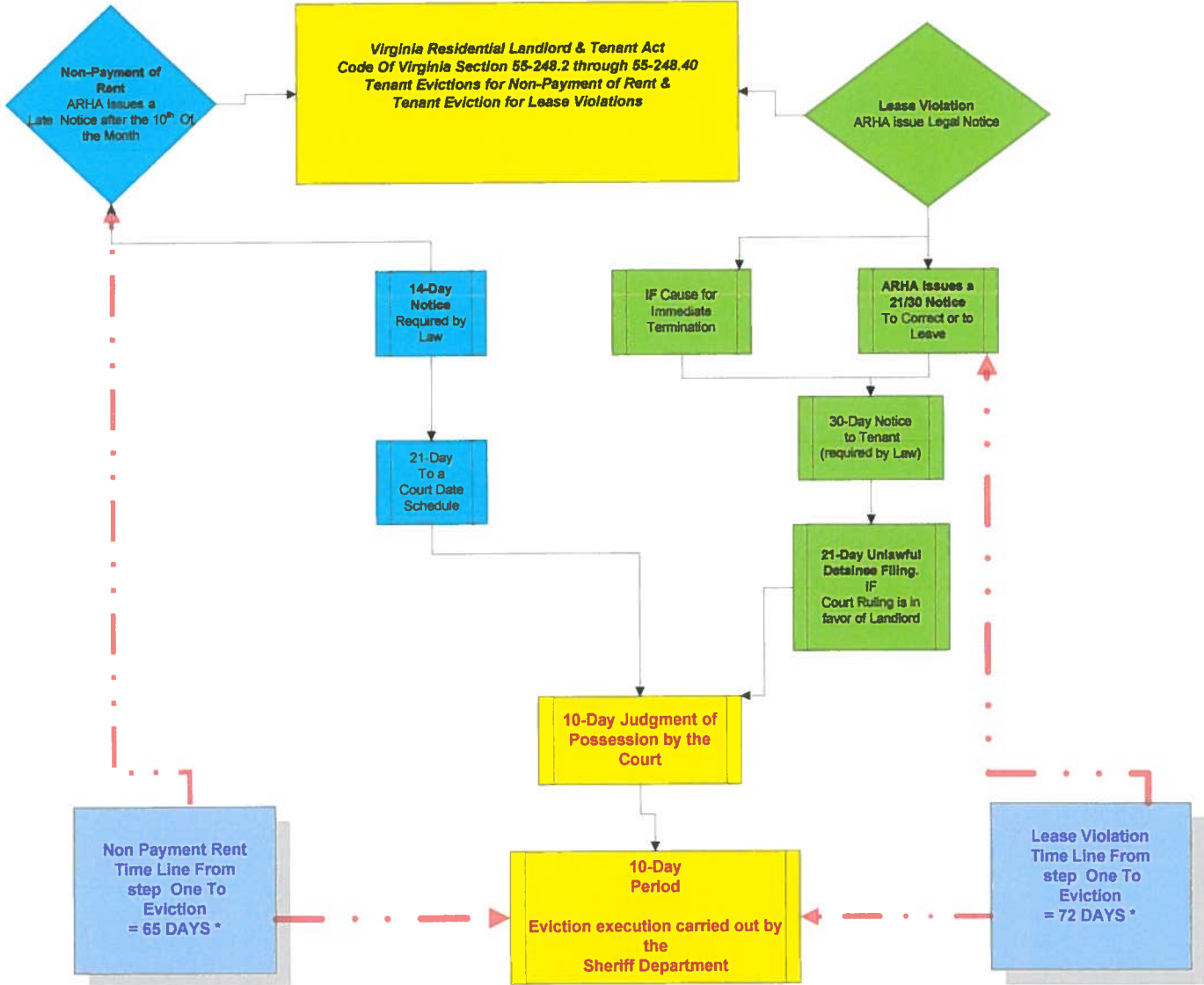
Legal Process for Virginia Residential Landlords and Tenants is illustrated in the flow chart below. The VRLTA covers two legal scenarios: a) cases for Non-Payment of Rent, and b) cases for Lease Violations, which also include drug cases and any other case not related to rent payments.

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.

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.

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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*

Melvin Miller

Chyrell Bucksell

Daniel Bauman, *Vice Chairman*

Carter Flemming

Karl Sandberg

Christopher Ballard

Brett Libresco

Salena Zeller

Roy Priest, Chief Executive Officer

DATE: October 14, 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 76% of the annual contributions contract (ACC) with 89% of the budget authority expended. While forty one (41) portable vouchers administered were absorbed, nine (9) existing program vouchers were terminated. This resulted in a net of 32 vouchers under lease for the month ending September 30th. The voucher issuance lease up success rate is slowly increasing now that the payment standard has been adjusted to 110% of the fair market rent. However, there are still a large number of families exercising their right to portability into Fairfax County and Prince Williams County predominately, to seek more affordable units. Our data shows this to be the case primarily with families seeking 1 and 4 bedroom units.

Staff has completed the payment standard adjustments for tenant certifications with an August 2014 effective date. This process included adjustments for 179 households. The total HAP variance as a result of the lease up and payment standard adjustments yielded marginal expenditures of just over \$34k. As such, staff will adjust the payment standard retroactively to January 2014 for all active families to aid in decreasing HAP reserves.

The waiting list purge is still underway. This task has proved to be a bit more challenging than originally thought even for our vendors. After a few conference calls to discuss some anomalies the scope of work has been further clarified. A change in vendor was required due to the magnitude of the project and the efficiency required. The new vendor is currently finalizing the plate specs required for printing for review and approval by staff. The bulk mail letters are schedule to go out by the end of October. Applicants will then have 14 business days to return the purge notice with updated information. This will complete phase one of this project. Phase two requires data entry of all of the updated information into our Tenmast software after which all list will be reconciled. Thereafter applicants will be able to obtain their current position on the waiting list. Our goal is to make this an automated process whereby applicants can call in to the system, enter their social security information and obtain information on active waiting list applications related to that number.

Momentum is building for our biweekly general information sessions which are currently held the second and fourth Tuesday of every month. The forum was initially developed as a precursor to the waiting list purge for applicants; however the majority of the questions generally stem from misinformation circulating about the ARHA RFP for the remaining sites redevelopment. As such the sessions have proved to be a vital platform to ensure the community at large receives accurate information on ARHA redevelopment, revisions to state and federal program guidelines and current internal standard operating procedures. In light of this response, we will continue the sessions indefinitely, beyond the waiting list purge, to satisfy the demand for this information.

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.

