

**JANUARY 26, 2015**



**BOARD OF COMMISSIONERS  
MONTHLY MEETING**

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

**ROY O. PRIEST, CHIEF EXECUTIVE OFFICER**



January 26, 2015

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

**Re: Monday, January 26, 2015 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, January 26, 2015 at 7:00 p.m., Ladrey Building 300 Wythe Street (*community room*), Alexandria, VA 22314. There's 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)  
Mark Jinks, City Manager Acting (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)

**MERRICK T. MALONE**  
*Chairman*

**DANIEL BAUMAN**  
*Vice Chairman*

**Commissioners:**  
**Christopher Ballard**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**A. Melvin Miller**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

**Salena Zellers**  
*Commissioner*

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

# ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

## BOARD OF COMMISSIONERS REGULARLY SCHEDULED MONTHLY MEETING MONDAY, JANUARY 26, 2015 7:00 PM

Ladrey Building (*community room*)  
300 Wythe Street • Street Alexandria, VA 22314

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1. Public Discussion Period for Resident Groups – 10 minutes
  - Ladrey Advisory Board (LAB) – Maudie Hines, President
  - ARHA Resident Association (ARA) – Shanelle Gayden, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
  - Neighborhood Briefing – Alexandria Police Department
3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, December 15, 2014
4. Vote Receipt of the Secretary-Treasurer's Report of Monday, January 26, 2014
5. **CONSENT DOCKET**
6. **ACTION DOCKET**  
No item submitted
7. ARHA Annual Meeting and Election of Officers 2015
8. Other Business
9. 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*)  
901 WYTHE STREET ALEXANDRIA, VA 22314

MONDAY, DECEMBER 15, 2014  
7:00 P.M.

**PRESIDING:** Merrick Malone - Chairman

**THOSE PRESENT:** Brett Libresco - Commissioner  
Chyrell Bucksell - Commissioner  
Karl Sandberg - Commissioner  
Melvin Miller - Commissioner  
Salena Zellers - Commissioner

**ABSENT:** Christopher Ballard - Commissioner  
Carter Flemming – Commissioner  
Daniel Bauman – Vice Chairman

**RECORDER:** Ian Hawkins - Recorder

The regular Board meeting was called to order at 7:20 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA Staff, City Office of Housing Staff and Community Citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President, not present.
  
- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President, not present.

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

- **Neighborhood Briefing (Alexandria Police Department)** – In the absence of the Alexandria Police Department, Mr. Priest gave a brief status report on a variety of initiatives implemented by the residential officers, street crime unit, and bike officers.

**ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, OCTOBER 27, 2014 and MONDAY, NOVEMBER 24, 2014:**

Chairman Malone presented the minutes for MONDAY, OCTOBER 27, 2014 and NOVEMBER 24, 2014 meeting. Commissioner Sandberg moved to accept the minutes; the motion was seconded by Commissioner Miller. The motion was approved with (5) Yeas and (0) Nays to accept the minutes of Monday, October 27, 2014 and Monday, November 24, 2014.

**ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT FOR MONDAY, OCTOBER 27, 2014 and MONDAY, NOVEMBER 24, 2104:**

Chairman Malone opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer's presented his report and responded to questions raised by the Board. Chair Malone requested a motion to accept the Secretary-Treasurer's Report. Commissioner Libresco moved to accept the Secretary-Treasurer's Report; the motion was seconded by Commissioner Miller. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Secretary-Treasurer's Report of Monday, October 27, 2014 and November 24, 2014.

**4.1 Vote to receive the Secretary-Treasurer's report for Monday, December 15, 2014:**

Chairman Malone opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer's presented his report and responded to questions raised by the Board. Chair Malone requested a motion to accept the Secretary-Treasurer's Report. Commissioner Miller moved to accept the Secretary-Treasurer's Report; the motion was seconded by Commissioner Libresco. The motion was approved unanimously (6) Yeas to (0) Nays to accept the Secretary-Treasurer's Report of Monday, December 15, 2014

**ITEM 5. CONSENT DOCKET:**

- 5.1 Vote Approve Resolution Number 600, of the Alexandria Redevelopment and Housing Authority Allowing the Chief Executive Officer to Negotiate and Executive Contract for Construction Manager at Risk Services of the Ramsey Homes Redevelopment Project.**

*Chairman Malone made a request to approve Resolution 600, Commissioner Miller moved to approved Resolution 600; seconded by Commissioner Sandberg. The motion was passed by (6) Yeas; (0) Nays for Resolution 600.*

- 5.2 Vote to approve Resolution Number 601, Authorizing Staff to Write-off Vacated Tenant Accounts Receivable.**

*Chairman Malone made request to approve Resolution 601, Commissioner Miller moved to approved Resolution 601; seconded by Commissioner Sandberg. The motion was passed by (6) Yeas; (0) Nays for Resolution 601.*

**ITEM 6. ACTION DOCKET:**

- ITEM 7. OTHER BUSINESS:**  
**No other business.**

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

A motion was made by Commissioner Sandberg and seconded by Commissioner Miller, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:14

At 8:49pm the Board reconvened in public session.

Thereupon, Commissioner Libresco made the following motion, seconded by Commissioner Miller and adopted unanimously. No other actions were taken in the Executive Session and to the best of each member's knowledge (1) only public business matters are fully exempted from open meeting requirement under the FOIA were discussed in the Executive Session, and (2) only public business matter identified in the motion by which are closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was approved on a roll call vote unanimously of (6) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 8:50 pm.

# FINANCE

FINANCE





**Commissioners:**


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

Melvin Miller  
Carter Flemming  
Chyrell Bucksell

Karl Sandberg  
Salena Zellers

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Roy Priest, Chief Executive Officer

**DATE:** January 20, 2015  
**TO:** Chairperson Merrick Malone and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary Treasurer   
**SUBJECT:** ARHA FINANCIAL REPORT: January 1, 2013 – December 31, 2014

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## I. CENTRAL OFFICE

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

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

For the period ending December 31, 2014, the COCC generated a net loss of \$411,086. We have utilized current year unrestricted revenue and developer fee to cover the net loss. The total amount of developer fee budget and actual for the COCC in FY2014 was \$200,000.

## II. PUBLIC HOUSING- AMP 1

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

For the period ending December 31, 2014, Public Housing- AMP 1 generated a restricted reserve of \$47,765; which has been used to cover current year operating deficits in AMP 10.

#### **IV. PUBLIC HOUSING- AMP 3**

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

For the period ending December 31, 2014, Public Housing- AMP 3 generated a restricted reserve of \$129,955, which has been used to cover current year operating deficits in AMP's 4, 5, 6, 7, 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 December 31, 2014, Public Housing- AMP 4 generated a net loss of \$21,692; the deficit will be funded by current year Public Housing operating reserves.

#### **VI. PUBLIC HOUSING- AMP 5**

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

For the period ending December 31, 2014, Public Housing- AMP 5 generated a net loss of \$16,581; the deficit will be funded by current year Public Housing operating reserves.

#### **VII. PUBLIC HOUSING- AMP 6**

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

For the period ending December 31, 2014, Public Housing- AMP 6 generated a net loss of \$28,518; 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 December 31, 2014, Public Housing- AMP 7 generated a net loss of \$2,176; the deficit will be funded by current year Public Housing operating reserves.

## **IX. PUBLIC HOUSING- AMP 8**

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

For the period ending December 31, 2014, Public Housing- AMP 8 generated a net loss of \$32,491; the deficit will be funded by current year Public Housing operating reserves.

## **X. PUBLIC HOUSING- AMP 9**

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

For the period ending December 31, 2014, Public Housing- AMP 9 generated a net loss of \$24,541; the deficit will be funded by current year Public Housing operating reserves.

## **XI. PUBLIC HOUSING- AMP 10**

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

For the period ending December 31, 2014, Public Housing- AMP 10 generated a net loss of \$40,393; 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 December 31, 2014, Public Housing- AMP 11 generated a restricted reserve of \$21,861; which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

## **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 December 31, 2014, Public Housing- AMP 12 generated a restricted reserve of \$127,421; which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

#### **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 December 31, 2014, OTC V generated a restricted reserve of \$128,281; 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 December 31, 2014, Miller Homes generated an (unrestricted) surplus of \$85,951, 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 December 31, 2014, Hopkins Tancil generated an (unrestricted) surplus of \$33,942, which is being used to fund current year operating deficits in the COCC.

#### **XVII. QUAKER HILL, LP**

This property consists of 60 LIHTC rental units.

For the period ending December 31, 2014, Quaker Hill generated a restricted reserve of \$309,821; 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 December 31, 2014, Jefferson Village generated a net loss of \$47,608; 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 December 31, 2014, Pendleton Park generated a restricted reserve of \$45,915; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

**XX. HOUSING CHOICE VOUCHER PROGRAM**

For the period ending December 31, 2014, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$124,190; which will be funded from prior year administrative reserves.

**XXI. MOD REHAB PROJECT BASED VOUCHERS**

For the period ending December 31, 2014, the Housing Mod-Rehab operated with a surplus of \$62,806; which is restricted for future housing assistant payments within the Mod Program.

**XXII. TAX EXEMPT BOND INCOME**

For the period ending December 31, 2014, The Bond Fund generated an un-restricted surplus of \$16,616, which is being used to fund current year operating deficits in the COCC.

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

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

	Total Actual	Total Budget	Over / (Under)		Total C.O. & Public Housing	*Central Office (C.O.)			Public Housing AMP 1			
			Budget	Over / (Under)		Budget	Actual	Budget	Actual	Budget	Over / (Under)	
<b>Operating Revenue</b>												
Dwelling Rent	6,316,239	6,756,400	(440,161)		2,034,121	-	-	-	509,118	528,000	(18,882)	
Governmental Grants	21,137,942	22,885,700	(1,747,758)		-	-	-	-	-	-	-	
Local Grants	149,091	84,450	64,641		149,091	-	-	-	149,091	84,450	64,641	
Management/Fee for Service	3,279,404	3,009,800	269,604		1,874,189	1,874,189	1,805,000	69,189	-	-	-	
Bookkeeping Fee	88,924	96,500	(7,577)		88,924	88,924	96,500	(7,577)	-	-	-	
Asset Management Fee	158,445	128,600	29,845		158,445	158,445	128,600	29,845	-	-	-	
HCVP Asset Management Fee	580,037	535,800	44,237		446,479	446,479	405,800	40,679	-	-	-	
Developer Fee/OTC Sale Proceeds	200,000	200,000	-		200,000	200,000	200,000	-	-	-	-	
Operating Subsidy	3,246,912	3,176,500	70,412		3,246,912	-	-	-	620,365	633,900	(13,535)	
Investment Income	3,163	16,335	(13,172)		965	121	170	(49)	-	5,500	(5,500)	
Reserve Transfers	549,276	823,350	(274,074)		377,478	211,086	150,000	61,086	-	-	-	
Other Income	546,422	570,005	(23,583)		213,685	26,111	43,260	(17,149)	69,881	72,000	(2,119)	
<b>Total Operating Revenue</b>	<b>36,255,856</b>	<b>38,283,440</b>	<b>(2,027,584)</b>		<b>8,790,291</b>	<b>3,005,354</b>	<b>2,829,330</b>	<b>176,024</b>	<b>1,348,455</b>	<b>1,323,850</b>	<b>24,605</b>	
<b>Operating Expenses</b>												
Administration	6,044,393	6,239,738	(195,345)		3,647,997	1,723,615	1,742,775	(19,160)	389,708	338,150	51,558	
Tenant Services	287,953	390,420	(102,467)		147,480	204	500	(296)	82,924	136,600	(53,676)	
Utilities	1,461,236	1,494,000	(32,764)		1,132,286	32,389	30,400	1,989	328,165	327,000	1,165	
Ordinary maintenance & operations	3,385,237	3,078,361	306,876		2,314,874	807,213	591,700	215,513	326,128	332,700	(6,572)	
Protective Services	26,418	25,790	628		19,454	1,642	1,100	542	1,267	1,000	267	
General expense	2,755,855	2,735,321	20,534		1,201,198	440,290	462,855	(22,565)	-	-	-	
Housing Assistance Payments	20,997,383	22,816,700	(1,819,317)		-	-	-	-	-	-	-	
Debt Service	287,045	386,600	(99,555)		-	-	-	-	-	-	-	
Reserves	1,010,334	1,116,510	(106,176)		327,002	-	-	-	47,765	-	47,765	
Transfers	-	-	-		-	-	-	-	-	-	-	
<b>Total Operating Expense</b>	<b>36,255,855</b>	<b>38,283,440</b>	<b>(2,027,585)</b>		<b>8,790,290</b>	<b>3,005,354</b>	<b>2,829,330</b>	<b>176,024</b>	<b>1,348,456</b>	<b>1,323,850</b>	<b>24,606</b>	
<b>NET INCOME (LOSS)</b>	<b>1</b>	<b>-</b>	<b>1</b>		<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	
Less: Restricted Income	-	-	-		-	-	-	-	-	-	-	
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>1</b>	<b>-</b>	<b>1</b>		<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	

