



Monday, June 1, 2015

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

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





MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:
Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Karl Sandberg
Commissioner

Salena Zellers
Commissioner

Roy O. Priest
Secretary-Treasurer

April 27, 2015

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

Re: Monday, June 1, 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, June 1, 2015 at 7:00 p.m., Ladrey Building 300 Wythe Street (*Community Room*), Alexandria, VA 22314. There are 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 (1 electronically)
Helen McIlvaine, Acting Director of Housing (1 electronically)
Alexandria Libraries (4 delivered)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1 delivered)

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING
MONDAY, JUNE 1, 2015
7:00 PM

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

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – Maudie Hines, President
 - ARHA Resident Association (ARA) – Shanelle Gayden, President

2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
 - Neighborhood Briefing – Alexandria Police Department

3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, April 27, 2015

4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, June 1, 2015

5. **CONSENT DOCKET**

6. **ACTION DOCKET**

7. Other Business

8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

MINUTES

MINUTES

**MINUTES OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**REGULARLY SCHEDULED MEETING
LADREY BUILDING (*Community Room*)
300 WYTHE STREET
ALEXANDRIA, VA 22314**

**MONDAY, APRIL 27, 2015
7:00 P.M.**

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

ABSENT: Kara Dinowitz

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:10 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA Staff, City Office of Housing Staff and Community Citizens.

Chairman Malone opened the floor for the Public Discussion Period for Residents Group.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President, greeted the Board of Commissioners.

Mrs. Hines was elated to report the significant progress of evicting tenants of Ladrey who do not follow the rules and regulations contained in their lease. There were two evictions in the last thirty days of people who created problems in our community.

The Resident Advisory Board will be planning a Memorial Day Barbeque.

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

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

- **Neighborhood Briefing (Alexandria Police Department) - Lt. Scott Patterson of 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 APPROVE MINUTES FOR MONDAY, MARCH 23, 2015 BOARD OF COMMISSIONERS MEETING:

Chairman Malone presented the minutes for Monday, March 23, 2015. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (6) Yeas and (0) Nays to accept the minutes of Monday, March 23, 2015.

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

Chairman Malone opened the floor to receive the Secretary-Treasurer’s Report. Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Malone requested a motion to accept the Secretary-Treasurer’s Report. Vice Chairman Bauman moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Miller. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report as of Monday, April 27, 2015.

ITEM 5. CONSENT DOCKET:

ITEM 6. ACTION DOCKET:

No item submitted

ITEM 7. OTHER BUSINESS:

The Board came to a consensus that the next Board of Commissioners meeting will convene on Monday, June 1st at 7:00 pm at the Ladrey Building.

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

A motion was made by Commissioner Miller and seconded by Commissioner Vice Chairman Bauman and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:40 pm

At 9:00 pm the Board reconvened in public session.

Thereupon, Vice Chairman Bauman made the following motion, seconded by Commissioner Zellers and adopt 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 unanimously approved on a roll call vote of (8) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 9:15 pm.

FINANCE

FINANCE



Commissioners:

Merrick Malone, Chairman

Daniel Bauman, Vice Chairman

Christopher Ballard

Melvin Miller

Carter Flemming

Chyrell Bucksell

Karl Sandberg

Salena Zellers

Kara Dinowitz

Roy Priest, Chief Executive Officer

DATE: May 29, 2015

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer

SUBJECT: ARHA FINANCIAL REPORT: January 1, 2015 – April 30, 2015

I. CENTRAL OFFICE

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

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

For the period ending April 30, 2015, the COCC generated a net loss of \$211,397. We have utilized current year unrestricted revenue and reserves to cover the net loss. The total amount of reserves budgeted for the COCC in FY2015 is \$282,090, of which 75% has been needed as of the period ending April 30, 2015. Although the percentage of the reserves being utilized is high based on where we are in the budget cycle we do anticipate the need of reserves to decrease as the year progresses. The major financial impact on the COCC is that we will not be able to charge rental income to the other programs until June 1st. Management has already made some operating decisions that will reduce costs in the COCC that will also have an impact on the need of reserves going forward.

II. PUBLIC HOUSING- AMP 1

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



For the period ending April 30, 2015, Public Housing- AMP 1 generated a restricted reserve of \$7,811; which is restricted for Public Housing operations and being used to deficits in other Public Housing AMP's.

IV. PUBLIC HOUSING- AMP 3

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

For the period ending April 30, 2015, Public Housing- AMP 3 generated a restricted reserve of \$28,517, which is restricted for Public Housing operations and being used to deficits in other Public Housing AMP's.

V. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes; Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending April 30, 2015, Public Housing- AMP 4 generated a net loss of \$44,643; the deficit will be funded by current year Public Housing operating revenue.

VI. PUBLIC HOUSING- AMP 5

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

For the period ending April 30, 2015, Public Housing- AMP 5 generated a net loss of \$4,527; the deficit will be funded by current year Public Housing operating revenue.

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 April 30, 2015, Public Housing- AMP 6 generated a net loss of \$44,010; the deficit will be funded by current year Public Housing operating revenue.

VIII. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project numbers which includes; Braddock Road (6 units), Whiting Street (24 units), and Reynolds (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending April 30, 2015, Public Housing- AMP 7 generated a net loss of \$31,540; the deficit will be funded by current year Public Housing operating revenue.

IX. PUBLIC HOUSING- AMP 8

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

For the period ending April 30, 2015, Public Housing- AMP 8 generated a net loss of \$4,061; the deficit will be funded by current year Public Housing operating revenue.

X. PUBLIC HOUSING- AMP 9

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

For the period ending April 30, 2015, Public Housing- AMP 9 generated a net loss of \$9,877; the deficit will be funded by current year Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 10

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

For the period ending April 30, 2015, Public Housing- AMP 10 generated a net loss of \$20,066; the deficit will be funded by current year Public Housing operating reserves.

XII. PUBLIC HOUSING- AMP 11

Public Housing- AMP 11 is associated with one site which includes; James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending April 30, 2015, Public Housing- AMP 11 generated a restricted reserve of \$11,195; which is restricted to the Limited Partnership.

XIII. PUBLIC HOUSING- AMP 12

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

For the period ending April 30, 2015, Public Housing- AMP 12 generated a restricted reserve of \$48,309; which is restricted to the Limited Partnership.

XIV. OLD TOWN COMMONS V- (JB V)

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

For the period ending April 30, 2015, OTC V generated a restricted reserve of \$172,621; 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 April 30, 2015, Miller Homes generated an (unrestricted) surplus of \$41,632, 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 April 30, 2015, Hopkins Tancil generated an (unrestricted) surplus of \$91,742 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 April 30, 2015, Quaker Hill generated a restricted reserve of \$148,280; 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. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

For the period ending April 30, 2015, Princess Square generated a net loss of \$48,152; this deficit will be funded from the properties operating reserves.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending April 30, 2015, Pendleton Park generated a restricted reserve of \$35,046; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending April 30, 2015, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$194,063; the deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending April 30, 2015, the Housing Mod-Rehab operated without a surplus or deficit; Based on future funding projections this program will operate with a surplus which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending April 30, 2015, The Bond Fund generated an un-restricted surplus of \$24,834, which is being funded with bond programs reserves.