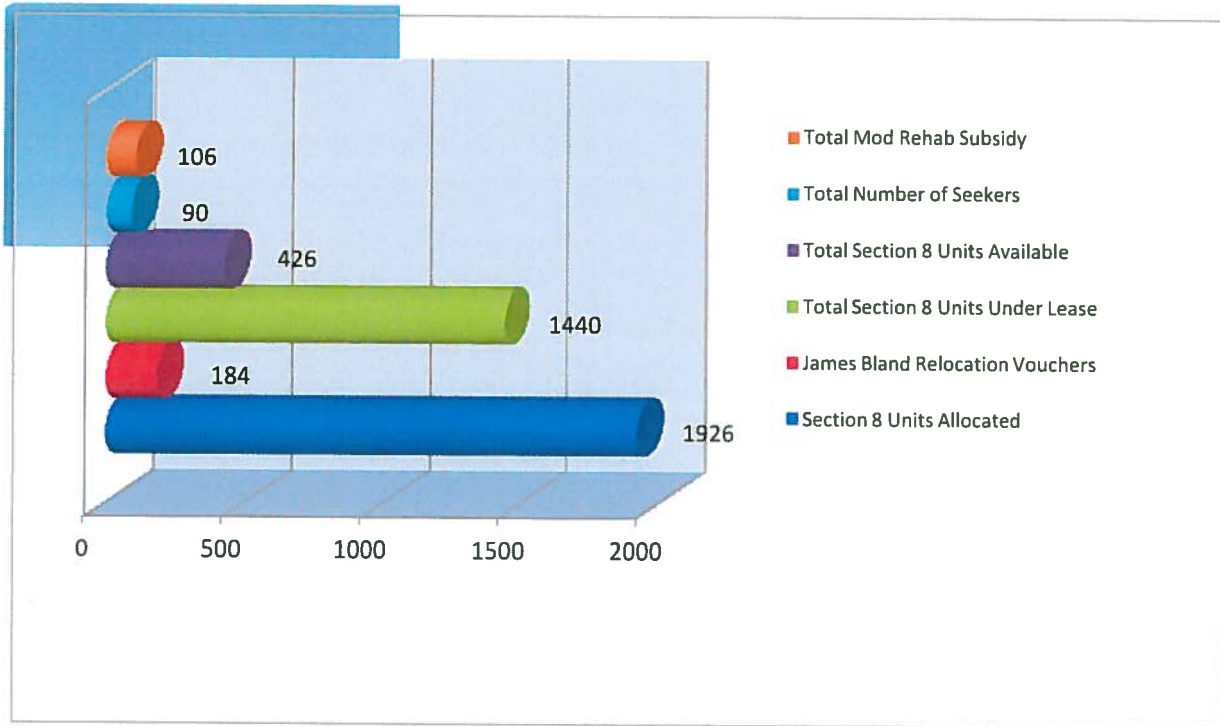
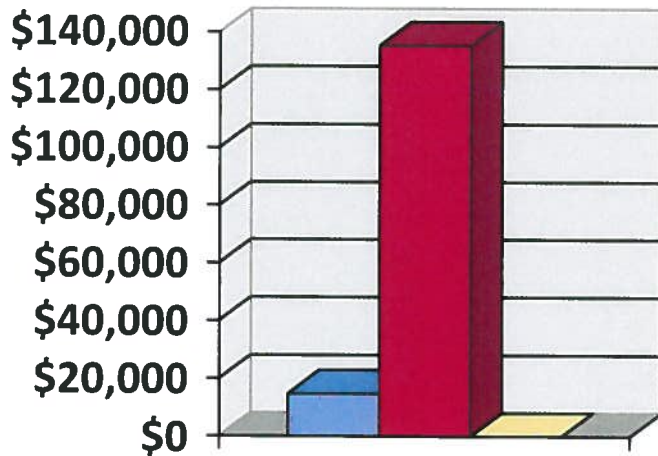


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.



Top Escrow Balance	\$14,734
Total Escrow Balance	\$135,377.35

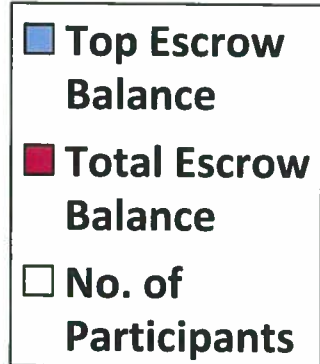
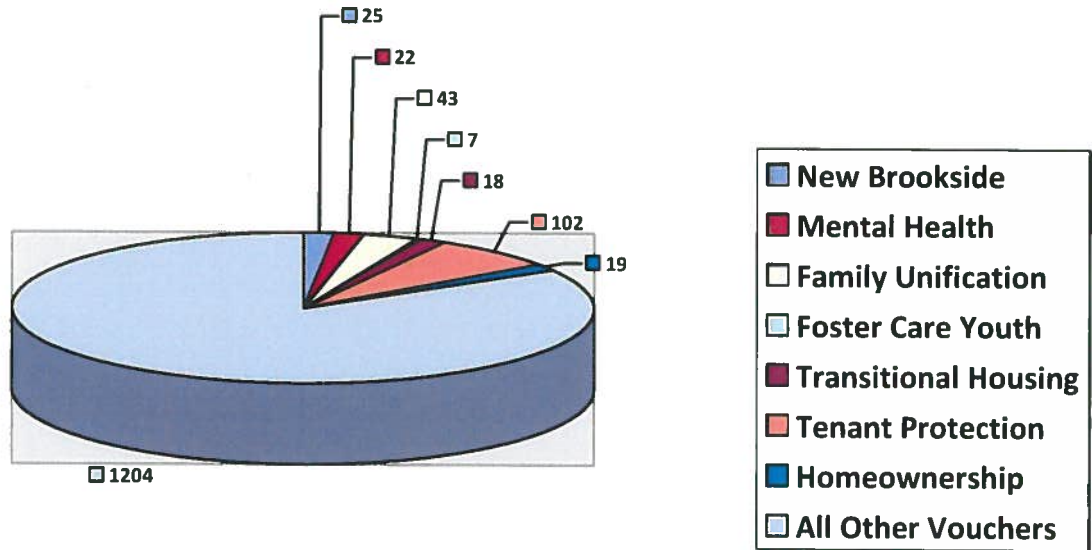



CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.





ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, Chief Executive Officer

DATE: October 16, 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 a effort to create family self sufficiency by enhancing education and job skills for today's economy and adaptability to living in an 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 budget funds. Monthly acitivites are highlighted below:

Resource Learning Centers: Ruby Tucker Family Center (RTFC); Family Resource Learning Center (FRLC) @ Charles Houston; Bridge Program; Momentum Program
Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis, Sabrina Walker and Ron Allen

	<u>Activity</u>			
	Workshops/Training Provided	Number of Programs (service size)	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	10	5	18	7
Youth (4-18)	62	8	92	65

Finances:

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0.00	\$0.00	\$0.00	\$2,259 (food, clothing, & furniture/computers)



Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	44	94	42

Partnerships:

- **Capital Area Food Bank/Clagett Farm** – invited our Garden Club participants to their Fall Harvest Festival in Upper Marlboro, MD. As a part of the festival, students were able to tour the farm via a hayride, help move the cattle, enjoy fresh wood-fired pizza made in an outdoor clay pizza oven, and participate in a scavenger hunt, along with other arts and crafts.
- **The Reading Workshop** - is our newest partner and will be providing an afterschool reading program for students at our Charles Houston Recreation Center program on Thursdays.
- **Department of Human and Community Services** – will be providing a program for our middles school aged female youth, through their Sexual Assault Division, to help our teens better cope with challenges they may face especially in the areas of sex and sexuality.