\*\*Loss reduces unrestricted reserves

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	305,873	333,600	478,031	513,600	21,913	28,800
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	1,085,805	1,109,300	590,017	602,900	14,783	15,100
Investment Income	-	-	-	-	-	-
Reserve Transfers	-	-	21,692	150,500	16,581	15,330
Other Income	27,629	38,370	17,315	13,480	955	400
<b>Total Operating Revenue</b>	<b>1,419,307</b>	<b>1,481,270</b>	<b>1,107,055</b>	<b>1,280,480</b>	<b>54,232</b>	<b>59,630</b>
						<b>(5,398)</b>
<b>Operating Expenses</b>						
Administration	324,112	375,734	408,411	460,100	20,098	29,190
Tenant Services	39,781	34,350	596	1,520	19	70
Utilities	519,068	456,300	147,944	168,300	17,377	17,200
Ordinary maintenance & operations	283,422	381,101	377,977	383,660	11,638	8,760
Protective Services	398	-	1,506	-	-	-
General expense	122,569	125,110	170,620	188,850	5,100	4,410
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	129,955	108,675	-	78,050	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>1,419,306</b>	<b>1,481,270</b>	<b>1,107,054</b>	<b>1,280,480</b>	<b>54,232</b>	<b>59,630</b>
						<b>(5,398)</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

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

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	197,628	212,400	141,003	141,600	61,897	66,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	123,873	158,000	142,948	146,100	123,709	126,400
Investment Income	-	-	-	-	321	300
Reserve Transfers	28,518	-	2,176	47,880	32,491	30,730
Other Income	6,577	7,160	7,017	13,600	21,531	3,100
<b>Total Operating Revenue</b>	<b>356,595</b>	<b>377,560</b>	<b>293,145</b>	<b>349,180</b>	<b>239,949</b>	<b>226,530</b>
<b>Operating Expenses</b>						
Administration	212,122	213,660	117,065	138,070	90,035	113,430
Tenant Services	195	500	3,878	1,100	135	900
Utilities	3,065	5,000	5,515	6,000	18,441	20,500
Ordinary maintenance & operations	99,742	100,450	95,446	135,300	88,263	63,800
Protective Services	312	-	2,895	8,250	608	500
General expense	41,159	57,950	68,346	60,460	42,467	27,400
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>356,596</b>	<b>377,560</b>	<b>293,145</b>	<b>349,180</b>	<b>239,949</b>	<b>226,530</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves



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

	Public Housing AMP 9		Public Housing AMP 10		Public Housing AMP 11		Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>								
Dwelling Rent	79,428	84,000	35,592	43,200	21,018	25,200	182,619	210,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	200,129	204,500	92,279	94,300	116,403	86,000	136,602	136,602
Investment Income	407	400	-	-	-	8,000	117	117
Reserve Transfers	24,541	-	40,393	39,880	-	56,100	-	56,700
Other Income	8,018	5,200	1,681	5,150	1,843	9,950	25,129	16,500
<b>Total Operating Revenue</b>	<b>312,523</b>	<b>294,100</b>	<b>169,945</b>	<b>182,530</b>	<b>139,264</b>	<b>185,250</b>	<b>344,467</b>	<b>283,200</b>
<b>Operating Expenses</b>								
Administration	131,305	126,330	76,984	98,880	61,240	98,810	93,300	123,950
Tenant Services	180	1,500	6,032	3,550	4,498	3,550	9,038	6,150
Utilities	10,681	10,000	2,451	6,000	13,462	11,100	33,727	41,100
Ordinary maintenance & operations	127,951	109,620	58,626	40,600	19,228	39,120	19,239	47,200
Protective Services	1,774	1,800	2,111	2,800	1,773	2,000	5,167	3,300
General expense	40,632	41,850	23,740	30,700	17,200	30,670	56,575	61,500
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	3,000	-	-	21,861	-	127,421	-
Transfers	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>312,523</b>	<b>294,100</b>	<b>169,945</b>	<b>182,530</b>	<b>139,264</b>	<b>185,250</b>	<b>344,467</b>	<b>283,200</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>
Less: Restricted Income	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>

\*\*Loss reduces unrestricted reserves

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

	OTC Phase V		Miller Homes		Hopkins-Tancil	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	287,067	340,000	284,350	276,000	1,285,246	1,356,000
Governmental Grants	-	(52,933)	-	8,350	-	(70,754)
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	15	20
Investment Income	-	-	-	-	-	(5)
Reserve Transfers	-	66,000	-	-	-	-
Other Income	2,197	11,500	6,195	12,275	24,780	34,000
<b>Total Operating Revenue</b>	<b>289,264</b>	<b>417,500</b>	<b>290,545</b>	<b>288,275</b>	<b>1,310,041</b>	<b>1,390,020</b>
		(128,236)		2,270		(79,979)
<b>Operating Expenses</b>						
Administration	108,656	125,850	140,788	143,695	220,076	221,004
Tenant Services	7,996	66,500	-	80	90,260	114,300
Utilities	892	2,000	518	4,100	192,463	249,000
Ordinary maintenance & operations	13,685	133,000	45,490	36,550	322,441	273,500
Protective Services	2,922	3,000	1,176	40	1,205	600
General expense	26,832	79,000	16,622	18,750	356,509	285,616
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	93,144	96,000
Reserves	128,281	8,150	85,951	85,060	33,942	150,000
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>289,264</b>	<b>417,500</b>	<b>290,545</b>	<b>288,275</b>	<b>1,310,041</b>	<b>1,390,020</b>
		(128,236)		2,270		(79,979)
<b>NET INCOME (LOSS)</b>	(0)	(0)	(0)	(0)	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

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

	Quaker Hill LP		Jefferson Village		Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	1,109,070	1,224,000	962,527	1,020,000	353,858	354,000
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	724	520	-	-	95	125
Reserve Transfers	-	-	47,608	-	-	-
Other Income	40,728	22,600	90,134	16,600	20,594	5,200
<b>Total Operating Revenue</b>	<b>1,150,522</b>	<b>1,247,120</b>	<b>1,100,269</b>	<b>1,036,600</b>	<b>374,546</b>	<b>359,325</b>
<b>Operating Expenses</b>						
Administration	353,655	344,510	106,706	135,680	55,643	64,650
Tenant Services	7,200	400	8,288	200	4,263	650
Utilities	10,478	9,000	86,430	93,000	36,673	35,500
Ordinary maintenance & operations	161,869	164,500	444,177	142,400	53,826	73,500
Protective Services	319	-	672	400	41	41
General expense	216,651	191,800	413,672	392,250	115,138	59,700
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	90,528	90,600	40,325	100,000	63,048	100,000
Reserves	309,821	446,310	-	172,670	45,915	25,325
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>1,150,522</b>	<b>1,247,120</b>	<b>1,100,268</b>	<b>1,036,600</b>	<b>374,546</b>	<b>359,325</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>

\*\*Loss reduces unrestricted reserves

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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	19,980,796	21,679,200	-	-	-	-
Governmental Grants	-	(1,698,404)	1,157,146	1,206,500	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,405,215	1,204,800	200,415	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	133,558	130,000	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	194	1,230	70	70	1,100	1,100
Reserve Transfers	<b>124,190</b>	210,230	(86,040)	-	-	-
Other Income	59,661	150,000	(90,339)	-	88,450	89,660
<b>Total Operating Revenue</b>	<b>21,570,057</b>	<b>23,245,460</b>	<b>1,290,774</b>	<b>1,336,570</b>	<b>89,550</b>	<b>89,660</b>
				(45,796)		(110)
<b>Operating Expenses</b>						
Administration	1,264,873	1,201,360	63,513	85,310	50,467	58,600
Tenant Services	-	-	-	-	22,466	18,000
Utilities	1,497	2,500	(1,003)	-	-	-
Ordinary maintenance & operations	28,875	20,900	7,975	-	-	-
Protective Services	630	1,000	(370)	-	-	-
General expense	394,177	409,500	(15,323)	16,550	-	2,000
Housing Assistance Payments	19,880,004	21,610,200	(1,730,196)	1,206,500	-	-
Debt Service	-	-	-	-	-	-
Reserves	-	-	62,806	28,210	16,616	11,060
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>21,570,057</b>	<b>23,245,460</b>	<b>(1,675,403)</b>	<b>1,336,570</b>	<b>89,549</b>	<b>89,660</b>
				(45,797)		(111)
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>

\*\*Loss reduces unrestricted reserves

**Alexandria Redevelopment & Housing Authority**  
**Rent Roll Summary**  
**FY 2014**

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	December	Total	Avg. Rental Income/Unit
<b>Public Housing Units</b>															
*Ladrey High-rise	170	\$ 41,552	\$ 43,454	\$ 44,116	\$ 44,207	\$ 44,124	\$ 43,708	\$ 44,371	\$ 42,516	\$ 43,272	\$ 42,175	\$ 41,494	\$ 41,658	\$ 516,647	\$ 260
*Samuel Madden	66	6,962	7,355	6,866	7,856	7,428	7,821	6,169	6,253	6,446	6,081	7,033	6,819	83,089	\$ 108
*Ramsey Homes	15	3,570	4,134	4,134	3,159	3,414	3,152	3,142	3,142	3,052	3,102	3,536	4,164	41,701	\$ 278
*Andrew Adkins	90	16,241	16,559	15,267	15,900	16,081	16,153	13,299	14,763	15,973	17,710	16,765	16,250	190,961	\$ 201
*4-10 Scattered Sites	50	14,225	13,873	14,182	14,347	14,357	13,934	13,283	13,508	13,953	13,518	14,357	14,773	168,310	\$ 301
*4-11 Scattered Sites	30	8,177	8,177	8,930	9,844	9,872	10,153	10,205	10,398	10,530	9,608	8,302	8,547	112,043	\$ 285
*4-12 Scattered Sites	41	10,437	10,392	8,389	8,590	8,868	8,796	8,300	8,385	8,843	10,148	10,139	10,863	112,150	\$ 272
*Park Place	38	10,298	9,626	9,913	9,879	9,707	9,875	9,880	9,961	9,879	9,824	9,866	9,869	118,577	\$ 260
*Saxony Square	5	2,162	2,037	2,049	2,122	1,857	1,965	1,509	1,570	1,509	2,131	1,677	1,677	22,265	\$ 335
*Chatham Square	52	17,173	17,429	17,723	17,677	18,235	17,326	17,899	17,058	17,058	14,522	16,651	16,534	205,285	\$ 318
*Braddock	6	2,411	2,116	2,628	2,630	2,630	2,630	2,495	2,495	2,553	2,700	2,924	2,895	31,107	\$ 483
*Whiting	24	3,756	3,832	3,819	3,921	3,795	3,819	3,768	2,771	2,771	3,729	2,413	2,522	40,916	\$ 105
*Reynolds	18	5,930	5,911	6,435	6,708	6,737	6,781	6,784	6,313	6,449	6,576	4,736	4,790	74,150	\$ 266
*Old Dominion	36	5,834	5,898	6,052	5,702	5,869	5,977	6,608	4,819	4,725	4,608	4,155	4,720	64,967	\$ 139
*West Glebe	48	6,584	7,026	7,148	7,065	7,486	7,169	6,897	6,725	5,819	5,645	5,673	5,564	78,801	\$ 121
*James Bland I	18	3,612	3,252	3,606	3,256	2,684	2,684	2,594	2,288	2,526	3,268	3,268	3,199	36,237	\$ 178
*James Bland II	18	2,284	2,151	1,681	1,484	1,484	1,587	1,734	1,784	1,802	2,183	1,949	1,837	14,189	\$ 102
*James Bland IV	44	15,474	17,560	16,977	16,576	15,218	14,725	14,167	14,650	14,650	13,146	13,779	15,179	125,347	\$ 353
<b>**Total Public Housing</b>	<b>769</b>	<b>\$ 176,682</b>	<b>\$ 180,782</b>	<b>\$ 179,915</b>	<b>\$ 180,923</b>	<b>\$ 179,846</b>	<b>\$ 178,255</b>	<b>\$ 173,104</b>	<b>\$ 169,399</b>	<b>\$ 171,110</b>	<b>\$ 170,674</b>	<b>\$ 168,717</b>	<b>\$ 171,860</b>	<b>\$ 2,036,742</b>	
<b>Non-Public Housing Units</b>															
*Quaker Hill LP	60	\$ 103,762	\$ 103,010	\$ 101,504	\$ 98,516	\$ 90,744	\$ 92,250	\$ 93,789	\$ 97,110	\$ 96,595	\$ 87,861	\$ 91,426	\$ 88,684	\$ 1,145,251	\$ 1,612
Pendleton Park I	20	26,638	27,788	27,213	28,018	28,212	26,269	28,565	23,257	23,257	26,224	25,574	25,574	316,589	\$ 1,346
Pendleton Park II	4	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,579	1,902	19,271	\$ 317
Hopkins Tancil (Mod Rehab)	111	108,582	108,582	109,389	108,295	108,295	106,122	102,789	110,585	104,990	77,617	103,478	87,975	1,236,699	\$ 907
*James Bland V	54	-	-	-	-	10,172	13,490	24,393	29,731	29,731	35,576	34,407	48,129	77,786	\$ 1,003
*Miller Homes	16	22,033	22,033	23,750	23,750	23,750	22,267	23,750	23,750	25,233	26,619	24,902	24,902	286,739	\$ 1,556
*Princess Square	69	87,891	78,421	71,958	70,323	76,924	75,933	75,933	76,018	77,319	90,015	83,291	85,893	949,919	\$ 1,385
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 350,485</b>	<b>\$ 341,413</b>	<b>\$ 335,393</b>	<b>\$ 330,481</b>	<b>\$ 339,676</b>	<b>\$ 337,910</b>	<b>\$ 350,798</b>	<b>\$ 362,030</b>	<b>\$ 358,704</b>	<b>\$ 345,491</b>	<b>\$ 364,657</b>	<b>\$ 363,059</b>	<b>\$ 4,032,254</b>	
<b>Totals</b>	<b>1103</b>	<b>\$ 527,167</b>	<b>\$ 522,195</b>	<b>\$ 515,308</b>	<b>\$ 511,404</b>	<b>\$ 519,522</b>	<b>\$ 516,165</b>	<b>\$ 523,902</b>	<b>\$ 531,429</b>	<b>\$ 529,814</b>	<b>\$ 516,165</b>	<b>\$ 533,374</b>	<b>\$ 534,919</b>	<b>\$ 6,068,996</b>	