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

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2015

Project Name	# of Units	January	February	March	April	May	June	Total	Avg. Rental Income/Unit
Public Housing Units									
*Ladrey High-rise	170	\$ 42,356	\$ 42,873	\$ 43,173	\$ 42,282	\$ 42,706	\$ 42,711	\$ 256,101	\$ 253
*Samuel Madden	66	5,991	5,919	6,246	6,414	8,227	8,352	41,149	\$ 107
*Ramsey Homes	15	4,504	4,321	4,600	4,600	4,010	4,331	26,366	\$ 293
*Andrew Adkins	90	14,358	12,082	12,313	12,723	12,499	13,080	77,055	\$ 144
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	14,285	14,514	86,043	\$ 287
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	7,576	7,576	45,482	\$ 253
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	7,951	8,491	58,780	\$ 239
*Park Place	38	9,890	9,532	9,343	9,068	9,312	9,316	56,461	\$ 248
*Saxony Square	5	1,677	1,830	1,830	1,851	1,851	1,851	10,890	\$ 363
*Chatham Square	52	16,867	17,447	18,002	16,898	17,210	17,905	104,329	\$ 334
*Braddock	6	2,938	2,845	2,845	2,845	2,441	2,441	16,355	\$ 454
*Whiting	24	3,461	3,462	3,306	4,203	4,576	4,554	23,562	\$ 164
*Reynolds	18	4,771	5,311	5,698	7,091	7,001	7,355	37,227	\$ 345
*Old Dominion	36	5,065	5,484	6,484	7,077	6,497	6,524	37,131	\$ 172
*West Glebe	48	6,503	6,208	6,173	6,398	6,156	6,177	37,615	\$ 131
*James Bland I	18	3,199	3,199	2,733	2,710	2,647	2,623	17,111	\$ 158
*James Bland II	18	2,162	2,402	3,049	3,049	3,049	3,049	16,760	\$ 155
*James Bland IV	44	14,917	14,483	14,598	13,674	14,859	14,859	87,390	\$ 331
**Total Public Housing	769	\$ 171,150	\$ 171,531	171,988	172,576	172,853	175,709	\$ 1,035,807	
Non-Public Housing Units									
*Quaker Hill LP	60	\$ 93,017	\$ 94,403	\$ 94,017	\$ 96,397	\$ 96,235	\$ 94,729	\$ 568,798	\$ 1,580
Pendleton Park I	20	27,517	28,680	25,574	27,080	28,015	28,015	164,881	\$ 1,374
Pendleton Park II	4	1,444	1,726	1,041	-	488	488	5,187	\$ 216
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	106,355	106,525	634,156	\$ 970
*James Bland V	54	58,778	58,778	58,778	59,162	61,974	67,518	364,988	\$ 1,127
*Miller Homes	16	24,902	24,902	26,619	26,619	25,233	25,233	153,508	\$ 1,599
*Princess Square	69	84,258	85,125	82,957	80,652	81,623	82,924	497,539	\$ 1,219
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	394,267	395,755	399,923	405,432	\$ 2,389,057	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 572,776	\$ 581,141	\$ 3,424,864	