Special Notes/Upcoming Events:

Nicole Hernandez, who graduated from the Momentum Leadership Program this summer was recently awarded the inaugural 2014 Outstanding Youth Award from VHDA and will receive her award at the Governor’s Housing Conference in Norfolk, VA on October 30th. The award is to honor a young individual that has made a positive impact in their community.

Our 4th annual ARHA sponsored stage play, “Senior Moments”, will go up on November 14th and run for two weekends. This original musical production, which brings together many talented artists from around the DC metro area, is a fundraiser to support ARHA youth programming. Ticketing information can be found at <http://goo.gl/5ciFsG>

The Senior Center @ Charles Houston

Staff: Vanessa Greene, Cynthia Pierce

Congregate Meals:

Participation numbers	ARHA/Annie B. Rose residents	Cumulative lunch service
55	18	163

Services/Activities Summary:

- **Health, Wellness and Medical Services** - 55 (duplicated count) clients participated in walking club, morning stretch, Robust Walkathon, Yoga and Arthritis Exercise classes, “My Last Wishes . . . How to Plan” seminar, and 1 blood pressure screening clinic
- **Assessments** – 2
- **Referrals** – 1
- **Deaths** - 0
- **Activities** – 55 clients (duplicated count) participated in shopping excursions to the Stores of Kingstowne, Potomac Yard Center, BIG Lots and Landmark Plaza, Flu Shot Clinic and Senior Scams Presentation.

Upcoming Events:

- Medication Safety and Brown Bag Medication Review Seminar, 10/22 @ 12:30
- Intergenerational activity with Burgundy Farm School, 10/27 @ 10:30
- AARP Presentation, 10/29 @ 10:00
- 50's Sock Hop @ Alexandria Adult Day Care Center, 10/30 @ 10:30
- Excursion to Thurmont, MD, 10/31 @ 9:30

LaDrey High Rise

Staff: Starr Robertson

Services Provided:

Health and Medical

Medicare/ Medicaid Counseling	Medicaid/ SNAP Renewal Assistance	Medicare/ Medicaid Applications	SNAP Program (food stamps) Applications	Assist Communicating with Medicaid/Medicare
7		2		1

Financial

Applied for Medical Bill Assistance	Rental Assistance	Medical Equipment/Prescription Assistance	Budget Planning with Residents
2	7	2	1

Daily Living Skills & Entitlements

Home Visits	Assist. Completing Forms/Mail/ Money Orders	Assistance Making Appts or Transportation Arrangements for Dr. Appt.	Assist. Communicating with Social Security/Social Services/Other Community Services	Housekeeping
3	17	1	1	3

Donations

Residents who received
Food Distributions \$ 1500.00
Food Distributions LBS: 4300 lbs. (Food Bank)

Assessments/Family Planning/Reports

Family Planning	Hospital Discharge Planning/Communication	Adult Protective Services Coordination
2		1

Referrals

DOT Transportation/Metro Access	Senior Taxi	Companion Aide/Home Health Services	Furniture Assistance
3	1	2	1

Participation of Residents in Facilitated Events (Double Counts)

LaDrey Community Outings	LaDrey Resident Seminars/Meetings	Food Distributions	Indoor Activities(Cards, Games, Movies)
6	66	139	42

Data Summary:

- Total Services/Referrals Provided to Residents: 65
- Total Number of Residents Participation throughout month: 253 (Double Counts)

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

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

** Note: For the month, there were 11 Programs/Activities/Faith Services 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	3	26	26
Recruitments	2	118	27
Resume/ Applications Assistance	6	0	6

Lease Addendum:

Service and Employability Assessment	Confidentiality Agreements	Informed Consent	Grievance	Budgets
5	5	5	5	2

Referrals:

Clothing	Security Deposit	Rental Assistance	Skills Training	Furniture Assistance
3	1	1	1	1

Data Summary:

- Total Services/Referrals Provided to Residents: **23**
- Total Number of Residents Participation throughout month: **59**

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.
- **JobLink – Participated** in re-engineering of new business and client services model. Established a referral system and form for residents needing skills training.

Upcoming Events:

- C.E.T Healthcare and Maintenance Recruitment (logistics support) – October 17, 2014 12pm -2pm
- ARHA and V.E.C monthly recruitment – October 20, 2014 1pm -4pm (see attached)
- Choices Life Skills Workshop – October 22, 29 and November 5, 2014
- Region II Community Meeting – Tentative date 10/21-22, 2014 (subject to change)
- LINKS of Arlington Part II Series – November (TBA)
- ARHA and V.E.C monthly recruitment – November (TBA)

Housing Choice Voucher (HCV) Family Self Sufficiency (FSS)

Staff: Fredricka Charity

Activity

	Workshops/Training Provided	Number of participants	Attendance ARHA Residents
<i>Choices life skills</i>	3	26	26
<i>Recruitments</i>	2	118	27

Family Self-Sufficiency Program

Housing Choice Voucher Participants	Participants Earning Escrow	Total HCV Escrow	Top Escrow amount
29	18	\$138,221.23	\$14,735.47

Referrals

Furniture	Utility bills	Security Deposits	Rent
1	8	6	7

Partnerships:

- **Virginia Employment Commission (VEC)** – Job Recruitment Event with them October 20, 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 will sponsor, along with the Links Part II of the Financial Literacy Series at Center for Employment Training.

Special Notes/Upcoming Events:

- Choices life Skills Workshop – October 15, 22, 29 and November 5, ***Health and Medical:***
-

Public Housing (PH) Family Self Sufficiency (FSS)

Staff: Nora Lopez

Participants

- **Twenty-six** Public Housing FSS participants.
- **Nine** participants earning escrow.
- **Total PH/FSS escrow amount this period: \$52,879.00. - Top Escrow amount: 20,468.00.**

Demographics

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

Case Management:

The following needs predominated amongst Public Housing FSS Participants:

Resources for food and utility assistance – Referrals food, utilities and rental assistance and medical/healthcare assistance.

Community and Outreach: (Sep/Oct 2014):

Sep/Oct 2014: Outreach work for Alexandria community in the Lazarus Ministry of Christ Church: **9hrs**

Sep 16, 2014: Community Partnership Job Expo Planning Meeting: **2hrs**

Sep 17, 2014: Re-entry Council Meeting: **2hrs**

- Sep 22, 2014:** Outreach door to door at Tancil Court/Hopkins Tancil and Chatham Square to inform about upcoming Pre Job Expo Soft Skills Workshop: **4hrs**
- Sep 23, 2014:** Outreach door to door at Old Town Commons, Andrew Adkins, Jefferson Village and West Glebe Road to inform about Pre Job Expo Soft Skills Workshop: **4hrs**
- Sep 26, 2014:** Outreach/door to door at Tancil Court/Hopkins Tancil and Chatham Square to inform about upcoming Job Expo **4hrs**
- Sep 26, 2014:** Outreach door to door at Old Town Commons, Andrew Adkins, and Jefferson Village to inform about upcoming Job Expo: **4hrs**
- Sep 29, 2014:** Outreach door to door at West Glebe Road to inform about upcoming Job Expo: **2hrs**
- Sep 30, 2014:** Community Partnership Job Expo Planning Meeting: **2hrs**
- Oct 2, 2014:** Attend the annual Northern Virginia Community College, Adult Career Pathways Program Luncheon.
- Sep 2014:** Continued meeting individually with ARHA residents and FSS participants to assist in creating, correcting, updating or changing resumes and cover letters in preparation for the second annual Community Partnership Job Expo on October 1, 2014.