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**  
**Rent Roll Summary**  
**FY 2015**

<b>Project Name</b>	<b># of Units</b>	<b>January</b>	<b>Total</b>	<b>Avg. Rental Income/Unit</b>
<b>Public Housing Units</b>				
*Ladrey High-rise	170	\$ 42,356	\$ 42,356	\$ 260
*Samuel Madden	66	5,991	5,991	97
*Ramsey Homes	15	4,504	4,504	300
*Andrew Adkins	90	14,358	14,358	179
*4-10 Scattered Sites	50	15,175	15,175	310
*4-11 Scattered Sites	30	6,513	6,513	217
*4-12 Scattered Sites	41	10,803	10,803	270
*Park Place	38	9,890	9,890	260
*Saxony Square	5	1,677	1,677	335
*Chatham Square	52	16,867	16,867	324
*Braddock	6	2,938	2,938	490
*Whiting	24	3,461	3,461	150
*Reynolds	18	4,771	4,771	265
*Old Dominion	36	5,065	5,065	149
*West Glebe	48	6,503	6,503	141
*James Bland I	18	3,199	3,199	178
*James Bland II	18	2,162	2,162	120
*James Bland IV	44	14,917	14,917	347
<b>**Total Public Housing</b>	<b>769</b>	<b>\$ 171,150</b>	<b>\$ 171,150</b>	
<b>Non-Public Housing Units</b>				
*Quaker Hill LP	60	\$ 93,017	\$ 93,017	1,604
Pendleton Park I	20	27,517	27,517	1,310
Pendleton Park II	4	1,444	1,444	361
Hopkins Tancil (Mod Rehab)	111	100,863	100,863	1,040
*James Bland V	54	58,778	58,778	1,153
*Miller Homes	16	24,902	24,902	1,556
*Princess Square	69	84,258	84,258	1,381
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 390,779</b>	<b>\$ 390,779</b>	
<b>Totals</b>	<b>1103</b>	<b>\$ 561,929</b>	<b>\$ 561,929</b>	

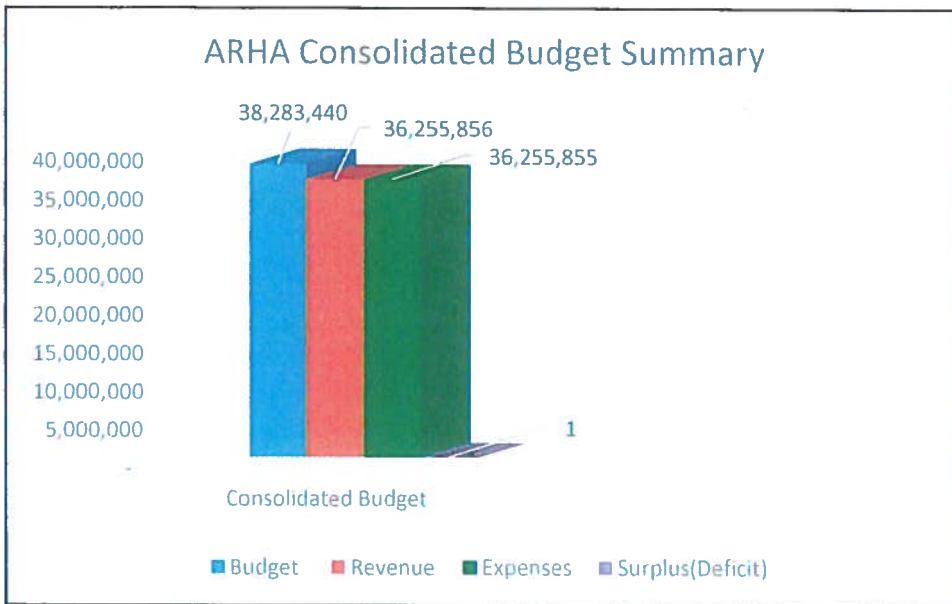
Note- The amounts shown on this report only indicates the amount of rent billed to ARHA the amounts collected.

\*Resolution 830 units

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

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

**Consolidated Budget**



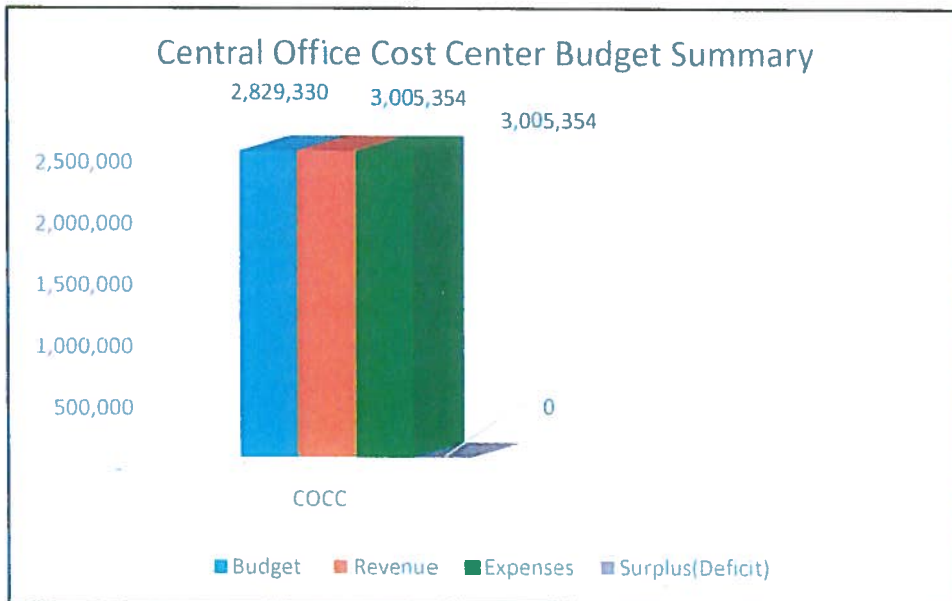
ARHA generated a net restricted reserves of \$1,010,334.

Revenues were \$2,027,584 or 5% less than budgeted. The majority of this shortfall is attributed to dwelling rent projections being 7% and HCVP Grant being \$1,747,758 or 8% under budget.

Expenses were \$2,027,584 or 5% lower than anticipated. This is mainly attributed to our HAP expenses being \$1.7 mm under budget, and staff managing the operating and administration expenses based on actual revenues.

There were three expense category over budget, Ordinary maintenance and operations (10%), Protective Services (2%) and General Expense (1%).

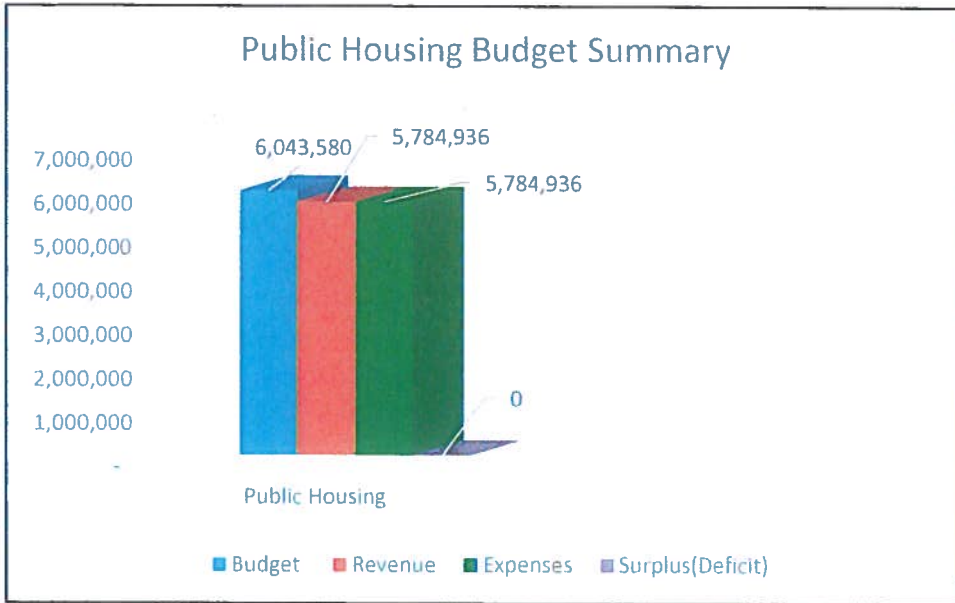
**Central Office Summary**



Revenues and Expenses were \$176k or 6% over budget. The main reason is that the fee income was higher than projected and Central Maintenance costs were higher as a result of vacant unit turns and rehab work at Princess Square (Jefferson Village)

We have used \$211k or 140% of budgeted reserves and \$200k or 100% 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.

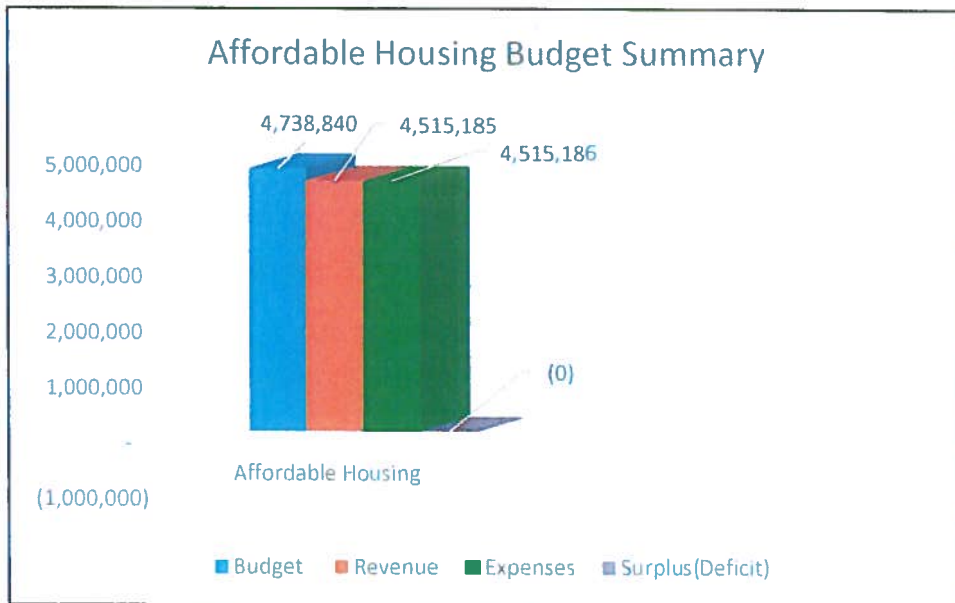
Revenue were \$258,644 or 4% less than budgeted due to a decrease in dwelling rent and not having to transfer reserves.

Expenses were \$258,644 or 4% less than budgeted as a result of

management controlling costs in Administration, Tenant Services, and General Expenses.

Among our PH properties, 4 AMPs yielded restricted reserves of \$327,002 and 7 AMPs produced net losses in the amount of \$166,392. This resulted in restricted net income of \$160,610. OTC Phase 1 is responsible for the largest loss (\$40k) 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, Princess Square, and Pendleton Park.