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

*Resolution 830 units

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

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	Total Actual	Total Budget	Over / (Under) Budget	Total Public Housing Actual	*Central Office (C.O.)			Public Housing AMP 1		
					Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue										
Dwelling Rent	2,316,746	2,292,033	24,712	690,887	-	-	-	170,782	170,800	(18)
Governmental Grants	6,988,028	6,984,833	3,195	-	-	-	-	-	-	-
Local Grants	30,056	55,433	(25,377)	30,056	-	-	-	30,056	55,433	(25,377)
Management/Fee for Service	1,132,759	1,137,895	(5,136)	644,637	644,637	671,228	(26,592)	-	-	-
Bookkeeping Fee	30,518	32,910	(2,393)	30,518	30,518	32,910	(2,393)	-	-	-
Asset Management Fee	32,091	43,873	(11,782)	32,091	32,091	43,873	(11,782)	-	-	-
HCVP Asset Management Fee	142,668	191,603	(48,935)	142,648	142,648	148,270	(5,623)	-	-	-
Reserves	453,612	94,030	359,582	211,397	211,397	94,030	117,367	-	-	-
Operating Subsidy	1,009,118	1,027,328	(18,210)	1,009,118	-	-	-	199,657	201,500	(1,843)
Investment Income	767	1,710	(943)	428	40	40	(0)	-	-	-
CY Transfers	179,497	233,286	(53,789)	154,663	-	-	-	-	-	-
Other Income	132,449	222,968	(90,520)	74,732	50	77,567	(77,517)	24,739	23,550	1,189
Total Operating Revenue	12,448,308	12,317,905	130,403	3,021,173	1,061,379	1,067,918	(6,539)	425,234	451,283	(26,049)
Operating Expenses										
Administration	2,036,476	2,242,961	(206,485)	1,197,253	557,140	602,017	(44,877)	118,022	114,217	3,805
Tenant Services	98,403	124,942	(26,539)	43,169	265	150	115	24,614	28,433	(3,819)
Utilities	518,979	526,200	(7,221)	390,821	24,598	34,300	(9,702)	109,305	111,667	(2,361)
Ordinary maintenance & operations	1,256,793	1,146,013	110,780	880,838	320,221	262,077	58,144	111,086	135,345	(24,259)
Protective Services	27,151	19,350	7,801	18,414	7,766	10,467	(2,701)	1,858	500	1,358
General expense	810,531	889,968	(79,437)	376,524	151,390	158,908	(7,518)	38,275	53,233	(14,959)
Housing Assistance Payments	7,026,429	6,962,167	64,262	-	-	-	-	-	-	-
Debt Service	70,068	95,533	(25,465)	-	-	-	-	-	-	-
CY Reserves	147,637	273,271	(125,634)	14,263	-	-	-	14,263	7,888	6,375
Transfers	-	37,500	(37,500)	-	-	-	-	-	-	-
Total Operating Expense	11,992,467	12,317,905	(325,438)	2,921,281	1,061,379	1,067,918	(6,539)	417,424	451,283	(33,860)
NET INCOME (LOSS)	455,841	-	455,841	99,892	0	-	0	7,811	-	7,811
Less: Restricted Income	(455,840)	-	(455,840)	(99,893)	-	-	-	(7,811)	-	(7,811)
ADJUSTED NET INCOME (LOSS)**	1	-	1	(1)	0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	93,070	96,800	(3,730)	175,331	174,600	731	7,188	7,200	(12)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	353,120	356,355	(3,235)	156,915	158,368	(1,453)	2,370	2,367	3
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	9,442	(9,442)	44,643	47,894	(3,251)	4,527	8,350	(3,823)
Other Income	15,332	9,440	5,892	11,419	5,828	5,590	43	317	(274)
Total Operating Revenue	461,522	472,037	(10,515)	388,308	386,690	1,618	14,128	18,233	(4,106)
Operating Expenses									
Administration	95,449	121,727	(26,277)	132,602	148,067	(15,465)	6,495	7,888	(1,393)
Tenant Services	14,964	14,292	673	230	233	(3)	-	8	(8)
Utilities	166,581	176,850	(10,269)	54,586	49,333	5,252	5,804	5,933	(129)
Ordinary maintenance & operations	111,229	98,262	12,967	128,471	117,191	11,280	1,350	3,168	(1,818)
Protective Services	385	-	385	4,174	-	4,174	4	-	4
General expense	44,397	36,475	7,922	68,246	57,933	10,313	474	1,235	(761)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	24,432	(24,432)	-	13,933	(13,933)	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	433,004	472,037	(39,033)	388,308	386,690	1,618	14,127	18,233	(4,106)
NET INCOME (LOSS)	28,517	-	28,517	(0)	-	(0)	0	-	0
Less: Restricted Income	(28,517)	-	(28,517)	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	<u>Public Housing AMP 6</u>			<u>Public Housing AMP 7</u>			<u>Public Housing AMP 8</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>
<u>Operating Revenue</u>									
Dwelling Rent	63,792	68,800	(5,008)	48,083	46,400	1,683	28,300	21,400	6,900
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	36,168	48,481	(12,313)	44,341	44,715	(374)	45,888	46,300	(412)
Investment Income	-	-	-	-	-	-	110	108	1
CY Transfers	44,010	-	44,010	31,540	16,290	15,250	-	12,798	(12,798)
Other Income	2,481	2,400	81	3,840	2,378	1,462	4,635	2,900	1,735
Total Operating Revenue	146,451	119,681	26,769	127,804	109,783	18,021	78,932	83,507	(4,574)
<u>Operating Expenses</u>									
Administration	80,847	76,515	4,333	45,227	42,942	2,285	42,709	31,240	11,469
Tenant Services	-	67	(67)	-	1,108	(1,108)	-	50	(50)
Utilities	783	967	(184)	1,970	2,117	(147)	6,376	6,667	(291)
Ordinary maintenance & operations	48,021	25,069	22,952	63,846	38,982	24,865	18,211	34,450	(16,239)
Protective Services	-	-	-	1,057	1,050	7	207	233	(26)
General expense	16,800	15,350	1,450	15,705	21,600	(5,895)	7,368	10,867	(3,499)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	1,715	(1,715)	-	1,985	(1,985)	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	146,451	119,681	26,769	127,804	109,783	18,021	74,871	83,507	(8,636)
NET INCOME (LOSS)	(0)	-	(0)	0	-	0	4,061	-	4,061
Less: Restricted Income	-	-	-	-	-	-	(4,061)	-	(4,061)
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	0	-	0	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	Public Housing AMP 9			Public Housing AMP 10			Public Housing AMP 11			Public Housing AMP 12		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	25,341	24,800	541	11,841	12,700	(859)	10,662	9,400	1,262	56,497	58,000	(1,503)
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	74,460	72,400	2,060	23,039	23,233	(194)	27,149	27,400	(251)	46,011	46,208	(197)
Investment Income	139	142	(2)	-	-	-	-	333	(333)	139	42	97
CY Transfers	9,877	12,165	(2,288)	20,066	17,398	2,668	-	16,740	(16,740)	-	-	-
Other Income	3,406	2,683	722	584	573	11	473	267	207	7,731	8,633	(902)
Total Operating Revenue	113,223	112,190	1,033	55,530	53,905	1,625	38,284	54,140	(15,856)	110,378	112,883	(2,505)
Operating Expenses												
Administration	40,819	46,732	(5,912)	32,607	27,868	4,739	14,930	27,850	(12,920)	30,405	52,790	(22,385)
Tenant Services	-	67	(67)	930	1,200	(270)	930	1,000	(70)	1,236	1,267	(31)
Utilities	5,191	3,967	1,224	312	1,000	(688)	2,547	4,900	(2,353)	12,767	12,000	767
Ordinary maintenance & operations	56,542	47,492	9,051	14,069	15,053	(984)	4,629	14,057	(9,428)	3,162	23,917	(20,754)
Protective Services	412	600	(188)	768	800	(32)	648	667	(18)	1,134	1,833	(699)
General expense	10,258	13,333	(3,075)	6,844	7,983	(1,140)	3,405	5,667	(2,262)	13,365	17,067	(3,702)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	-	-	-	4,010	(4,010)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	113,223	112,190	1,033	55,530	53,905	1,625	27,089	54,140	(27,051)	62,070	112,883	(50,814)
NET INCOME (LOSS)	(0)	-	(0)	0	-	0	11,195	-	11,195	48,309	-	48,309
Less: Restricted Income	-	-	-	-	-	-	(11,195)	-	(11,195)	(48,309)	-	(48,309)
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	254,632	234,000	20,632	95,050	99,200	(4,150)	431,809	424,000	7,809
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	5	7	(2)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	8,745	1,183	7,562	51	2,033	(1,982)	22,208	8,733	13,475
Total Operating Revenue	263,377	235,183	28,194	95,101	101,233	(6,132)	454,022	432,740	21,282
Operating Expenses									
Administration	60,803	80,517	(19,714)	42,005	63,277	(21,271)	63,889	82,627	(18,738)
Tenant Services	3,135	20,833	(17,699)	-	-	-	29,326	50,067	(20,741)
Utilities	8,472	667	7,806	2,649	367	2,282	76,685	67,500	9,185
Ordinary maintenance & operations	6,175	64,000	(57,825)	2,190	12,550	(10,360)	96,511	96,433	78
Protective Services	1,989	1,667	323	12	500	(488)	3,763	200	3,563
General expense	10,181	30,000	(19,819)	6,612	6,217	396	73,230	88,967	(15,737)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	18,876	32,000	(13,124)
CY Reserves	-	-	-	41,632	18,323	23,309	91,742	14,947	76,795
Transfers	-	37,500	(37,500)	-	-	-	-	-	-
Total Operating Expense	90,756	235,183	(144,427)	95,101	101,233	(6,132)	454,022	432,740	21,282
NET INCOME (LOSS)	172,621	-	172,621	0	-	0	(0)	-	(0)
Less: Restricted Income	(172,621)	-	(172,621)	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	Quaker Hill LP			Princess Square			Pendleton Park		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	383,163	376,800	6,363	319,713	348,000	(28,287)	141,493	119,133	22,360
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	48,152	-	48,152	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	169	242	(73)	-	-	-	19	33	(14)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	7,433	13,317	(5,884)	16,631	5,367	11,264	2,348	7,283	(4,935)
Total Operating Revenue	390,764	390,358	406	384,496	353,367	31,129	143,860	126,450	17,410
<u>Operating Expenses</u>									
Administration	128,300	126,675	1,625	36,059	61,678	(25,619)	21,193	20,883	309
Tenant Services	-	2,500	(2,500)	3,348	1,667	1,681	1,116	667	449
Utilities	1,226	3,900	(2,674)	23,786	30,667	(6,880)	13,355	12,833	522
Ordinary maintenance & operations	19,698	47,283	(27,586)	205,561	79,735	125,826	17,733	26,383	(8,650)
Protective Services	46	-	46	345	500	(155)	54	-	54
General expense	63,038	68,033	(4,996)	115,396	123,167	(7,770)	34,347	30,883	3,464
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	30,176	30,200	(24)	-	-	-	21,016	33,333	(12,317)
CY Reserves	-	111,767	(111,767)	-	55,954	(55,954)	-	1,467	(1,467)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	242,484	390,358	(147,874)	384,496	353,367	31,129	108,814	126,450	(17,636)
NET INCOME (LOSS)	148,280	-	148,280	0	-	0	35,046	-	35,046
Less: Restricted Income	(148,280)	-	(148,280)	-	-	-	(35,046)	-	(35,046)
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2015