Events:

- (Sep 25 2014):** In collaboration with JobLink and Virginia Employment Commission, held a pre-Job Expo Soft Skills Workshop at Charles Houston Recreation Center.
- (Oct 1, 2014):** Held a successful Second Annual Community Partnership Job Expo. Information/data, is still being gathered as to how many ARHA residents have been employed as a result of this Job Expo. We have heard from several ARHA residents and employers already about actual hiring from this event.

Upcoming Events:

PH/FSS Coordinator to hold a Money Habitudes Seminar in November, date/place/time, to be determined.

December 2014: ARHA Holiday/FSS Celebration event in early December, date/time/location, to b

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

Roy Priest, Chief Executive Officer

DATE: October 21, 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”).

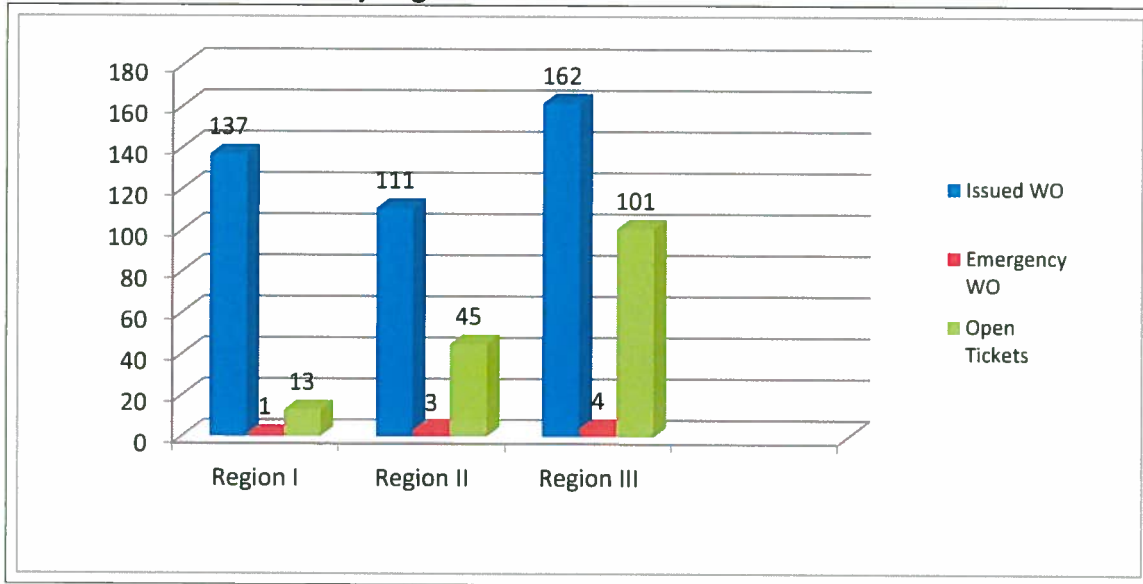
Table I – Reporting Period: 9/1/2014 to 9/30/2014

Issued WO’s	410	Includes all work orders generated during this period
Completed WO’s	251	Includes all work orders completed during this period
Emergency WO’s	8	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	159	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 = 3.17 %
 Region II = 10.98 %
 Region III = 24.63 %

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

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

1. Vacant Units Turn Over

During this reporting period, eighteen (18) additional units were added for rehabilitation and turnover work and four (4) 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 is under way due to the weather changes and the upcoming heating season, 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)
- Custom fabrications and installation of Awnings (on order)
- Two new signs for West and Princess Street (on order)

- Condo building refitted with new locks and remote door opener/intercom, with restricted key system to each building for increased security
- 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

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

1. The **ARHA** Non-Smoking Housing program implementation will continue through the remaining of this year and through 2015, including additional smoke cessation clinics, meetings with residents to educate about the program and its implementation as well as the House Rules and Regulations regarding the new policy and how it affects their lease.
2. The posting of interior and exterior signage regarding the Non-Smoking Housing Policy has been delayed until November or later due to budgetary transition. The financing for this project comes from a grant of the City of Alexandria, which expired July 31, 2014 and the second grant started August 1, 2014. The process still in progress and we anticipate a delivery around November of 2014, or later.

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

Roy Priest, Chief Executive Officer

DATE: October 15, 2014

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: DEVELOPMENT UPDATE

JAMES BLAND V

Leasing of the lower level units of 905 N. Patrick was sequenced after completing the upper levels. All but two multifamily units are occupied and the final two units are tentatively scheduled for lease and move-in on Friday, October, 17, 2014. Three (3) of the last Triplex affordable units turned over to ARHA on October 6th and the final three (3) units for the project were turned over on October 10, 2014. The later date was due to an encroachment issue at the front porches of two units at 902 and 906 First Street which was not caught during previous coordination of the overhead features with the civil engineering drawings. The encroachment was picked up by a City Planner. EYA submitted to the City an Application for Encroachment into the Right of Way to the City on October 9, 2014. There will need to be formal action related to this deficiency. The Planning Commission Hearing is scheduled for November 6, 2014 and the City Council will hear the appeal on November 15, 2014. The City issued the Certificates of Occupancy for the ARHA units but is withholding certificates from two EYA market rate units until the matter is resolved. This was negotiated by EYA in order to maintain ARHA's schedule for completion.

As of September 17th (date of last application for payment from EYA), the land development is 89% completed. While construction of the triplex units is complete, billing was noted at 91% completion as of the end of August. The multifamily buildings are 100% complete with final billing submitted and being reviewed by the third party cost consultant. 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 contract Turnover dates versus what EYA has delivered is included in Tables 1 - 3 below. EYA has reservations or has settled on 52 of the 62 townhomes (Figure 1). Sales graphics are included

as Figure 1 below. The control of the Master Association turned over to the homeowners on September 30, 2014.