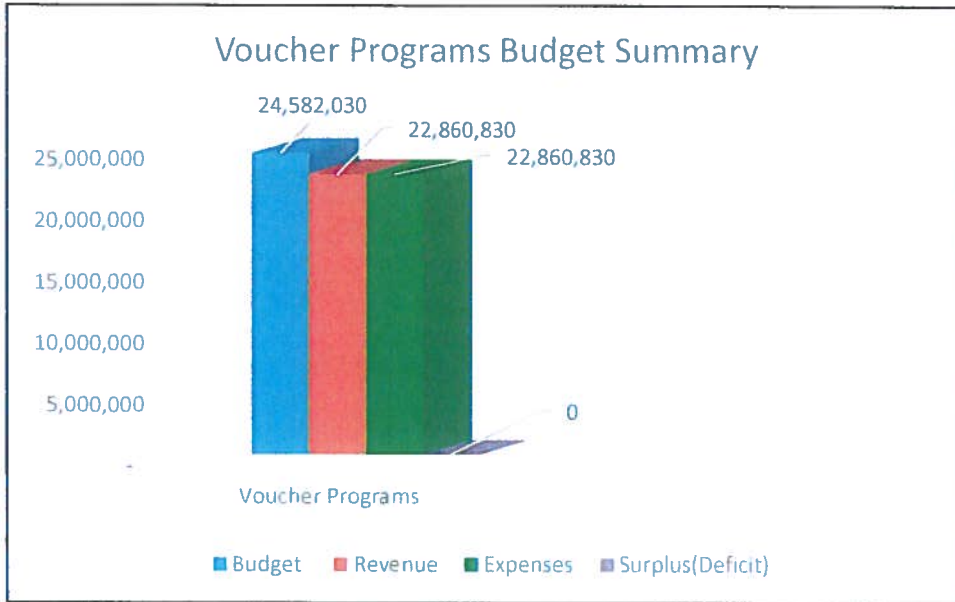
Revenues were \$223,655 or 5% less than budgeted due to dwelling rents being lower than projected at Hopkins Tancil, Quaker Hill, and Princess Square.

Expenses were \$223,655 or 5% less than budgeted due to managing costs and not transferring reserves to COCC.

Among our affordable units two (2) properties generated a restricted reserve of \$438k, two (2) properties generated unrestricted income of \$119k, which was transferred to support the COCC, and one (1) property generated a net loss of \$47k as a result of vacancies and increased maintenance/rehab costs.



## Voucher Programs

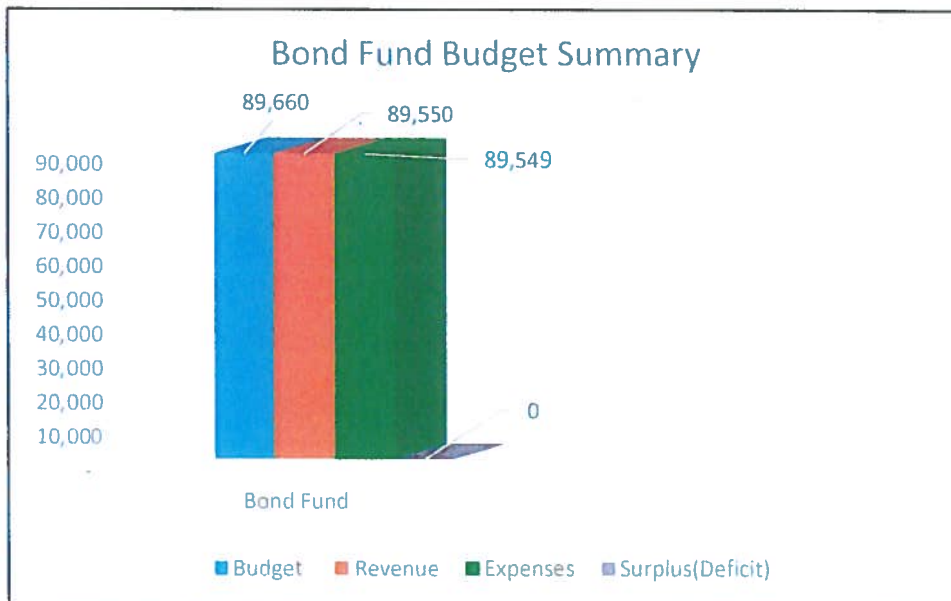


Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$1,721,200 or 7% less than budgeted because of lower than projected HAP payments to landlords and HAP Subsidy recaptured from HUD.

Used \$124k or 71% of budgeted reserves to support operations.

## Bond Fund



Revenue and Expenses were \$110 or less than 1% budgeted.

\$16k was transferred to support COCC

# ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /  
RESIDENT & COMMUNITY SERVICES



**Commissioners:**

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

Carter D. Flemming  
Chyrell Bucksell  
Christopher Ballard


Karl Sandberg  
Salena Zellers

---

Roy Priest, Chief Executive Officer

**DATE:** January 20, 2015

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

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

**SUBJECT:** **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 12/31/2014**

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I. Performance Indicators for Board Monitoring

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

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

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

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

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

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

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

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

**TABLE A**

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

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD's STANDARD	COMMENTS	
1	Occupancy Rate ACC units (PH)	97%	96%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	97%	95%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	2%	1%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
4	Tenant Account Receivables (TARs) - Vacated/Evictions	4%	3%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 8 days (average) LEASE UP TIME = 21 days (average)	30 days	34 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	All Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	28 days	34 days	15 days	21 days	304 total work orders issued; 179 completed; 125 work orders remain open including VUs, pest services, and UPCS-HQS inspections, and system transfers.
<b>SPECIAL PROJECTS</b>						
n/a						

## CHART A

### Performance Indicators for current Board Monitoring Reporting Period

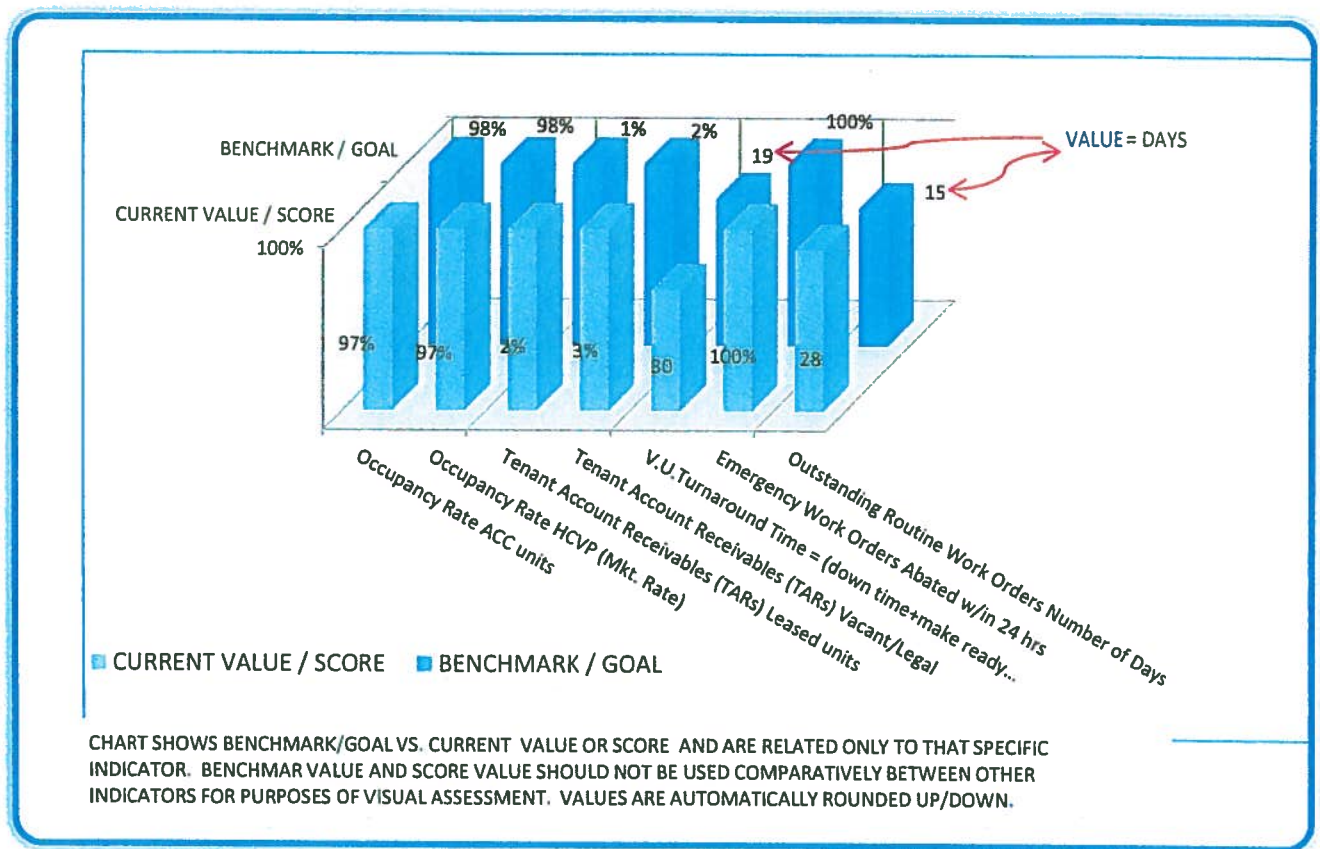


TABLE B

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

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (1) see bottom notes	69	6	8%
Quaker Hill	60	2	3%
Hopkins-Tancil Courts (2)	109	0	0%
Miller Homes	16	0	0%
Pendleton Park	24	0	0%
<b>TOTALS (3)</b>	<b>278</b>	<b>17</b>	<b>3%</b>

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

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

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

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

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

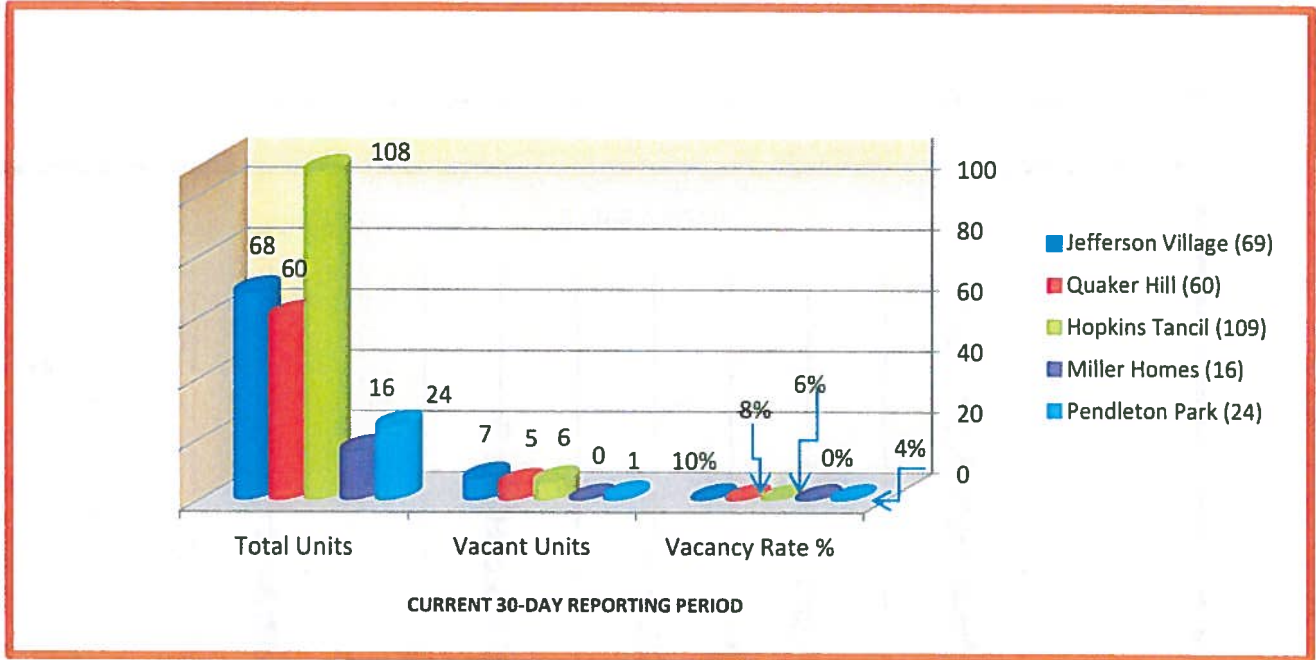


Table C below provides a view of the ACC units, per development, showing the total unit numbers, vacant units under rehab, off-line or demolition, the total of occupied units and occupancy and average vacancy rates for the current reporting period. Please note that chart values are automatically rounded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