	<u>Housing Choice Voucher Program</u>			<u>Mod Rehab Project-Based</u>			<u>Tax Exempt Bond Income</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under) Budget</u>
<u>Operating Revenue</u>									
Dwelling Rent	-	-	-	-	-	-	-	-	-
Governmental Grants	6,616,812	6,582,667	34,146	371,216	402,167	(30,951)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	440,962	466,667	(25,705)	47,161	-	47,161	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	20	43,333	(43,313)	-	-	-
Reserves	194,063	-	194,063	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	138	740	(602)	-	23	(23)	8	-	8
CY Transfers	-	92,210	(92,210)	-	-	-	24,834	-	24,834
Other Income	150	18,333	(18,183)	-	-	-	150	30,182	(30,032)
Total Operating Revenue	7,252,125	7,160,617	91,508	418,397	445,523	(27,126)	24,992	30,182	(5,190)
<u>Operating Expenses</u>									
Administration	452,358	457,617	(5,259)	27,935	28,837	(901)	6,682	21,000	(14,318)
Tenant Services	-	-	-	-	-	-	18,310	1,333	16,976
Utilities	1,985	567	1,418	-	-	-	-	-	-
Ordinary maintenance & operations	28,085	4,567	23,519	-	-	-	-	-	-
Protective Services	2,528	333	2,195	-	-	-	-	-	-
General expense	111,956	137,533	(25,577)	19,246	5,517	13,729	-	-	-
Housing Assistance Payments	6,655,213	6,560,000	95,213	371,216	402,167	(30,951)	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	9,003	(9,003)	-	7,848	(7,848)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	7,252,125	7,160,617	91,508	418,397	445,523	(27,126)	24,992	30,182	(5,190)
NET INCOME (LOSS)	0	-	0	-	-	-	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	-	-	0	-	0

**Loss reduces unrestricted reserves

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Melvin Miller


Carter D. Flemming
Kara Dinowitz
Christopher Ballard

Karl Sandberg
Chyrell Bucksell
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: May 29, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 03/30/2015**

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 (current occupancy, move-in, and move out activity)
- 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 B provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the market rent and Section 8 units owned and managed by the Authority, and the data include the previous month, current moth (reporting period) and the projected data for the following period.

Table C provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the Public Housing affordable units, including Low-Income Housing Tax Credit (LIHTC) properties owned and managed by the Authority.

As with the market rent units, the data include the previous month, current moth (reporting period), and the projected data for the following period, the last is based on estimations and historical data.

Both tables mentioned above are supported by Charts B and C respectively. Please note that some of the chart data has been consolidated due to graphic limitations, to show large amounts on information on a scaled down chart, and some values have been rounded up.

The last sections of this report include legal activities related to the management and operation of the developments, on a Year-to-Date basis. The current report shows January 2015 activities.

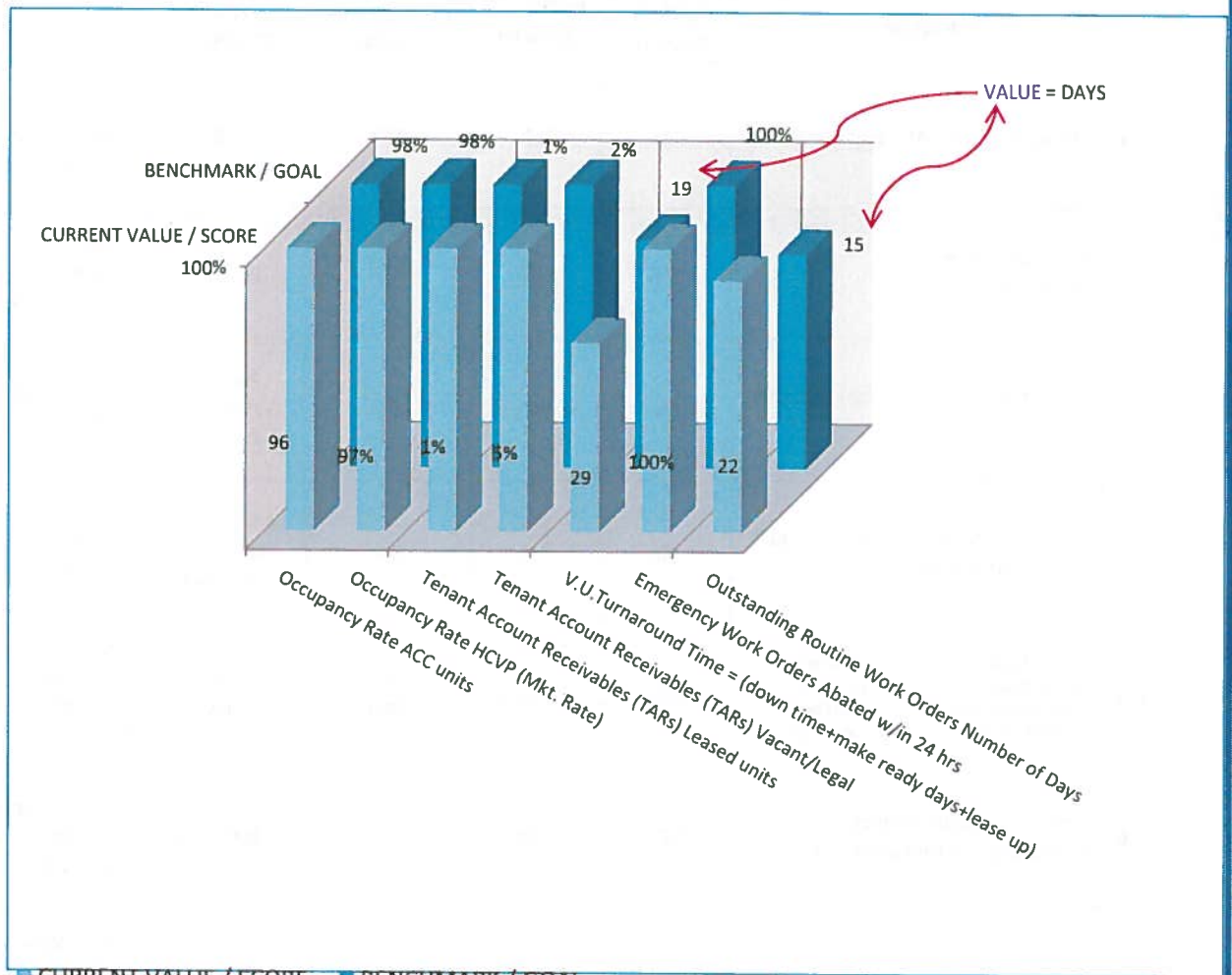
TABLE A

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)	96%	96%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	97%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1%	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 (*)	5%	5%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 7 days (average) LEASE UP TIME = 20 days (average)	29 days	27 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	6 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	22 days	26 days	15 days	21 days	261 total work orders issued; 132 completed; 129 work orders remain open including VUs, pest services, UPCS-HQS inspections, and system transfers.
7	PHAS Annual Score	80	80	91	90 – 100 = High Performer - 70 – 89 = Standard	Standard performer rating as of FY 2014

(*) ESTIMATED

CHART A
Performance Indicators for current Board Monitoring Reporting Period



■ CURRENT VALUE / SCORE ■ BENCHMARK / GOAL

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

TABLE B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (April 2015) & projected vacancy for Next Reporting Period (May 2015)

DEVELOPMENTS MKT. & HCVP	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	7	7	10%	0	0	4
Quaker Hill	60	0	0	0%	0	0	0
Hopkins-Tancil Courts (2)	108	3	2	2%	1	0	1
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	2	1	5%	1	0	1
Old Town Commons	54	0	0	0%	0	0	0
James Bland V (3)							
TOTALS (4)	330	12	10	3%	2	0	-

NOTES:

- (1) Total units = 69. One unit occupied by a RPO – net lease units = 68
- (2) Total 111 Units: one unit occupied by a RPO, two units converted into the Ruby Tucker Center. Net unit count 108.
- (3) Percentile values have been rounded up or down for chart purposes.