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

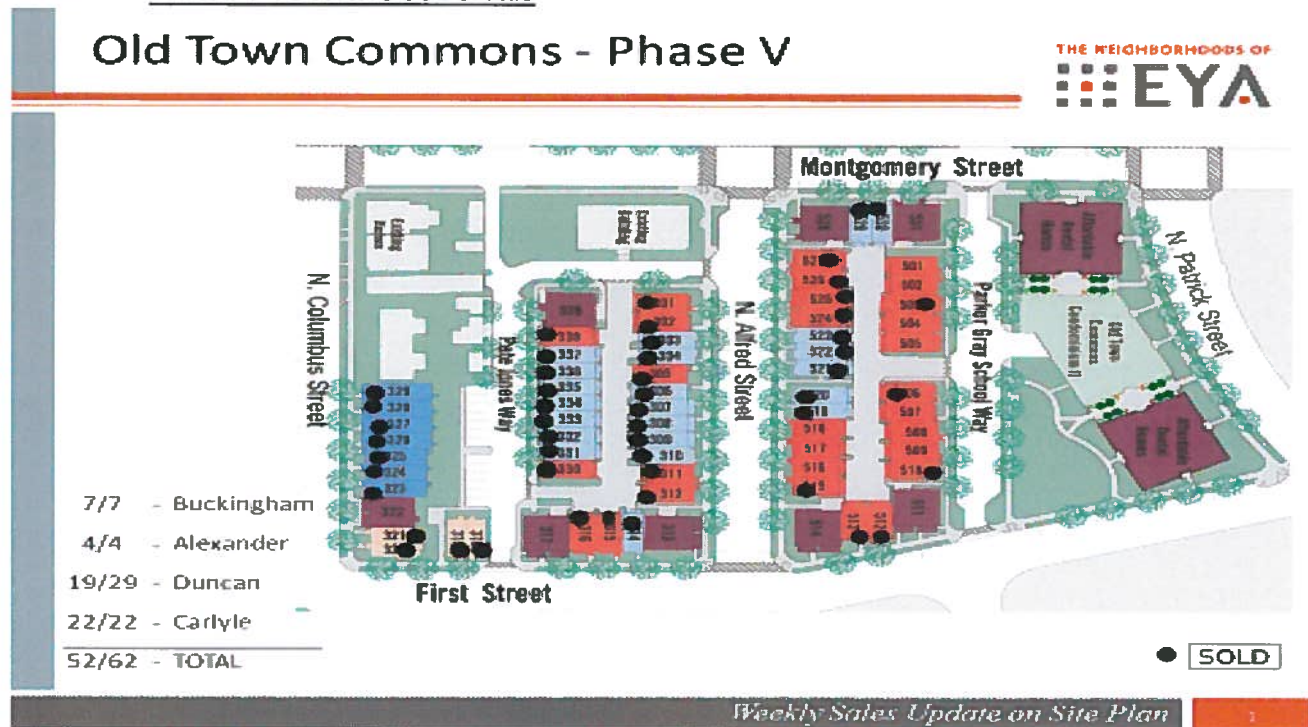
	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In-Service (per Contract)</u>	<u>ARHA Placed-In-Service (Actual)</u>	<u>Unit Address</u>
<u>Building/Lot #</u>					
45/11	10/21/2014	10/06/14	12/20/2014		912 First Street, #301
45/11	10/21/2014	10/06/14	12/20/2014		912 First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

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

		<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>
BUILDING 42: ADDRESS 935 NORTH PATRICK STREET					
<u>Rental Floor 1</u>					
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
<u>Rental Floor 2</u>					
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
<u>Rental Floor 3</u>					
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
<u>Rental Floor 4</u>					
Unit 1	#401	5/19/2014	5/30/2014	7/18/2013	07/14/14
Unit 2	#402	5/19/2014	5/30/2014	7/18/2013	07/11/14
BUILDING 49: ADDRESS 905 NORTH PATRICK STREET					
<u>Rental Floor 1</u>					
Unit 1	#101	6/17/2014	06/17/2014	8/16/2014	*
Unit 2	#102	6/17/2014	06/17/2014	8/16/2014	7/25/2014
Unit 3	#103	6/17/2014	06/17/2014	8/16/2014	*
Unit 4	#104	6/17/2014	06/17/2014	8/16/2014	10/10/2014
<u>Rental Floor 2</u>					
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
<u>Rental Floor 3</u>					
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
<u>Rental Floor 4</u>					
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

*Tentatively scheduled for lease/move-in on Friday, October 17, 2014

FIGURE 1: PHASE V TOWNHOUSE SALES



REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

The consultant that analyzed the financial capacity of the respondents for this RFP Part 1 – Qualifications and Part 2A will be making a presentation to the Board in Executive Session. There will also be an update on the posting of the short listed Partners and the Part 2A instructions at this time.

RAMSEY HOMES

The team recently submitted Concept 1. The following issues are expected to be discussed as part of informational meetings with the city staff, as part of formal submittals, and during upcoming public outreach:

- A mixing of income, onsite versus within the neighborhood context
- Density, massing (multi-family and/or townhouse-style), and building height
- Parking, setbacks, and open space
- Materials and detailing in context with historic neighborhood

The schedule is fluid but remains based on submission for tax credits in March 2016. Consultant reports and pre-requisites to the design work are underway.

FIGURE 2: RAMSEY HOMES SCHEDULE

DSUP Review	Submittal Date	BAR Review *
DSUP Concept 1	10/10/14	
	12/7/14	BAR Concept 1
	1/7/15	BAR Workshop 1
DSUP Concept 2	2/6/14	
	3/8/15	BAR Concept 2
	4/8/15	BAR Workshop 2
Prelim. Site Plan	5/15/15	
	TBD	BAR Public Hearing
Planning Commission	11/3/15	
City Council	11/14/15	
Final Site Plan Approval Required	12/15/15	
Letter from City	1/16	
VHDA Tax Credit Application	3/16	
<p>Note: All dates are approximate as previous concept approval is required. If the approvals are successful, and the VHDA Tax Credit Application is competitive, the Project would be placed-in-service by year end 2018</p> <p>*BAR Review is a parallel track.</p>		

GENERAL INTEREST ITEMS

REACH Predevelopment Loan Application

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

VHDLLC Staff Capacity

Real estate development is a unique and heterogeneous commodity. Throughout the various stages within the real estate life cycle, different knowledge and skills sets are required in order that ARHA, VHDLLC, owners, tenants, investors and occupiers of all of our developed properties can make effective and successful decisions with regard to the real estate opportunities that are presented or available in our portfolio. Essentially the real estate life cycle would comprise a whole spectrum of activities such as real estate development and marketing, real estate economics and market analysis, real estate investment and finance, real estate pricing and appraisal, property and facility management, real estate law as well as urban land use and planning.

Understanding this, staff published a solicitation for Development Specialty Consultants in order to pre-qualify a list of consultants that staff could employ at that some precise point in the development process, real time, for the services required. The vehicle for now engaging the specialists is an Indefinite Delivery Indefinite Quantities Purchase Order with a not-to-exceed cap.

A representative listing of the categories of proficiencies and representative tasks is below.