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

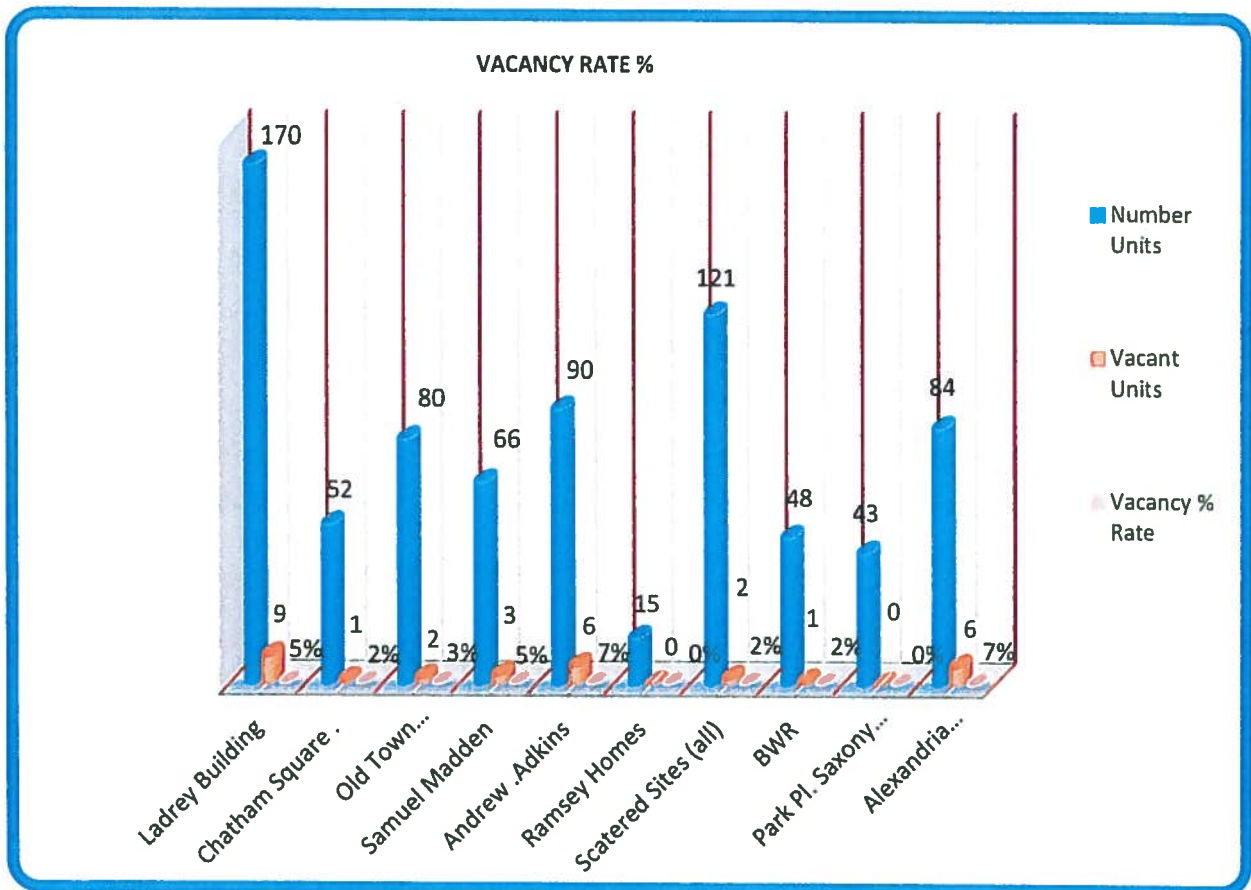
	Number Units	Vacant Units	Vacancy % Rate (2)
Ladrey Building	170	9	5%
Chatham Square.	52	1	2%
Old Town Commons	80	2	3%
S. Madden Homes (1)	66	3	5%
A. Adkins Homes	90	6	7%
Ramsey Homes	15	0	0%
Scattered Sites (all)	121	2	2%
BWR	48	1	2%
Park Place & Saxony Square	43	0	2%
Alexandria Crossing (all on-line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

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

The Chart C below shows the vacant unit activity per sites based on the content of Table C. Please note that some developments have been accumulated under one name due to the limitations of the graphic (i.e.: Scattered Sites I, II and III, are all under “Reg. 3 Scattered Sites”, Braddock, Reynolds and Whiting are under “BWR”, etc.) All vacancy rate values are percentiles. Vacant Units are numeric values based on actual number of units concentrated within the development description shown in the chart.

**CHART C**

**Vacancy Activity for Public Housing (ACC) Units, Current Reporting Period**





## Jefferson Village Updates

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

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

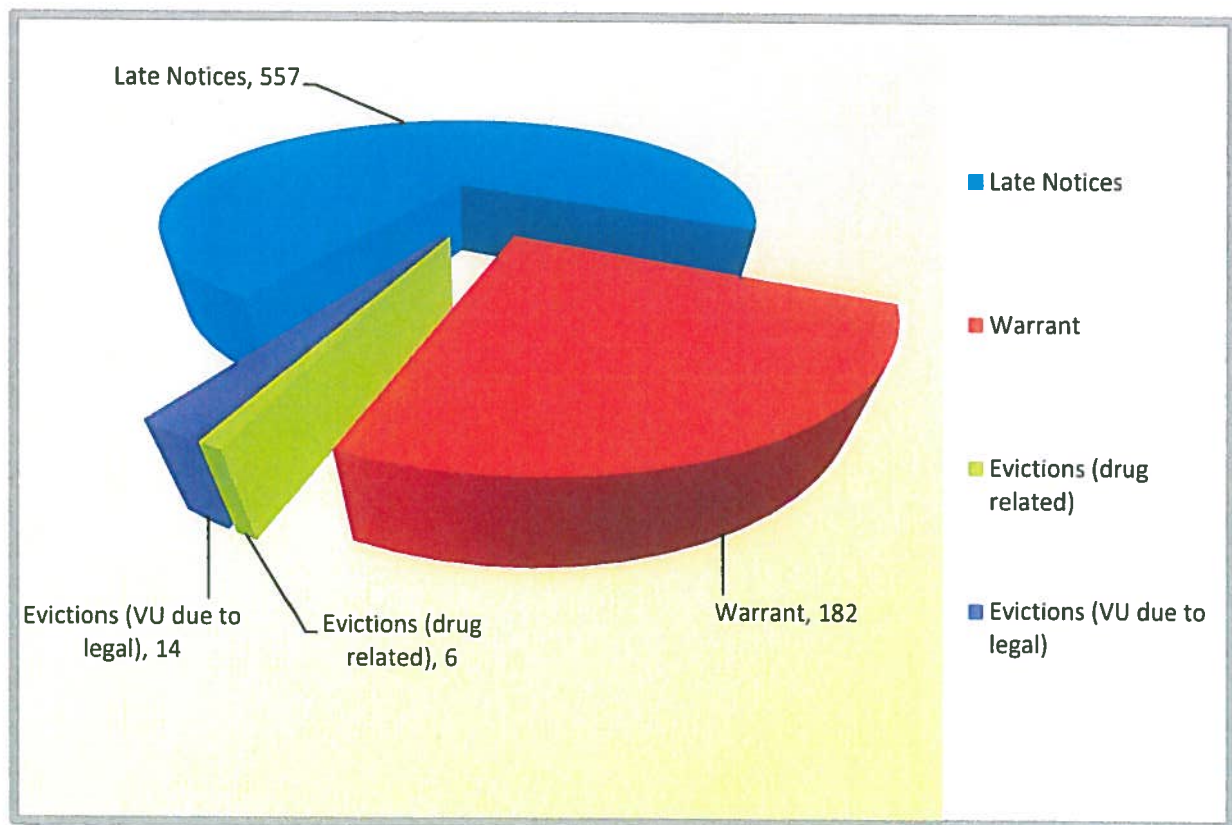
The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department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

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

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

#### CHART D

#### Year to Date Administrative & Legal Activities

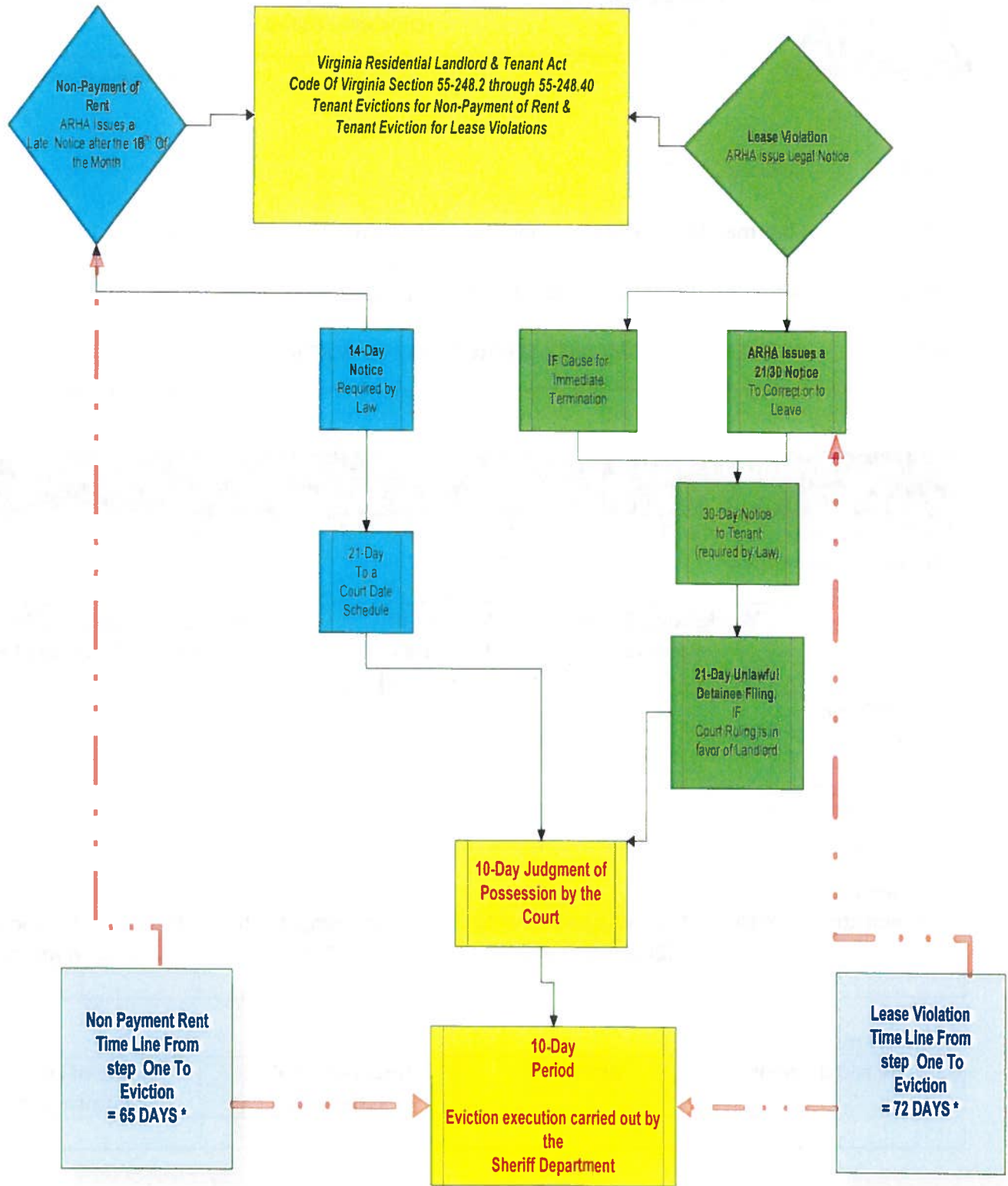


## Virginia Residential Landlord-Tenant Legal Process

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

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

# VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



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



**Commissioners:**

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


Carter D. Flemming  
 Chyrell Bucksell  
 Christopher Ballard

Karl Sandberg  
 Salena Zellers

Roy Priest, Chief Executive Officer

**DATE:** January 22, 2015

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

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

**SUBJECT:** RESIDENT & COMMUNITY SERVICES BOARD REPORT

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

*Staff:* Jason Ellis, Gaynelle Diaz, Kimberly Artis, Sabrina Walker, and Ron Allen

*\*No Report Submitted*

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

**Finances:**

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)

**Volunteers:**

New recruitment	Active #	Hours of service: Resident	Hours of service: Community

**Partnerships:**

- **KaBOOM!** - the agency received \$2000 worth of play equipment from KaBOOM! through a Dr. Pepper grant.

**Special Notes/Upcoming Events:**

To boost our efforts with parent engagement Ms. Sabrina Walker has been assigned specifically to handle that population subset as part of the reorganization plans concerning the Family Resource Learning Centers.

**The Senior Center @ Charles Houston**  
 Staff: Vanessa Greene, Cynthia Pearce

**Congregate Meals:**

Participation numbers	ARHA/Annie B. Rose residents	Cumulative lunch service
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**The Senior Center @ Charles Houston**  
 Staff: Vanessa Greene, Cynthia Pearce

**Congregate Meals:**

Participation numbers	ARHA/Annie B. Rose residents	Cumulative lunch service
47	17	160

**Services/Activities Summary:**

- **Health, Wellness and Medical Services** - 47 (duplicated count) clients participated in walking club, Yoga and Arthritis Exercise classes, and 1 blood pressure screening clinic
- **Assessments** – 2
- **Referrals** – 3
- **Deaths** - 0
- **Activities** – 47 clients (duplicated count) participated in shopping excursions to Walmart, Rose’s Department Store and the Amish Farmer’s Market, the center’s annual holiday celebration, monthly senior center council planning, cyber seniors/cyber teens computer program and a New Year’s Eve Celebration.