(*) Projected for the next reporting period

CHART B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (April 2015)

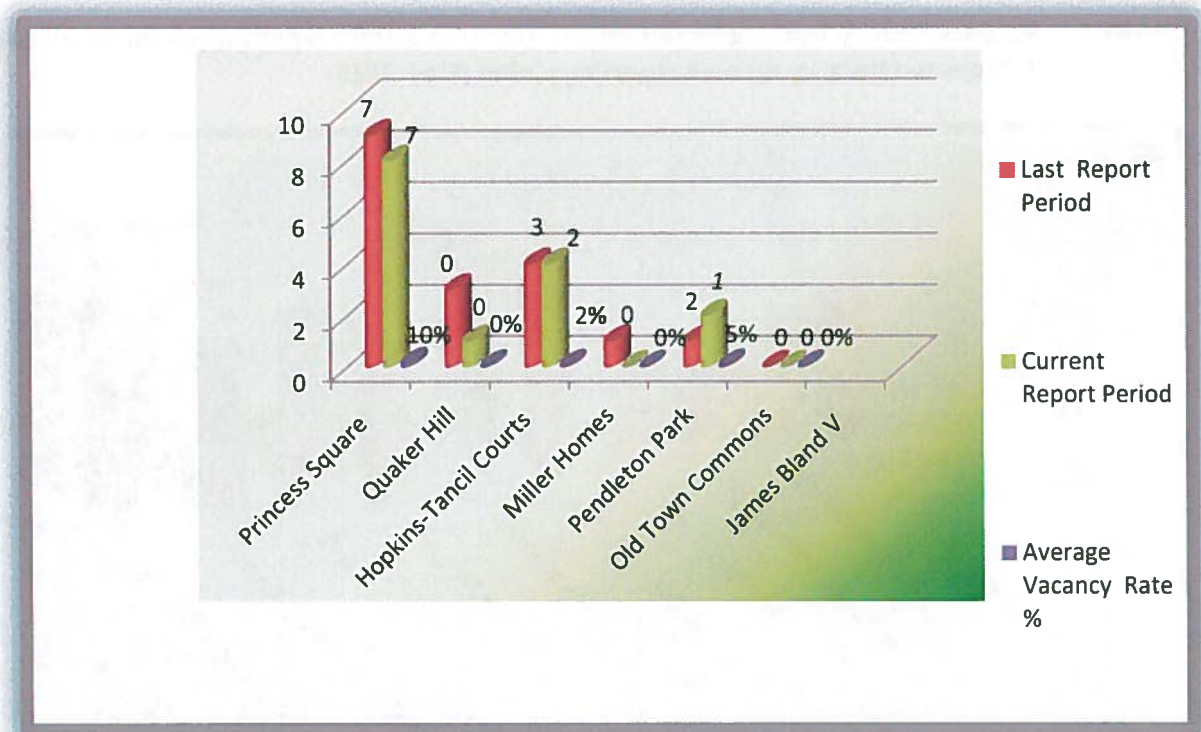
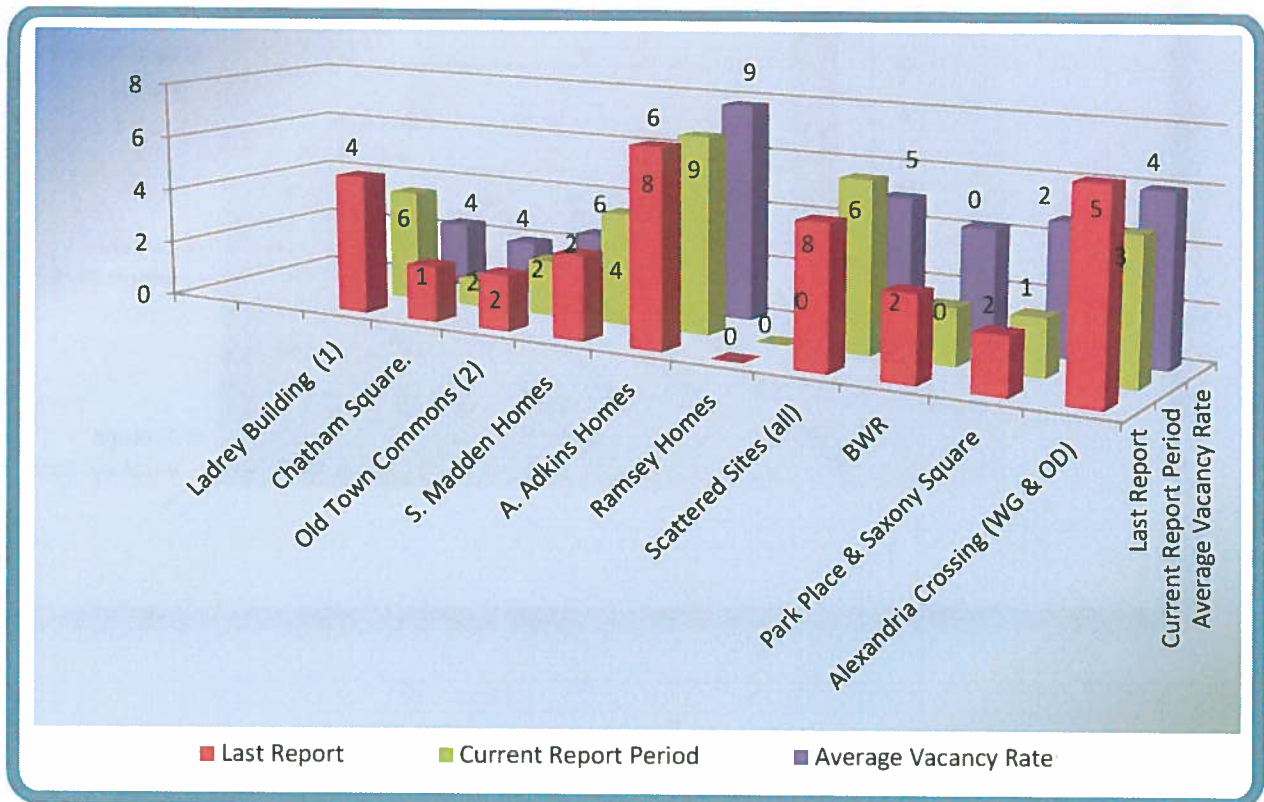


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (April 2015) & Projected Vacancy for next reporting period (May 2015)

DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	170	4	6	4	0	1	2
Chatham Square.	52	1	2	4	1	2	1
Old Town Commons (2)	80	2	2	2	0	0	2
S. Madden Homes	66	4	4	6	0	0	3
A. Adkins Homes	90	8	9	9	0	2	6
Ramsey Homes	15	0	0	0	0	0	0
Scattered Sites (all)	121	8	6	5	4	2	4
BWR	48	2	0	0	2	0	0
Park Place & Saxony Square	43	2	1	2	1	0	1
Alexandria Crossing (WG & OD)	84	5	3	4	3	1	2
TOTALS: (4) (values are rounded up/down)	769	36	33	4	11	8	-
NOTES:							
(1) Total 170 Units: one unit occupied by a RPO							
(2) Count include JB Phases 1, 2 3 and 4							
(3) One unit occupied by an RPO							
(4) Percentile values have been rounded up or down for chart purposes.							
(*) Projected for the next reporting period							

CHART C: Vacancy Activity Tracking Report for ACC Units for current reporting period (April 2015) & Projected Vacancy for next reporting period (May 2015)



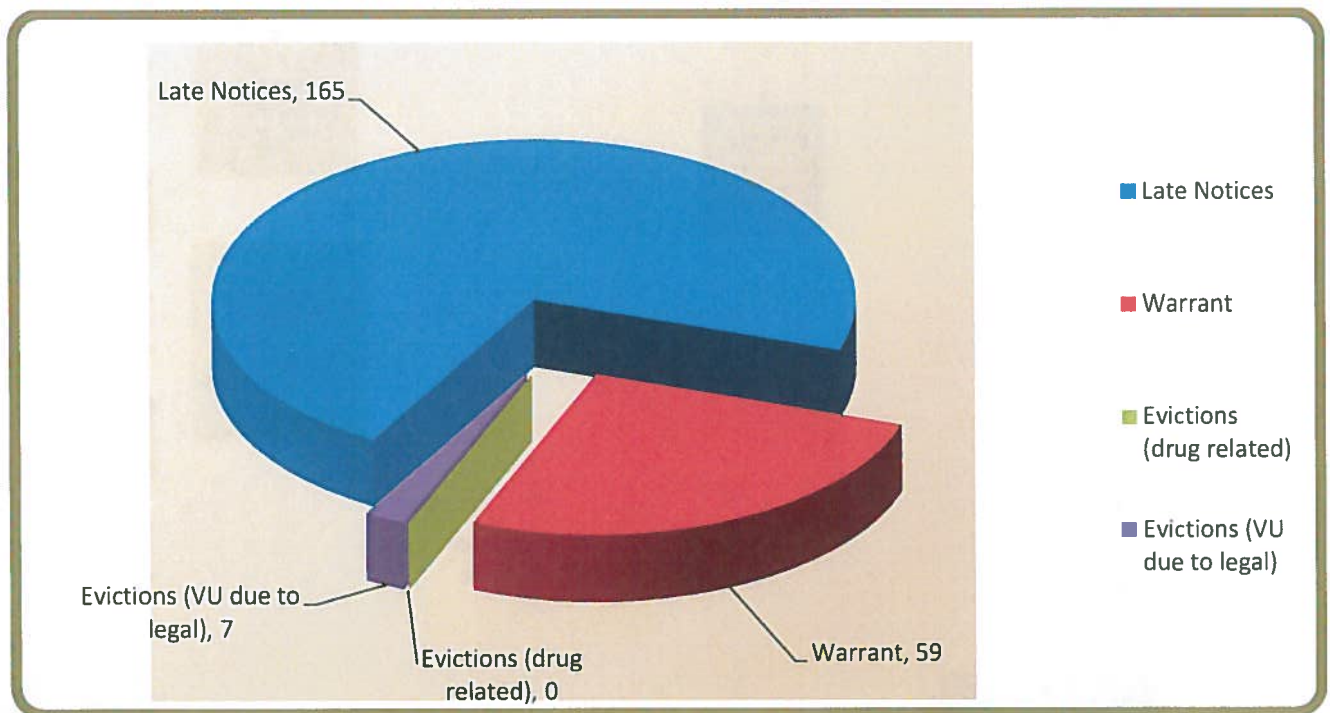
II. Year-to-Date Administrative & Legal Activities

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

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

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

CHART D
Year to Date Administrative & Legal Activities

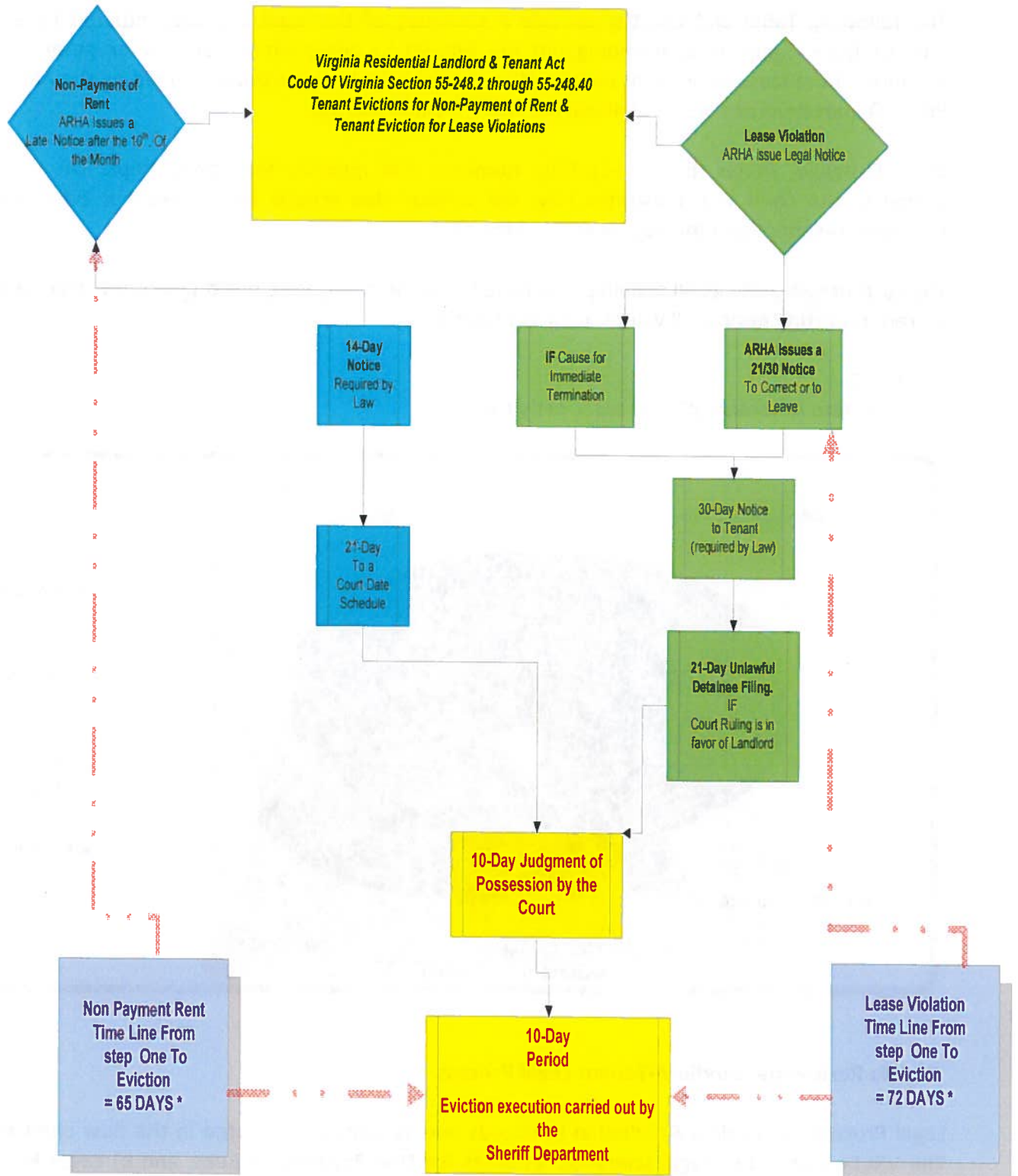


Virginia Residential Landlord-Tenant Legal Process

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

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

VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



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



Commissioners:
Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Christopher Ballard