PHASING/SEQUENCING

- ARHA shall retain the right in the RFP 14-02 process to determine the sequencing of the redevelopment efforts. It is anticipated that there could be multiple Selected Developers and that a development effort for a given Development Site could also be phased in order to provide ARHA optimal exposure to limited funding sources. All of the Proposals will have to be carefully considered in the sequencing of the Development Sites, and beyond the sequencing, the phasing within a Development Site. The sequencing/phasing on an effort of this magnitude and the implications of each should be carefully studied and weighed, prior to commencement of redevelopment efforts on any one Development Site.
- Multiple and alternate forms of project delivery.
- Defining contractual frameworks and risk allocation schemes for the closing of complex multi-family residential transactions including real estate and non-real estate assets in a public private partnership arrangement.
- Assessing the execution and market risk inherent to residential real estate offerings.
- Sequencing, phasing and scheduling of multiple projects where phasing can be between multiple sites or within one site and dependent on the same pool of funding.
- The structuring/negotiation of public private partnerships or joint venture partnership agreements, purchase and sale and/or ground lease agreements.
- Due diligence related to the acquisition/disposition of real estate; including but not limited to market research, environmental, and risk analysis.
- Drafting/negotiations of key business criteria

FINANCIAL MODELING/UNDERWRITING

- Advising in the process of crafting financial strategies
- Asset Valuation, portfolio optimization, acquisition and divestment strategies.
- Economic analysis of mixed-income, multifamily residential transactions to the ARHA and City of Alexandria.
- Real estate financing, including public and private housing financing (short-term), and financial management and asset management (long term).
- Housing development and the economic vitality at the state, local and neighborhood level (direct economic impact as well as indirect and induced impacts).

PLANNING

- Government entitlement processes, master planning, land development, vertical design and constructability; including historic preservation. A Consultant could be requested to review and evaluate at minimum, schematic plans depicting building footprints, streets, open space, density, unit mix, height, massing, major utilities, landscaping, and color architectural elevations that describe materials. Proposers must have intimate knowledge of the City of Alexandria Planning and Zoning development review and building permit processes.
- Consensus building with governing boards and commissions and the general populous on

matters related to affordable housing development.

- Public relations
- Assistance with overall project scheduling and navigating the City processes

REGULATORY/FUNDING AGENCY COMPLIANCE

- Federal (HUD) Mixed-Finance procurement regulations and related regulations
- Davis Bacon
- HUD requirements for disposition
- Regulations applicable to the displacement of rent subsidized households.
- HUD Mixed-Finance Regulations
- Community economic development and the ability to measure potential plan outcomes as it relates to Section 3 and disadvantaged business enterprise goal advancement and achievement.
- Property Management/ Initial lease-up compliance
- Asset Management
- Regulations related to eligible basis for tax credit funding
- Scope of work development for RFP/RFPs

DESIGN/CONSTRUCTABILITY

- Asset management requires cost effective strategic decisions and long-term vision when considering construction materials. Knowledge of durable materials is key to good specifications writing.
- Constructability, VHDA cost containment measures and HUD TDC.
- Long term sustainability. Achieving as much as possible for a minimal investment by optimizing the price-quality ratio.
- Focus on maintenance and management issues related to materials.
- Economies available based on the scale of the project.
- Project Management.

Eleven (11) firms responded to this solicitation. Solid credentials were included in the responses received for each of the categories. A sampling of the proficiencies of the respondents is as follows:

- Full range financial and development consulting;
- Program development;
- RAD and operating subsidy modeling and evaluation;
- Negotiation support;
- RFP writing and developer partner selection process development;
- Benchmarking services;
- Sequencing and economic modeling;
- Underwriting;
- Land use legal services;
- Planning;
- Tax credit application preparation;
- New Market Tax Credit intake form preparation and negotiation;
- Tax exempt and taxable bond issues, including competitive placement, negotiated underwriting and advertised public sales;

- Strategic evaluation of Mixed-finance housing projects;
- Community and public engagement;
- Owner's representative development consulting;
- Property Management;
- Regulatory/funding agency compliance;
- Design and Constructability.

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET



OTHER BUSINESS

OTHER
BUSINESS



Open Letter to Our Residents & Alexandria Community

The Alexandria Redevelopment and Housing Authority (ARHA) has initiated the process to redevelop eight sites in its portfolio: Andrew Adkins; ARHA Administrative Building; Ladrey Senior Hi-rise; Samuel Madden; Ramsey Homes; Hopkins-Tancil; Cameron Valley and Jefferson Village. These properties contain 561 units, some that date back more than 70 years, which need to be revitalized. We are going to provide replacement units on a one-for-one basis, pursuant to Resolution 830, in new mixed-income communities.

The new units will continue to provide affordable housing for the benefit of existing and future residents who we have traditionally served in the City of Alexandria, along with producing new market rate housing. These development efforts are based on the ARHA 2012-2022 Strategic Plan, which can be viewed on the ARHA website (www.arha.us).

The search for development partners began this past January, and there is tremendous interest in the sites being offered. It is anticipated that partners will be selected by mid-year 2015, after which the sequencing of the development efforts will be determined, and each site will work through any rezoning requirements. The public procurement process to select partners and any subsequent rezoning should take approximately 18 – 24 months to complete.

ARHA will select those proposals from development partners that promote creation of sustainable, mixed-income and mixed-use communities that are well integrated with the surrounding neighborhood. It is further envisioned that the new communities will increase the desirability of each site by making it an area that people who can afford to live in market rate housing will choose to live in this type of neighborhood.

ARHA does not expect that any of the redevelopment being planned will cause most families to be relocated until 2017. Relocation policies will be developed, adopted by the ARHA Board of Commissioners, and used to implement the relocation activities. The funding that will be used for the redevelopment efforts will also impact the relocation plan that will be designed to provide a right to return to all households. We expect that these efforts will mirror prior efforts where ARHA provided permanent housing choices.

It is also important to note that ARHA builds people and not just physical buildings. We recognize the need to invest time and resources in our residents to help them achieve self-sufficiency. This is the reason the Resident and Community Services Department at ARHA is robust with organized activities to improve conditions for our clients, ranging from employment skills, to healthy living and financial leadership.

In order to assist our residents with self-sufficiency, ARHA expects through these development efforts that jobs will be created (in the following order of priority) for: 1) ARHA residents;

2) Economically disadvantaged residents of the City of Alexandria; and, 3) Economically disadvantaged residents in the metropolitan statistical area.

It is ARHA's intention to deliver developments that are quality, market-sensitive and financially viable products; provide services and amenities to the residents and businesses in the City; and encourage stakeholder involvement and input throughout the development process. As the redevelopment process advances, we will schedule community outreach meetings using the City's "What's Next Alexandria" Civic Engagement standards to engage our residents and the citizens throughout the City. There will be regular updates on the status of our redevelopment efforts posted on our website and through various other methods including: resident association meetings, mass emails, flyers, e-mail blasts and monthly resident meetings.

I encourage all residents to increase their active participation at all meetings that are scheduled. These meetings are designed to inform you about ARHA's redevelopment efforts and the daily operation of your housing. All of the information provided during the meetings will be created with you in mind and will be structured to lessen community anxiety and reduce any misinformation resulting from not knowing what is occurring.

ARHA envisions developments that will improve the streetscape on all of the offered sites and surrounding neighborhoods, as well as encourage pedestrian activity. ARHA envisions new communities that respect and preserve the neighborhood history, community institutions and cultural values. ARHA also envisions a developed community that exhibits the tolerance and traditions of both its developed and social environments; an environment where ARHA residents will have a voice that is heard.

This is my open invitation to ARHA residents and the community to join us in the accomplishments of these visions.