**Ladrey High Rise**  
 Staff: Starr Robertson

**Services Provided**

**Health and Medical Entitlements** (Medicaid/Medicare, SNAP, Renewals & Communication)  
=69 Residents

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

**Daily Living Skills** (Home Visits, Completing forms/mail/money orders, Making Doctor or Transportation Arrangements for Doctor, Communication with Social Services, Housekeeping)  
= 33 Residents

**Assessments/Family Planning** (Reports/ Hospital Discharge/APS Coordination)  
= 9 Resident

**Referrals** (DOT Transportation, Metro Access, Senior Taxi, Social Services, Companion Aide, Home Health, Furniture)  
=23 Residents

**Total Services/Referrals Provided to Residents: 188**

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

	Ladrey Community Outtings	Ladrey Resident Seminars/Meetings	Food Distributions	Indoor Activities(Cards, Games, Movies, Parties, Fitness)
<b>Total</b>	26	126	412	209

**Number of Residents & Community Participation throughout month: 773 (Double Count)**

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

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

**\*\* Note: For the month, there were 14 Programs/Activities/Seminars/Faith Services/ & Community Outtings for Ladrey residents.**

**Family and Supportive Services**

**Staff: Yolanda Littlejohn**

**Activity:**

	Workshops/Training Provided	Number of Participants	ARHA Residents
Recruitments	1	76	5
Resume/ Applications Assistance	8	8	8

**Lease Addendum Forms:**

Service and Employability Assessment	Confidentiality Agreements	Informed Consent	Grievance	Budgets
14	14	14	14	3

**Referrals:**

Clothing	Security Deposit	Rental/ Utility Assistance	Skills Training	Furniture Assistance
1	1	2	2	2

**Data Summary:**

- Total number of Active Cases: 41
- Total Services/Referrals Provided to Residents: 16
- Total Number of Residents Participation throughout month: **46**

**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.
- **Pepisco/ Frito Lay** – Hire potential ARHA residents
- **Canada Dry** – Hire potential ARHA residents

**Upcoming Events:**

- Non-compliant OTC/JBV anticipated meeting - January 26, 2015
- ARHA and V.E.C monthly recruitment – January 28, 2015 1pm -4pm
- ARHA and Links Tax Class – January 28, 2015 6pm
- Choices Life Skills Workshop – February 09, 2015
- Region II Community Meeting – Tentative date 03/2015

**Social Services and Family Self-Sufficiency**

*Staff:* Fredricka Charity

	<b>Activity</b>		
	<b>Workshops/Training Provided</b>	<b>Number of participants</b>	<b>Attendance ARHA Residents</b>
<i>Choices life skills</i>	0	0	0
<i>Recruitments</i>	1	76	5

**Family Self-Sufficiency Program**

<b>Housing Choice Voucher Participants</b>	<b>Participants Earning Escrow</b>	<b>Total HCV Escrow</b>	<b>Top Escrow amount</b>
34	13	\$99,046.58	\$15,103.84

**Referrals**

<b>Furniture</b>	<b>Utility bills</b>	<b>Security Deposits</b>	<b>Rent</b>
1	3	6	2

**Partnerships:**

- **Virginia Employment Commission (VEC)** – Job Recruitment Event with them January 28, 2015
- **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.

**Special Notes/Upcoming Events:**

- **Choices Life Skills Workshop** – New six week workshop will start in February.
- **Links** – On January 28, 2015 ARHA will sponsor, along with the Links, Part III of the Financial Literacy Series. This seminar will address the timely topic of taxes.

# Public Housing (PH) Family Self Sufficiency (FSS)

Staff: Nora Lopez

## Services Provided

### *Case Management:*

Individual Training & Services Plan Reviews	Housing Issues	Financial Literacy & Budgeting	CSB Mental/Medical Health Referral	SSI Application
3	48	26	0	0

### *Employment:*

Online Applications	Job Retention one on one counseling	Resume Update	Virginia Employment Commission Referral	Joblink Referral
1	5	2	2	3

### *Public Housing Resident Services & Referrals:*

Referrals to One Stop Shop for employment & assistance with resume update and building	Rental/Utility Assistance Referrals	Food Referrals
5	12	8

### *Outreach:*

Christ Church, Lazarus Ministry: 6hrs

Combined months of December and January, responded to 68 housing related telephone inquiries, some of which resulted in resident services and referrals noted above.

### *Outreach continued...*

In collaboration with Alfred Street Baptist Church and Christ Church, over 20 ARHA families were signed up for Alfred Street Baptist Church Holiday Dinner and services. Individuals and/or families who are elderly, experiencing homelessness or in need of support during the holiday season were targeted. Families received winter coats/clothing and gifts.

Assisted in the set-up of ARHA's 2014, Winter Wonderland event.

### *Activities:*

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

**December 4, 2014:** PH/FSS Seminar on Financial Literacy hosted by FMK Credit and City of Alexandria.



**December 12, 2014:** PH/FSS Holiday Celebration Brenner, breakfast at dinner. This year, a community member donated Day Planners for each of the FSS participants. The event theme, “planning is everything” was well attended.



**Commissioners:**

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

Melvin Miller  
 Carter Flemming  
 Salena Zeller

Chyrell Bucksell  
 Karl Sandberg

Roy Priest, Chief Executive Officer

**DATE:** January 20, 2015  
**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 77% of the annual contributions contract (ACC) with 99% of the budget authority expended. There were fourteen (19) new move-in certifications completed for the month of November and one (3) move-outs. The housing choice voucher forecasting tool indicates only 59% of vouchers issued in the last twelve months resulted in a successful lease. The primary leasing challenges continue to be the number of units available for rent where the voucher is accepted and the disparity between the market rate rent and applicable payment standard for the City of Alexandria.

**Priority Assignments for the month of December:**

Waiting list purge – All of the waiting list purge letters have been sent out to applicants on all of the ARHA waiting lists. We are now in the processes of updating the list based on information obtained from those notices. To date, an estimated 10% of the notices have been returned undeliverable. Pursuant to program administrative policies, those applications will be automatically closed out. Applicants whose applications are closed will have the opportunity to request an informal review. The purchase order for the interactive voice response system has been generated and submitted to our software vendor. We anticipate having the service up and running in time for the completion of the purge project. A public announcement will be made to notify applicants when the system is available..

APS Adjustments: 100% of the retroactive payment standard adjustments have been completed for all active program participants. Additional housing assistance payments have been remitted to the landlord for all families.

**Voucher Management System (VMS) Data reported for December 2014**

Homeownership	19
Homeownership New this Month	0
Family Unification	43
Portable Vouchers Paid	186
Tenant Protection	100
All Other Vouchers	1138
Total Vouchers	1486
<b>Number of Vouchers Under Lease on the last day of the month</b>	<b>1478</b>
HA Owned Units Leased – included in the units lease above	182

<b>New vouchers issued but not under contract as of the last day of the month</b>	<b>144</b>
Portable Vouchers Administered (Port In)	14
Number of Vouchers Covered by Project-Based AHAPs and HAPs	60
Number of Hard to Housed Families Leased	7

Total ACC	1926
<b>Total Vouchers Allocated</b>	<b>1622</b>
Total Vouches Available	304

**Section Eight Management Assessment Program (SEMAP) Indicators Report  
As of December 31, 2014**

<b>Indicator</b>	<b>Possible Number of Points</b>	<b>December Rating</b>
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Reexamination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 - Precontract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentration)		
<b>Total</b>	<b>145</b>	<b>145</b>

Note: For Indicators 9-12 and 14 HUD mandates for SEMAP a Reporting Rate of atleast 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these indicators.

<b>Program Type</b>	<b>VMS Units Leased</b>	<b>As of MM/YY</b>	<b>Port Outs</b>	<b>Port Ins</b>	<b>Number of 50058s Required</b>	<b>Number of 50058s Reported</b>	<b>Reporting Rate</b>
All voucher Funded Assistance	1461	11/14	156	6	1311	1248	95

**Indicator #9: Annual Reexaminations**

Percentage of families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.	0%
Number of Families in Current Database	Number of Late Reexaminations
1251	1

**Indicator #10: Correct Tenant Rent Calculations**

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold)		0%
Number of Families in Current Database	Number of Late Reexaminations	
801	0	

**Indicator 11: Precontract HQS Inspections**

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract		100%
Number of Families in Current Database	Number of Late Reexaminations	
163	163	

**Indicator 12: Annual HQS Inspections**

Percentage of units under contract where annual HQS inspection is overdue (%) (Percentage includes all inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.)		1%
Number of Families in Current Database	Number of Late Reexaminations	
1174	15	

**Indicator 14: Family Self Sufficiency Enrollment**

Enrolled		Escrow Balance		Points
80% or more		30% or more		10
60%-79%		30% or more		8
80% or more		Less than 30%		5
Less than 60%		30% or more		5
60%-79%		Less than 30%		3
Less than 60%		Less than 30%		0
Number of Mandatory Slots*	Number of families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escro Balances (%)
15	34	227	13	93

- As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also data may include approved eceptions to mandatory slots.
- Current grant guidelines require at least 50 participants for each full-time coordinator position.

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

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**Daniel Bauman, Vice Chairman**  
 Christopher Ballard

Melvin Miller  
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Chyrell Bucksell  
 Karl Sandberg

**Roy Priest, Chief Executive Officer**

**DATE:** January 20, 2015  
**TO:** Chairman Merrick Malone and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer *Roy Priest*  
**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”).

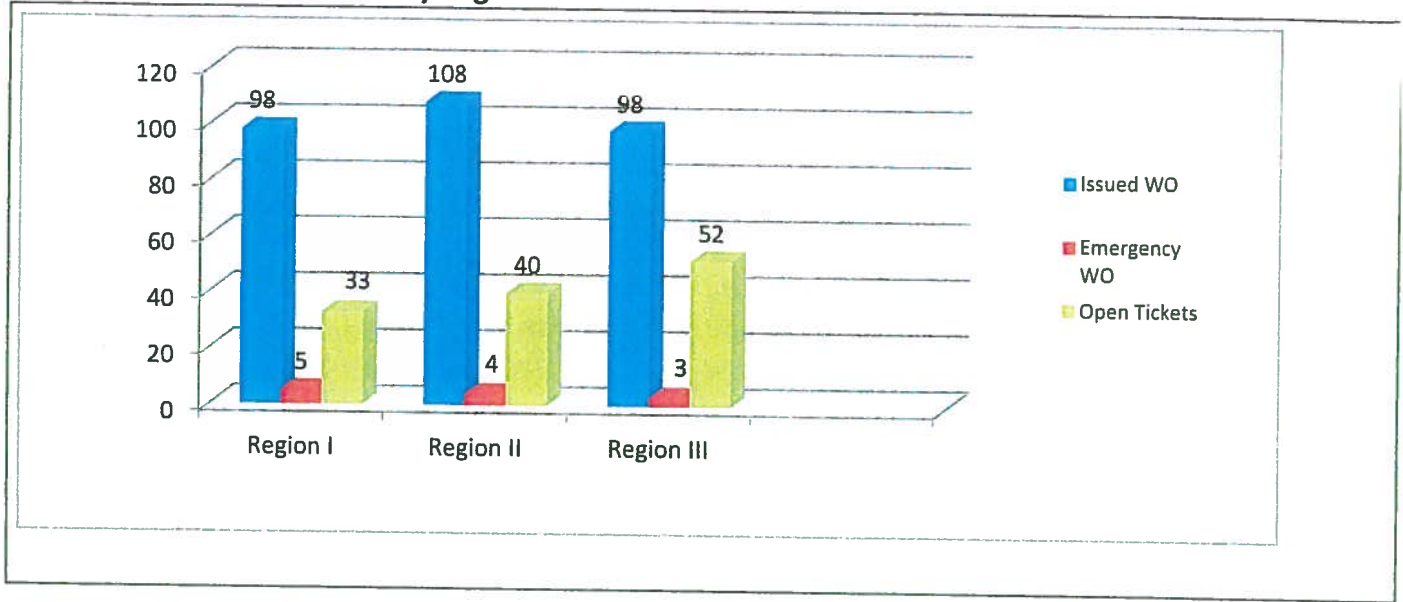
**Table I – Reporting Period: 12/1/2014 to 12/31/2014**

Issued WO’s	304	Includes all work orders generated during this period
Completed WO’s	179	Includes all work orders completed during this period
Emergency WO’s	12	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	125	Includes routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending

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

Region I = 10.86 %  
 Region II = 13.16 %  
 Region III = 17.11 %

**Chart I – Work Orders by Regions**



**PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES**

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

**1. Vacant Unit Turn Over**

During this reporting period, twelve (12) additional units were added for rehabilitation and turnover work. Nine (9) units have been completed and turned over to Asset Management for leasing as of the end of the reporting period.

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

**2. Preventive Maintenance (PM)**

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

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

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

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

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

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

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

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

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

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

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



# DEVELOPMENT

DEVELOPMENT



BUILDING COMMUNITY  
PARTNERSHIPS

**Commissioners:**


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

Melvin Miller  
Carter Flemming  
Salena Zellers

Chyrell Bucksell  
Karl Sandberg

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**Roy Priest, Chief Executive Officer**

**DATE:** January 20, 2015  
**TO:** Chairman Merrick Malone and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** **DEVELOPMENT UPDATE, JANUARY, 2015**

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**JAMES BLAND V**

Leasing of all affordable units is complete. The estimated Turnover and Placed-in-Service dates versus actual are included in Tables 1 - 3 below.