Melvin Miller
 Carter Flemming
 Salena Zellers

Chyrell Bucksell
 Karl Sandberg
 Kara Dinowitz

Roy Priest, Chief Executive Officer

DATE: May 15, 2015
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy Priest*
SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

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

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

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

Activities:

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	6	6	4	2	58	31
Youth (4-18)	30	17	3	10	69	45

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	17
School visits/ PTA meeting	20
Food distribution	56
Clothing distribution	0
Resident Association attendance	0

Finances:

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$1,342.86	\$0	\$2566

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
10	48	122.5	36

Partnerships:

- ARHA Middle School Program culminates its initial partnership w/The Boys & Girls Club May 15th w/an exhibition debate.

Special Notes/Upcoming Events:

- Anne & Emmitt Play- On May 8th, 8 ARHA student residents, including 6 Middle School students viewed the play Anne and Emmitt. The play illuminates an imaginary conversation between teen victims Anne Frank and Emmitt Till.
- 6th Annual Youth Arts Festival on June 6th at G.W. Middle School from noon until 4 PM
- Ruby Tucker Day, June 27th – 12:00 – 4:00 pm @ Ruby Tucker Center Courtyard

The Senior Program: The Senior Center @ Charles Houston; Ladrey High Rise

Staff: Vanessa Greene, Cynthia Pierce, Starr Robertson

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
31	33	36	28

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
118	4	157	14

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	317
Financial	17
Daily living skills and entitlements	17
Transportation	290
Enrollments and registrations	0
Sick and shut-in	17
Family planning & Assessments	3

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$595	\$0	\$1700

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
\$0	26	17	47

Partnerships:

- Virginia Cooperative Extension: Volunteer Staff provided a cooking demonstration entitled, "Tasty Recipes Using Five (5) Ingredients or Less" on Tuesday, April 14th.
- Capital Caring conducted a seminar entitled, "Healthy Ways to Cope with Disease & Illness" on Tuesday, April 25th.
- Marymount University Nursing Program: Last Blood Pressure Screening Clinic and wellness topic (pharmacology of medications) of the 2015 spring semester was held on April 27, 2015. This partnership is scheduled to resume in October 2015.
- TC Williams Cosmetology Program: Staff and students gave complimentary manicures to TSC@CH participants on Friday, April 24th.
- Successful Aging Committee: 13 TSC@CH seniors participated in the Committee's Spring Robust Walkathon on Wednesday, April 29th.

Special Notes/Upcoming Events:

- Family Photo Collage Project (Wednesdays in April)
- Ancient Art Movement Dance Afternoon Demonstration, Thursday, April 23
- An Afternoon with Advice Columnist "Ask Alma" aka Alma Martin Gill, Thursday, April 30
- Trolley Ride along King Street to Torpedo Factory for sightseeing, Friday, May 1
- Mother's Day Event , "Crown's a Hat Affair & Luncheon, Friday, May 8
- Wreath Making Project, Tuesdays in May, 11:00
- Senior May Day Event, Friday, May 15, 10:30 – 1:30 (Games, Dancing, Food & fun)
- Field Trip to St. Michael's, MD to Town Dock Restaurant & Sightseeing, Thursday, May 21 @9:30
- Senior Health & Fitness Day, Wednesday, May 27, 10 – 2:00 @ Lee Center
- An Afternoon with Washington Post Editor and Author Sylvester Monroe, Friday, May 29 @ the Alexandria Black History Museum, 1:00

Family Self-Sufficiency and Supportive Services (JB V, PH, HCV)

Staff: Fredricka Charity, Nora Lopez, Yolanda Littlejohn, Dorothy Mwawasi

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	54					13
Public Housing	21	4	2			12
Housing Choice	36	1	2			12
Agency wide					10	1
TOTALS	90	5	4		10	38

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$0	\$0	\$0

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
13	\$108,142.58	70	\$22,382.42	\$1,719,289

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V		2					1
Public Housing							
Housing Choice		2		1			
Agency wide					1		
TOTALS		4		1	1		1

Partnerships:

- On May 5, 2015 the Top Ladies of Distinction started a clothes closet for ARHA participants that are returning to the workforce. They donated three racks of summer clothes and they will return later in the year with heavier items.
- **Enovate** -Employing Northern Virginia Through Entrepreneurship — is designed to help all Workforce Investment Act “eligible adults and dislocated job seekers” start their own business in Northern Virginia

Special Notes/Upcoming Events:

- In preparation for the 2015 FSS NOFA, FSS staff have been focusing their attention on recruitment and compliance, to ensure that the agency has a competitive application.

Notation:

Ms. Nora Lopez’s report was not available by deadline for report submission.



Commissioners:

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Daniel Bauman, Vice Chairman

Christopher Ballard

Melvin Miller

Carter Flemming

Brett Libresco

Chyrell Bucksell


Karl Sandberg

Salena Zeller

Roy Priest, Chief Executive Officer

DATE: May 11, 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 79% of the annual contributions contract (ACC) with 98% of the budget authority expended. There were 7 new vouchers issued from the waiting list this month. There were 81 vouchers issued and not under lease at the end of the month. Based on current funding allocations our per unit cost is approximately \$1097. There were 12 new leases and 3 end of participations for the month. A series of application and briefing sessions have been planned weekly over the next couple of months in an effort to stabilize and increase program utilization.

Priority Assignments for the month of April:

Waiting list Purge Update – The waiting list purge project reconciliation has been completed. This will improve leasing activities for the related programs as the lists are now populated with interested clients and their most recent contact information. However, the total number of active applicants has decreased due to failure to respond to the purge notice. Current waiting lists totals are as follows:

Housing Choice Voucher	2751
Elderly/Disabled	416
Moderate Rehabilitation	908
General Public Housing	2269
Chatham Square	725
Old Dominion/Wesley Glebe	1378
Braddock/Whiting/Reynolds	788
OTC I, II, III	784

Voucher Management System (VMS) Data reported for April 2015

Homeownership	19
Homeownership New this Month	0
Family Unification	41
Portable Vouchers Paid	198
Tenant Protection	94
All Other Vouchers	1170
Total Vouchers	1522

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	
1275	0	

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 Rent Discrepancies	
851	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		99%
Number of Families in Current Database	Number of Inspections On or Before Effective Date	
183	183	

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.		0%
Number of Families in Current Database	Number of Late Inspections	
1192	0	

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 Escrow Balances (%)
0	15	227	15	94

- 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 exceptions to mandatory slots.
- Current grant guidelines require at least 50 participants for each full-time coordinator position. There are 35 actual program participants.