Sincerely,



Roy Priest
Chief Executive Officer

EVENT ALERT

Tuesday, October 28th
8 AM – 2 PM

EYA, ARHA and the City of Alexandria will hold a completion ceremony onsite at Old Town Commons.

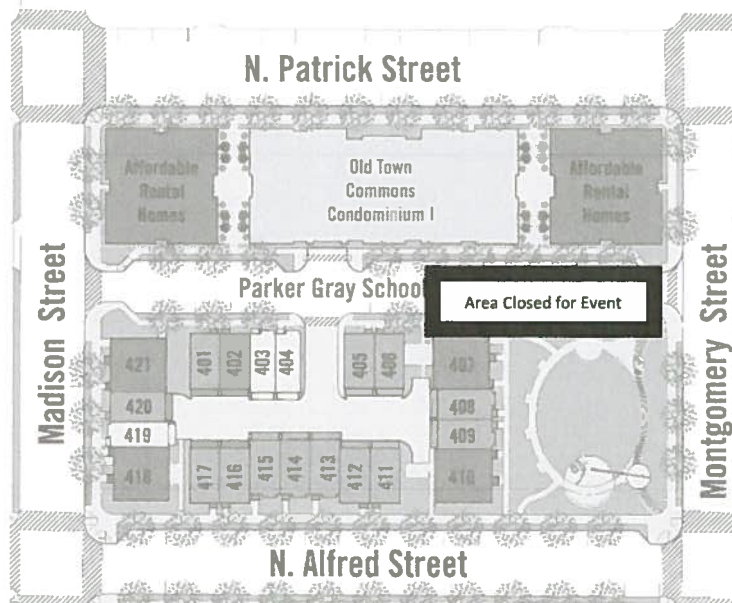
Parker Gray School Way, between Madison and Montgomery will be partially blocked during this time. Residents wishing to access their respective garages should plan to enter and exit via Madison Street.

Uniformed traffic personnel will be posted to direct traffic during this time.

Additionally, for the spaces between Montgomery Street and the entrance to the condominium garage and townhome driveways there will be no parking available during this time. The spaces needed for the ceremony will be marked, and residents parked in those spaces are asked to move their cars by 8am on the day of the event.

If you have any questions about traffic or parking for this event, kindly email Jennifer McIvor jmciwor@eya.com or call 240-676-6471.

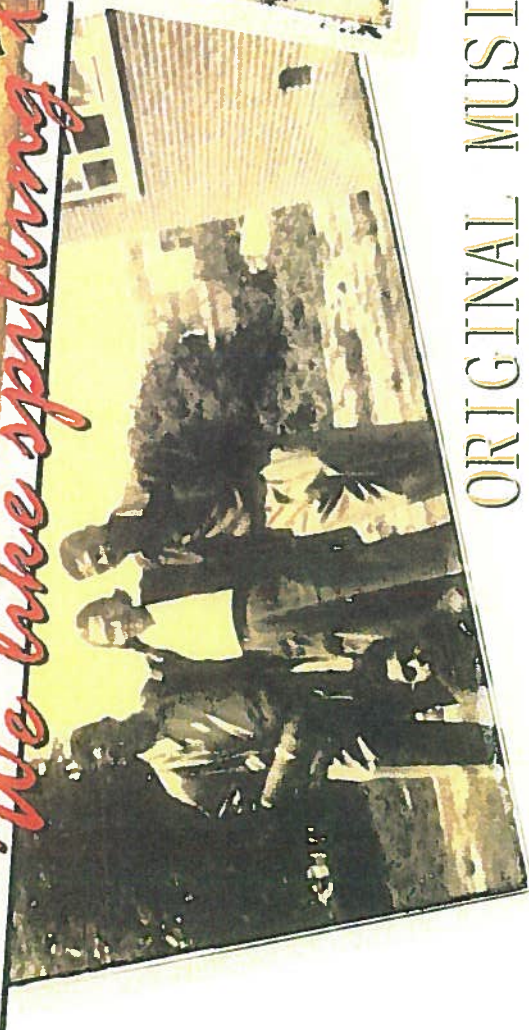
Thank you for your cooperation.



Senior Moments



"We like spilling tea"



ORIGINAL MUSICAL-COMEDY

Lee Center (Richard Kauffman Auditorium) - 1108 Jefferson St. Alexandria, VA 22314

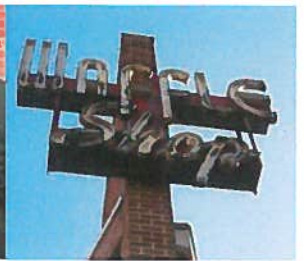
November 14, 15, 21, 22 * Showtime @ 6:30PM

Ticket: \$15 General Admission

At the door & Eventbrite: search Senior Moments or <http://goo.gl/5ciFsg>

All proceeds to support programming for low-income youth in the City of Alexandria





Arlandria Action Plan Advisory Group Meeting #14

Collaboratively Implementing the Vision of the Arlandria Plans

Monday, November 17, 2014
7:00pm – 9:00pm
Cora Kelly Recreation Center
25 West Reed Ave, Alexandria, VA

Come and learn about efforts to implement the Arlandria Plans.

For additional information, please contact City staff Brandi, Urban Planner,
at 703-746-4666. Also, visit the project webpage at
www.alexandriava.gov/Arlandria.



Simultaneous Spanish Translation Available. *If you would like to request alternative language translation services, please contact Brandi Collins at 703-746-3854, brandi.collins@alexandriava.gov.*

ADA Accessibility: *To request materials in an alternative format or a disability accommodation, contact the Department of Planning & Zoning at 703-746-4666 (Virginia Relay 711). The City is committed to compliance with the Human Rights Code and the Americans with Disabilities Act.*

Transit: *The meeting location is accessible by Dash Bus. Plan your trip via the convenient "Trip Planner" tool at www.dashbus.com.*

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Alexandria's Parker-Gray District: Then and Now

October 14th 2014



Unless you've lived in Alexandria for most of your adult life, you have little idea how much this town has changed in the past half century. Long-segregated neighborhoods and nearly abandoned industrial districts have given way to the attractive mix of quaint streets and homes, historic sites, boutique retail and unique dining that today draws residents and visitors alike. On Wednesday, Oct. 22, at 7:30 p.m., two City preservation planners describe this change as it relates to one of Alexandria's oldest neighborhoods, known as Parker-Gray.

Catherine Miliaras and Stephanie Sample present "Alexandria's Parker-Gray District: Then and Now" at The Lyceum — Alexandria's History Museum, for the Alexandria Historical Society. Lightly settled until after the Civil War, Parker-Gray was originally known as "Uptown," an African-American neighborhood with a strong commercial core centered on Queen and North Henry Streets. The name Parker-Gray comes from two late-19th/early-20th century principals of local schools, John Parker and Sarah Gray, and the neighborhood makes up the historic northwest quadrant of what most people know as Old Town Alexandria.

By the late 1970's, neighborhood residents faced threats to their historic community from urban renewal, the development of the Metro system as well as gentrification. Miliaras and Sample will put these issues into perspective in the larger world of historic preservation and show how public action led to the establishment of the Parker-Gray Historic District.