The encroachment issue at the front porches of two units at 902 and 906 First Street was resolved following City Council action upon the Ordinance in the Legislative Session on December 9, 2014 and approval of the Ordinance during the City Council meeting on December 13, 2014.

Multifamily final billing is being processed and the final Triplex final billing has been submitted for review by ARHA. There is a third party cost consultant that has been engaged to assist staff in the close-out of this project. Eligible contingency costs are being finalized but in no event will the total development costs exceed the Guaranteed Maximum Price per the contract. The consultant has reported that for both the Multifamily and Triplex contingency costs, there is a consistent problem with the supporting documentation from the General Contractor. The use of the Owner and General Contractor contingencies must be by executed change order with adequate support, per the executed Agreement.

Land development remains at 89% completion with billed amounts to date under review while market rate work is being completed in order to expedite the closeout process.

EYA has sold all of the condominium homes and has reservations or has settled on 55 of the 62 townhomes. See Figure 1 for the updated sales graphics.

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

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

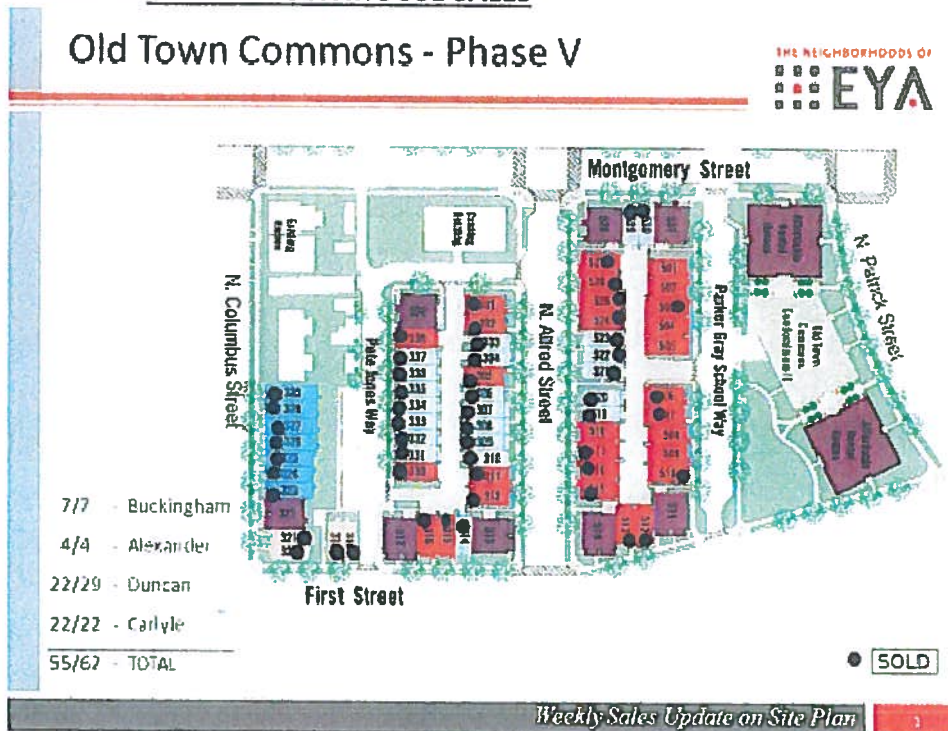
**TABLE 2: ARHA TRIPLEX UNIT SCHEDULE: JAMES BLAND V**

	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In- Service (per Contract)</u>	<u>ARHA Placed- In- Service (Actual)</u>	<u>Unit Address</u>
<u>Building/ Lot #</u>					
45/11	10/21/2014	10/06/14	12/20/2014	11/25/2014	912 First Street, #301
45/11	10/21/2014	10/06/14	12/20/2014	12/01/2014	912 First Street, #201
45/11	10/21/2014	10/06/14	12/20/2014	12/15/2014	916 First Street
45/14	10/21/2014	10/10/14	12/20/2014	12/15/2014	906 First Street #301
45/14	10/21/2014	10/10/14	12/20/2014	12/09/2014	906 First Street #201
45/14	10/21/2014	10/10/14	12/20/2014	12/19/2014	902 First Street
48/28	09/10/2014	08/29/2014	11/14/2014	11/6/2014	906 N. Alfred St. #301
48/28	09/10/2014	08/29/2014	11/14/2014	10/31/2014	906 N. Alfred St. #201
48/28	09/10/2014	08/29/2014	11/14/2014	11/3/2014	902 N. Alfred St.
48/31	09/10/2014	08/29/2014	11/14/2014	11/3/2014	915 Montgomery Street
48/31	09/10/2014	08/29/2014	11/14/2014	10/31/14	911 Montgomery St. #201
48/31	09/10/2014	08/29/2014	11/14/2014	11/7/2014	911 Montgomery St. #301

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

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

**FIGURE 1: PHASE V TOWNHOUSE SALES**



**REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES**

The short-listed proposers have been notified of the Evaluation Committee’s decision and that Part 2B instructions will be published this month.

**RAMSEY HOMES**

On January 9, 2015, the REACH Predevelopment Loan Application (the “Loan”) requesting \$100,000 was executed. If the project is not determined to be feasible, VHDA will forgive payment of the loan. If the project is determined to be feasible, the annual interest rate on the loan shall be 1% which shall start to accrue on the first day of the seventh month following the month after the January 9 execution date. The loan amount is then due and payable in this case on the closing of permanent financing for the project. It is the intention to determine if this project is viable within the \$100,000 loan amount. To date we have spent \$38,000 on predevelopment activities.

Following discussions with City Planning staff and a generally positive meeting on December 17, 2014 where a revised concept was presented and our team was encouraged to submit a package for the Board of Architectural Review (BAR) Work Session #1. The submission deadline was December 29, 2014 for inclusion on the January 29, 2015 BAR docket. BAR Work Session items occur at the end of the agenda. Per BAR staff direction, the submittal focused on height, scale, massing and architectural character. The historic and archeological consultant has been engaged so we were able to include a preliminary history report. The enhanced concept as submitted showed stepped down corners to address some smaller adjacent buildings, with evidence that other adjacent buildings were more than three stories in height, some with additional steep roofs. Our land use attorney subsequently received an email communication from BAR staff on January 13, 2015 stating the Planning & Zoning staff had reviewed the BAR application for concept review of the Ramsey Homes and determined that the project may not go forward at this time. Later the same day the Alexandria eNews reported that the January 28, 2015

Parker-Gray District Board of Architectural Review public hearing has been cancelled. The next scheduled meeting is on Wednesday, February 25, 2015.

The cancellation of this January review could be of major consequence for both the project feasibility and the schedule. Further discussion will be held in Executive Session.

A meeting on Monday, December 22, 2014 was attended by eleven Ramsey Homes residents, plus VHDLLC and ARHA Asset Management staff. Mr. Priest outlined the history of the site and the upcoming schedule, including an application for tax credits in March 2016, with temporary relocation activities to occur on or about September, 2016. He also addressed the intensive public outreach efforts which would be involved to get approval for the redevelopment of the site. He informed the residents that they would be apprised of the meeting schedule and additionally strongly encouraged them to attend to ensure that their stories were heard in the process.

## **LADREY HIGHRISE**

A REACH Predevelopment Loan Application requesting \$100,000 has been submitted to VHDA.

A consultant team is being formed at this time. To allow flexibility for development of other sites, the Request for Proposals for Architectural Services for the Ramsey project included a provision to allow the selected architect to perform design services on other projects that could be in the pipeline. A pre-proposal walk of the site with the architect/engineering team occurred on January 13, 2015. The request for Board approval for the design contract will be put before the Board next month. A Housing and Urban Development (HUD) disposition consultant is on board for both the Ramsey Homes and Ladrey efforts.

## **GENERAL INTEREST ITEMS**

### **Old Town Commons Phase 3 “Parcel B” Alley Vacation**

ARHA staff and counsel for ARHA met with the attorney for the OTC Homeowners Association, the owners/sellers of the St. John’s church parcel, the contract purchaser and his attorney and the broker. The general outcome of the meeting was that the contract purchaser did not have enough facts to support his notion that the alleyway was wrongly conveyed by ARHA to the HOA. It was further determined by all parties that additional title work was needed in order to make valid conclusions as to the facts and to finalize a method by which the current owners could legally convey the parcel to the church in order for them to finalize the sale.

By way of background, at the time of the recordation of the Deed of Subdivision, Easement and Vacation for Block D and the subsequent recordation of the deed from ARHA conveying Parcels A & B in Block D to the HOA, ARHA’s understanding, based on the title commitment prepared by Regional Title Incorporated, was that ARHA was, in fact, the fee owner of all of the property that was the subject of the Deed of Subdivision, Easement and Vacation for Block D, including Parcels A & B. ARHA was subsequently approached by the contract purchaser of the two lots owned by St. John Baptist Church that are located west of Parcel B and that are depicted on the subdivision plat for Block D with a claim that the Church is the actual owner of Parcel B and, potentially, a portion of Parcel A based, in part, on the fact that the Church was the owner of the lots west of and adjacent to the courtyard and alleys within the block in question when the courtyard and alleys were closed pursuant to City Ordinance No. 752 and, in part, on the fact that the Church acquired the remaining portion of the subject alley in connection with its subsequent acquisition from ARHA of the lot to the east of Parcel B. (Note –

Despite the claims of the contract purchaser, it has been and continues to be ARHA's understanding that ARHA acquired by purchase or condemnation all rights of all parties in the courtyard and all alleys prior to the City's vacation and abandonment of the same per Ordinance No. 752, such that title to the courtyard and alleys vested in ARHA upon the adoption of Ordinance No. 752 by the Alexandria City Council).

We have ordered a title report on Parcel A and Parcel B of Block D in order to determine, per the land records, the current owner of those parcels and the validity of the contract purchaser's/Church's claim to title to some or all of those parcels. Once the information is in hand and reviewed by the respective counselors we will convene a follow up meeting and hopefully conclude the matter. All parties are working toward the common goal of resolving the matter and finding a legal way to allow the contract purchaser to close.

ARHA was informed in the most recent meeting that the City is requiring that some part of the existing church structure be retained for historic purposes. The details were not discussed except to say that the contract purchaser/developer will need to retain that parcel that ARHA has a right to purchase. Previously he had informed ARHA that his intention was to develop that parcel as a pocket park and deed it back to ARHA because he did not wish to incur the legal costs to remove the deed restrictions related to ARHA's right to purchase.

# CONSENT DOCKET





# ACTION DOCKET



# OTHER BUSINESS

OTHER  
BUSINESS

# Alexandria Teen Wins Third Straight National Title at 2015 Youth National Boxing Championships

January 19th 2015



Ilesha Kenney, 2015 Youth National Boxing Champion (courtesy photo)

Seventeen-year-old Ilesha Kenney reached new heights in her amateur boxing career this past week in Reno, Nevada. The T. C. Williams High School student captured her third straight national title at the 2015 Junior Open and Youth National Championships. Kenney is now an eight-time national champion with gold medal victories in the National Police Athletic League tournament, Golden Gloves, Silver Gloves and Junior Olympics. She has also tested her skills against the best in the world, winning a bronze medal at the 2013 Junior World Championships.

Kenney clinched her first berth on the U.S. National Team in January, 2013, at the inaugural Junior and Youth Open Tournament in Reno. She went on to represent Team USA at the Pirkka Tournament in Finland, where she won her first international gold medal. Later in 2013, Kenney competed in the first-ever Women's Junior and Youth World Championships in Bulgaria where she earned bronze after a controversial loss to Turkey in the semifinal round.

Kenny continued her winning ways last year, reclaiming her position on Team USA at the 2014 Youth Open before taking gold the National PAL Championships in October. International competitions for the women's non-Olympic weight classes in the junior and youth categories were not contested in 2014, but will resume this year at the 2015 Junior and Youth Women's World Championships in Taipei, Taiwan in May.

Now a regular presence on the USA Boxing national team, the Alexandria teenager is well-known on the domestic international scene and she looks forward to returning to international action later this year. A proud member of the Alexandria Boxing Club, Kenney enjoys the chance to train alongside fellow national champions Troy Isley, Kavon Robertson and Dara Shen. Her coaches Kay Koroma, Dennis Porter and Ron Simms will make sure to have her ready to face the world's best when she takes the ring in Taiwan later this year.

Kenney credits Coach Koroma's belief in her as her biggest inspiration to be successful in the ring. When she first went to the Alexandria Boxing Club, she chose to watch from the sidelines and read a book while other athletes trained. Eventually she stepped in to the ring herself and she's enjoyed nothing but success since.

Outside of boxing, Kenney maintains a 3.9 GPA as a junior at T. C. Williams High School, where she is enrolled in Advanced Placement and Dual Enrollment courses, which double as college credits. Kenney was recognized by Alexandria Mayor Bill Euille in May, 2013, for her outstanding achievement in boxing. Boxing isn't her only talent. Kenney is also an accomplished violinist and softball player.