The talk is free and open to the public; doors open at 7:00 p.m. Parking is extremely limited at The Lyceum itself, but there are garages and street parking nearby. The Lyceum is located at 201 S. Washington St, Alexandria, VA 22314.

GET FIT TO LIVE (FITNESS BLOG)

Carla's Road To Fitness Continues

April 10 2014

When I posted my first entry to this category in January, I had such good intentions: I was going to update readers on my journey ... (...read more)

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ARHA's Second Annual Community Job Expo

October 7th 2014



Alexandria Redevelopment & Housing Authority spearheaded the second annual Community Partnership Job Expo on Oct. 1, in partnership with the City of Alexandria Joblink, Laurie Mitchell Empowerment & Career Center, Virginia Employment Commission and Outside the Walls Ministry.

The Community Partnership Job expo is an annual event that provides employers and potential employees with the opportunity to network and share job information. There are 50 employers that participated on Oct. 1 at the Charles Houston Recreation Center. There were more than 300 job seekers present at the job expo.

"Events like this expo are important because employment is a critical component of self-sufficiency," stated Nora Lopez, event lead coordinator. Lopez is one of ARHA's self-sufficiency coordinators who led the creation and coordination of the entire expo.

Some of the employers were Capitol Hill Police, City of Alexandria Human Resources, Alexandria Police Department, Sheriff's Department, The Goodwill, Best Buy and The Office of Personnel for the federal government. All employers interacted with job seekers, giving pertinent information about the application process and sharing the company's philosophy.

Job seekers were able to utilize the computer lab at the center in order to expedite the application process.

"I applaud ARHA's leadership with Mr. Priest and his staff on the organization of this event," said Mayor William Euille. Euille reiterated the importance of the connection of employment and self-sufficiency. Council Members Del Pepper and John Chapman were also in attendance and gave encouraging words to all of the job seekers and thanked the employers.

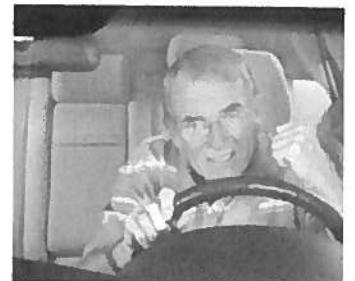
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LETTERS

FROM PAGE 13

Redeveloping ARHA Sites

To the Editor:

An open letter to ARHA residents and the Alexandria community.

The Alexandria Redevelopment and Housing Authority (ARHA) has initiated the process to redevelop eight sites in its portfolio: Andrew Adkins; ARHA Administrative Building; Ladrey Senior Hi-rise; Samuel Madden; Ramsey Homes; Hopkins-Tancil; Cameron Valley, and Jefferson Village. These properties contain 561 units, some that date back more than 70 years, which need to be revitalized. We are going to provide replacement units on a one-for-one basis, pursuant to Resolution 830, in new mixed-income communities.

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This is my open invitation to ARHA residents and the community to join us in the accomplishments of these visions.

Roy Priest

CEO, Alexandria Redevelopment & Housing Authority

EVERYONE HAS A REASON TO END ALZHEIMER'S.

NATIONAL MALL | OCTOBER 25 | 9 30 AM

ACROSS THE NATION, WE'RE STEPPING UP ON BEHALF OF OUR FRIENDS, OUR FAMILIES AND OUR FUTURE. EVERYONE HAS A REASON TO END ALZHEIMER'S — AND EVERYONE CAN DO SOMETHING ABOUT IT.

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2014 Business Awards

Alexandria Chamber of Commerce
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Presented by EagleBank
Honoring Alexandria Businesses and
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Lonnie C. Rich

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NEWS



PHOTOS BY LOUISE KRAFT/GAZETTE PACKET

Marjorie Cliff Bowman of the Virginia Employment Commission talks with jobseekers on how to sign up for JobLink and the other services that the commission provides.

Job Expo Attracts Crowds

More than 300 Alexandria residents registered and attended the 2nd annual Community Partnership Job Expo on Wednesday evening, Oct. 1, at the Charles Houston Recreation Center. Nora Lopez, ARHA family self-sufficiency coordinator, invited JobLink, the Virginia Employment Commission, Laurie Mitchell Employment and Career Center, Service Source, the City of Alexandria's Office of Community Services and Outside the

Walls Ministry to collaborate in the event. Forty-four employers and professional development service providers offered jobseekers the opportunity to network with potential employers from the region.

For information on the 2015 Community Partnership Job Expo contact Nora Lopez; ARHA, Family Self-sufficiency Coordinator, 600 N. Fairfax Street, Alexandria VA 22314 or call 703-549-7115 x363 or 571-230-7770 or email nlopez@arha.us



Mayor Bill Euille and job expo organizer Nora Lopez.



ARHA staff member McKenya Dilworth records the official greeting from the mayor and expo organizer Nora Lopez.



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<http://www.fairfaxcounty.gov/news/2014/kurt-creager-appointed-director-hcd.htm>

Kurt Creager Appointed Director of the Department of Housing and Community Development

Oct. 7, 2014

News Highlights

- Kurt Creager will begin his new duties on Oct. 27
- Succeeds Paula Sampson, who will retire in January 2015
- Creager has over 30 years of experience in the field of affordable housing and community development

At its Oct. 7 meeting, the Board of Supervisors appointed **Kurt Creager** as the next director of the Department of Housing and Community Development (HCD). Creager will succeed Paula Sampson, who is retiring in January after more than 22 years of dedicated service to Fairfax County, including 15 years as the director. **Creager will start on Oct. 27** and will spend the next few months transitioning responsibilities with Sampson.

HCD serves both as staff to the Fairfax County Redevelopment and Housing Authority and as a county department, committed to preserving affordable housing and caring, livable communities in Fairfax County.

Creager has over **30 years of experience working in the affordable housing and community development industry**. He was most recently the **director of housing and community development at Otak, Inc. in Vancouver, Wash.**, where he has worked since 2012. Creager is also the **president of Urbanist Housing Solutions, LLC**, which works to integrate affordable workforce housing into mixed-use transit oriented communities and sustainable master planned developments. In this capacity, Creager has served as a financial advisor to the Housing Authority of the City of Los Angeles, the Housing Authority of the County of San Bernardino, Calif., and the Rocky Mountain Development Council of Helena, Mont..

Previously, Creager served as **executive director of the Stardust Center for Affordable Homes & the Family** at Arizona State University, leading research, public policy and demonstration projects which advanced sustainable urbanism and affordable housing statewide. Prior to his tenure at ASU, Creager served both as executive director of the Vancouver, Wash. Housing Authority/Public Development Authority, and as chief of housing and economic development with Metropolitan King County in Seattle.

Creager has a bachelor's degree in environmental planning and architectural graphics from Western Washington University. He also attended the Kennedy School of Government State & Local Public Executives Program at Harvard University and the Cascade Management Institute at the Graduate School of Public Affairs at the University of Washington. He will receive an annual salary of \$170,000

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