### **About the Alexandria Boxing Club**

The **Alexandria Boxing Club**, which is located within the Charles Houston Recreation Center, is funded by Fight For Children, a nonprofit founded by the late Joseph E. Robert, Jr. Formerly known as the Fred Smith boxing center, after the late Coach Fred Smith, the Alexandria Boxing Club strives to better the lives of youth through the sport of boxing.

Digger

# After 64 years, Giant to close Old Town store

By **Abha Bhattarai** January 16

After 64 years, Giant Food is closing its grocery store on First Street in Old Town Alexandria.

The decision to close the 18,000-square-foot location was based largely on the store's age and space limitations, said Jamie Miller, a spokesman for Giant. The company's newer stores tend to be between 50,000 and 60,000 square feet.

"It would have been really impractical for us to remodel or even expand that location," Miller said, adding that the Landover-based company did not foresee closing any other stores in the Washington area.

There are eight other Giant stores within a six-mile radius of the Old Town location, Miller said. A ninth, at Potomac Yards in Alexandria, is scheduled to open this fall.

Additionally, Harris Teeter and Trader Joe's also have grocery stores within four blocks of the soon-to-be-defunct Giant.

The influx of grocers such as Whole Foods, Balducci's, and even Wal-Mart, in recent years has forced the area's supermarket chains to upgrade existing stores and rethink new ones. The Giant at O Market, for example, which opened in

November 2013, sells sushi and allows customers to sip beer or wine as they shop. Other Safeway and Giant stores in the area have been known to carry caviar and pate.

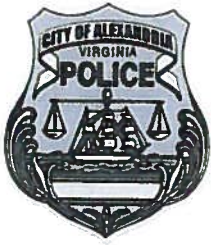
“We made the difficult decision to close the Old Town North location after a thorough review of the operating performance of our stores,” Gordon Reid, president of Giant, said in a statement.

Last year, Giant closed a 27,000-square-foot supermarket in Springfield with plans to nearly-double its size to 51,000 square feet. A spring reopening is planned.

The Old Town Giant will close at 6 p.m. on Feb. 12. All employees have been offered jobs at other Giant locations, Miller said.

Giant operates 169 supermarkets in Virginia, Maryland, Delaware and the District.

Abha Bhattarai covers local banking, retail and hospitality for The Washington Post's Capital Business section. She has written for The New York Times, The Wall Street Journal, Reuters and the St. Petersburg (Fla.) Times.



## APD Crime Statistics Quality of Life – 1/16/2015



Analysis prepared on 1/14/2015 for Chief of Police Earl  
Cook  
Statistics are for CY2014

### Part 1 Crime Citywide

Crime	2013	2014	Change	%Change
Homicide	5	4	-1	-20.0%
Rape	14	16	2	14.3%
Robbery	115	140	25	21.7%
Aggravated Assault	114	106	-8	-7.0%
Burglary	251	258	7	2.79%
Larceny	2546	2549	3	0.1%
Motor Vehicle Theft	277	254	-23	-8.3%
<b>Total</b>	<b>3322</b>	<b>3327</b>	<b>5</b>	<b>0.2%</b>

#### Notes Regarding Part 1 Crime:

- Part I crime for 2014 is 0.2% higher than this time last year, with an increase of 5 incidents.
- Homicides, aggravated assaults, and motor vehicle thefts have shown decreases in 2014.
- Motor vehicle thefts were down 23 incidents or approximately 8.6% in 2014.
- The most significant numerical increase can be seen in robberies, which are up 25 incidents or approximately 21.7%.

### Nuisance Crime Citywide

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	1101	1026	-75	-6.8%
Drug/Narcotic Offenses	621	715	95	15.3%
Disorderly Conduct	155	126	-29	-18.7%
Driving Under the Influence	349	341	-8	-2.3%
Drunkenness	476	422	-54	-11.3%
Gambling Offenses	2	2	0	0.0%
Prostitution Offenses	19	76	57	300%
Liquor Law Violation	469	490	21	4.4%
<b>Total</b>	<b>3192</b>	<b>3198</b>	<b>6</b>	<b>0.2%</b>

#### Notes Regarding Nuisance Crime:

- Overall, nuisance crime has increased by 6 offenses or 0.2% from 2013.
- Drug/Narcotic, prostitution, and liquor law violation offenses have all shown increases from last year. Prostitution offenses in particular are up 300% from 2013, due to proactive enforcement.
- Drunkenness continues to decrease with an 11.3% or 54 incident reduction from 2013.

**Part 1 and Nuisance Crime YTD - Cops Areas**  
 Statistics for CY2014

**James Bland**

Crime	2013	2014	Change	%Change
Homicide	0	0	0	0.0%
Rape	1	0	-1	-100.0%
Robbery	0	1	1	N/C
Aggravated Assault	5	0	-5	-100.0%
Burglary	2	2	0	0.0%
Larceny	13	16	3	23.1%
Motor Vehicle Theft	3	2	-1	-33.3%
<b>Total</b>	<b>24</b>	<b>21</b>	<b>-3</b>	<b>-12.5%</b>

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	8	9	1	12.5%
Drug/Narcotic Offenses	8	4	-4	-50.0%
Disorderly Conduct	0	1	1	N/C
Driving Under the Influence	0	1	1	N/C
Drunkenness	5	3	-2	-40.0%
Gambling Offenses	0	0	0	0.0%
Prostitution Offenses	0	0	0	0.0%
Liquor Law Violation	3	7	4	133.3%
<b>Total</b>	<b>24</b>	<b>25</b>	<b>1</b>	<b>4.2%</b>

**Hopkins-Tancil**

Crime	2013	2014	Change	%Change
Homicide	0	0	0	0.0%
Rape	0	0	0	0.0%
Robbery	1	0	-1	-100.0%
Aggravated Assault	0	1	1	N/C
Burglary	0	1	1	N/C
Larceny	3	2	-1	-33.3%
Motor Vehicle Theft	1	0	-1	-100.0%
<b>Total</b>	<b>5</b>	<b>4</b>	<b>-1</b>	<b>-20.0%</b>

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	5	2	-3	-60.0%
Drug/Narcotic Offenses	6	2	-4	-66.7%
Disorderly Conduct	1	0	-1	-100.0%
Driving Under the Influence	0	0	0	0.0%
Drunkenness	6	5	-1	-16.7%
Gambling Offenses	0	0	0	0.0%
Prostitution Offenses	0	0	0	0.0%
Liquor Law Violation	3	3	0	0.0%
<b>Total</b>	<b>21</b>	<b>12</b>	<b>-9</b>	<b>-42.9%</b>



### Inner City

Crime	2013	2014	Change	%Change
Homicide	0	0	0	0.0%
Rape	1	0	-1	-100.0%
Robbery	3	0	-3	-100.0%
Aggravated Assault	7	4	-3	-42.7%
Burglary	15	6	-9	-60.0%
Larceny	72	37	-35	-48.6%
Motor Vehicle Theft	6	6	0	0.00
<b>Total</b>	<b>104</b>	<b>53</b>	<b>-51</b>	<b>-49.0%</b>

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	31	33	2	6.5%
Drug/Narcotic Offenses	22	11	-11	-50.0%
Disorderly Conduct	1	0	-1	-100.0%
Driving Under the Influence	3	3	0	0.0%
Drunkenness	5	3	-2	-40.0%
Gambling Offenses	0	0	0	0.0%
Prostitution Offenses	0	0	0	0.0%
Liquor Law Violation	5	3	-2	-40.0%
<b>Total</b>	<b>67</b>	<b>53</b>	<b>-14</b>	<b>-20.9%</b>

### Arlandria (City Manager)

Crime	2013	2014	Change	%Change
Homicide	0	1	1	N/C
Rape	2	1	-1	-50.0%
Robbery	7	17	10	142.9%
Aggravated Assault	15	13	-2	-13.3%
Burglary	9	11	2	22.2%
Larceny	35	52	17	48.6%
Motor Vehicle Theft	10	11	1	10.0%
<b>Total</b>	<b>78</b>	<b>106</b>	<b>28</b>	<b>35.9%</b>

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	45	34	-11	-24.4%
Drug/Narcotic Offenses	38	32	-6	-15.8%
Disorderly Conduct	30	22	-8	-26.7%
Driving Under the Influence	16	13	-3	-18.8%
Drunkenness	75	53	-22	-29.3%
Gambling Offenses	0	0	0	0.0%
Prostitution Offenses	0	0	0	0.0%
Liquor Law Violation	71	78	7	9.9%
<b>Total</b>	<b>275</b>	<b>232</b>	<b>-43</b>	<b>-15.6%</b>

### Andrew Adkins

Crime	2013	2014	Change	%Change
Homicide	0	0	0	0.0%
Rape	1	0	-1	-100.0%
Robbery	0	1	1	N/C
Aggravated Assault	3	4	1	33.3%
Burglary	4	0	-4	-100.0%
Larceny	3	0	-3	-100.0%
Motor Vehicle Theft	0	2	2	N/C
<b>Total</b>	<b>11</b>	<b>7</b>	<b>-4</b>	<b>-36.4%</b>

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	3	4	1	33.3%
Drug/Narcotic Offenses	10	13	3	30.0%
Disorderly Conduct	3	2	-1	-33.3%
Driving Under the Influence	0	0	0	0.0%
Drunkenness	2	6	4	200.0%
Gambling Offenses	0	1	1	N/C
Prostitution Offenses	0	0	0	0.0%
Liquor Law Violation	6	9	4	50.0%
<b>Total</b>	<b>24</b>	<b>35</b>	<b>11</b>	<b>45.8%</b>

### Chatham Square

Crime	2013	2014	Change	%Change
Homicide	0	0	0	0.0%
Rape	0	0	0	0.0%
Robbery	1	0	-1	-100.0%
Aggravated Assault	0	0	0	0.0%
Burglary	1	0	-1	-100.0%
Larceny	3	3	0	0.0%
Motor Vehicle Theft	1	1	0	0.0%
<b>Total</b>	<b>6</b>	<b>4</b>	<b>-2</b>	<b>-33.3%</b>

Nuisance Crime	2013	2014	Change	%Change
Destruction/Vandalism	2	2	0	0.0%
Drug/Narcotic Offenses	0	1	1	N/C
Disorderly Conduct	0	0	0	0.0%
Driving Under the Influence	0	0	0	0.0%
Drunkenness	0	0	0	0.0%
Gambling Offenses	0	0	0	0.0%
Prostitution Offenses	0	0	0	0.0%
Liquor Law Violation	0	0	0	0.0%
<b>Total</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>50.0%</b>

## COPS Summary

- James Bland has shown a decrease in Part I crimes by 12.5% with the only crimes showing any statistical increase being 1) larceny up 23.1%, up three incidents and 2) robbery up from zero to one offense. However, nuisance crimes are up 4.2%, mainly due to a 133.3% increase in liquor law violations.
- Hopkins-Tancil has had a decrease in Part I offenses by 20%. Nuisance crimes decreased significantly by 42.7% with significant reductions in destruction (-60%) and drug/narcotic offenses (-66.7%).
- Inner City has had a strong decline in Part I crime (-49%) due to being down in all but two categories, and the largest contributing factor being a decrease of 35 larcenies at 48.6%. Nuisance crimes are down by 20.9% seeing only an increase in destruction (+6.5%).
- Part 1 crimes in Arlandria increased by 35.9% with robberies as the biggest factor (+142.9% or 10 incidents) and larcenies (+48.6%, or 17 incidents). The only decreases were seen in assaults (-13.3% or two incidents) and rape (-50% or one less incident). Nuisance crime decreased by 15.6% with the only significant increase in liquor law violations (+9.9%). Notably, drunkenness had 22 less incidents, or a decrease of 29.3% from 2013.
- Andrew Adkins shows a decrease in Part 1 Crimes (-36.4%) with no homicide, rape, burglary, or larceny activity in 2014. However, nuisance crime is up significantly at 45.8%. Drug/narcotic (+30%), drunkenness (+200%), and liquor law violations (+50.0%) are major contributing factors.
- Chatham Square saw a 33.3% reduction in Part 1 crime. Nuisance crime saw a 50% increase; however it should be noted that it is based on the addition of a single drug offense.

## Current Crime Trends

### Citywide

#### **Larcenies from Autos at Gas Stations**

Since December of 2014 there have been at least seven larcenies at gas stations of purses and/or wallets from female victims. The majority of these cases occurred at the Exxon-Mobil at 2320 Jefferson Davis Highway, however there have been individual incidents along S Patrick St in Sector 1 (Liberty, Hess) as well as a larceny at the Shell along JD Highway. It is believed that the suspect vehicle pulls up near the victim vehicle, one suspect gets out of the passenger side and steals the victims' purses within seconds and gets back in the suspect vehicle to flee the scene.

Coming soon...



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**A**ALEXANDRIA **R**EDEVELOPMENT and **H**OUSING **A**UTHORITY