Number of Vouchers Under Lease on the last day of the month	1519
HA Owned Units Leased – included in the units lease above	128
New vouchers issued but not under contract as of the last day of the month	81
Portable Vouchers Administered (Port In)	15
Number of Vouchers Covered by Project-Based AHAPs and HAPs	66
Number of Hard to Housed Families Leased	7

Total ACC	1926
Total Vouchers Allocated	1600
Total Vouches Available	326

*New vouchers issued but not under lease includes current program participants actively seeking in addition to applicants selected from the waiting list

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of April 3, 2015**

Indicator	Possible Number of Points	February Rating
#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)		
Total	145	145

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

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1501	02/15	188	10	1323	1275	96

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
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Melvin Miller
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Chyrell Bucksell
 Karl Sandberg
 Kara Dinowitz

Roy Priest, Chief Executive Officer

DATE: May 29, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

Following below is Table I, with a summary of the work orders (“WO”) activity during the current reporting period, with a breakdown by WO categories. Further, Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (“AMP”).

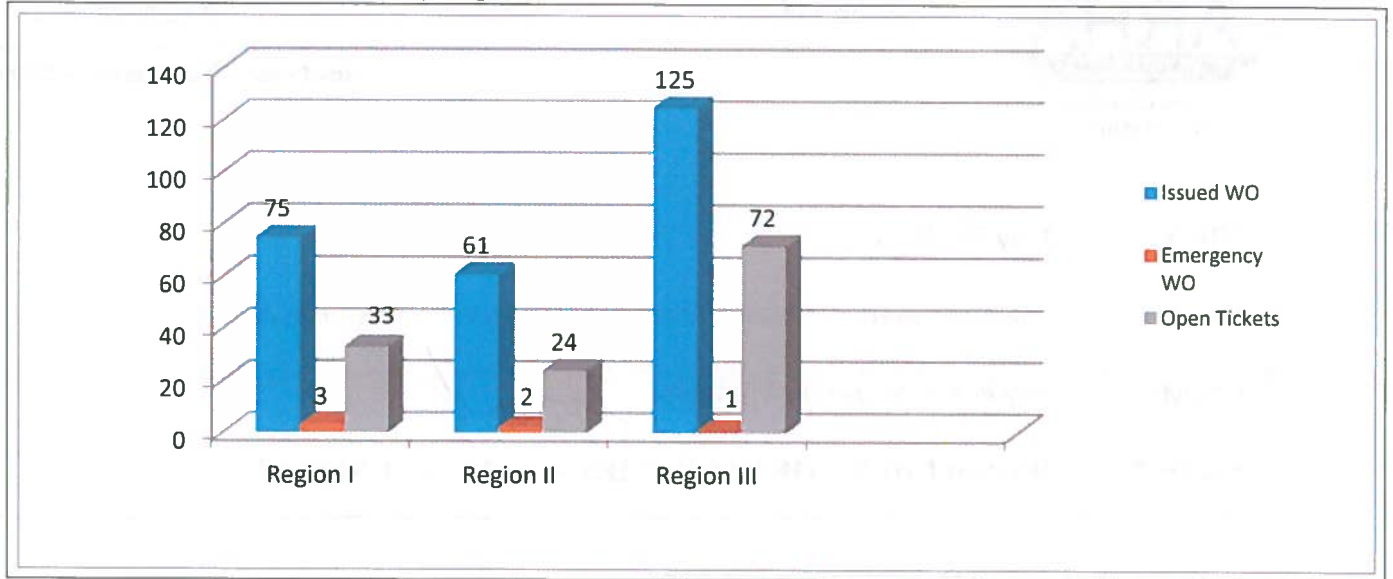
Table I – Reporting Period: 4/1/2015 to 4/30/2015

Issued WO’s	261	Includes all work orders generated during this period
Completed WO’s	132	Includes all work orders completed during this period
Emergency WO’s	6	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	129	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 = 12.64 %
 Region II = 9.20 %
 Region III = 27.59 %

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 (Vacant Unit Make Ready)

During this reporting period, fifteen (15) additional units added for rehabilitation and turnover work. Four (4) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the reporting period. Refer to the Asset Management report for leasing details.

2. Capital Fund Program

During the current reporting period, one unit was placed off-line for substantial rehab.

Other Capital Fund project include site and building improvements at Ladrey Building secure access system, and site work at various public housing developments in Regions 2 and 3.

DEVELOPMENT

DEVELOPMENT



BUILDING COMMUNITY
PARTNERSHIPS

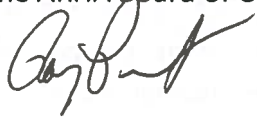
Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

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Karl Sandberg
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: May 28, 2015
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, MAY 2015

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Two developers have withdrawn from the competition: Bonaventure, invited to propose on the Hopkins-Tancil Development Site; and, VMS invited to propose on the Andrew Atkins Development Site. We have received formal notification, however, that VMS is in final discussions with the Clark Realty team and will potentially become an added member of that team for the Andrew Adkins Development Site. We now have six Partners competing for the Development Sites in the offering.

On April 24th, we joined City staff in hosting two mandatory pre-development meetings for the Partners. One meeting focused on the Braddock East Master Plan and the second covered the Old Town/Old Town North Small Area Plans and the Taylor Run/Duke Street Small Area Plan. Most of the questions received as of the date of that meeting were answered in that presentation.

All Developer Partner questions were due by May 01, 2015; thirty-nine (39) questions had been received since the date of publication for Part 2B. ARHA posted all answers to questions and any request for clarifications via addendum by the May 15, 2015 deadline. The submittal due date remains as June 19, 2015. Staff is currently working with the Prime Specialty Consultant to finalize a Technical Evaluation Plan (TEP) that will guide the work of the Evaluation Committee in its review of the submissions.

Mark Jinks is no longer able to serve on the Committee due to his new responsibilities as City Manager. Mr. Jinks has designated a senior staff person in the Department of Planning & Zoning to serve on the Committee for Part 2B of the process. Additionally, there will be limited Planning staff members who will review the concepts provided in the design tab of the submissions for the purpose of providing comments to the Evaluation Committee. These Planning staff will sign confidentiality agreements and their comments will be limited to the conformance of a proposed concept plan with the adopted small area plans, applicable zoning ordinances, etc. It is expected that the Partner recommendations along with sequencing scenarios will be presented to the Board by the September meeting.

600 North Fairfax Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 549-8709 • TDD (703) 836-6425

The appeal will be docketed for the September 19th meeting of the City Council.

Conversely, the BAR Work Session that followed the formal agenda was productive; the BAR was complementary and generally supportive of the revised design concept, massing and scale.

Staff, along with land use counsel will be meeting with a focus group to discuss the architecture on May 31st, after which we will meet with the City staff concerning recommendations for the building envelope raised in their April 22nd staff report. We are also scheduling a community meeting for as early as is possible in June in order to solicit feedback on the project and will begin outreach efforts in the community.

LADREY HIGHRISE (4% LIHTC + BOND FINANCING)

A Specialty Development Consultant has been engaged and started work in May to assist the efforts that were underway in the management of this acquisition/rehabilitation transaction. An initial meeting was held with ARHA Bond Counsel, Mike Graff, of McGuire Woods to finalize a schedule. If we apply for a 2015 allocation of tax-exempt bond financing, the bond closing must occur by December 15, 2015. Under VHDA rules, an Application for Allocation of Low Income Housing Tax Credits (LIHTC) must score at least 325 points to be submitted for consideration. The credits are non-competitive beyond this threshold. The Ladrey High-rise Allocation Application exceeds this threshold. We have been informed that, once we receive notification from the Commonwealth that the bonds are available, the 4% LIHTC Allocation Application will be approved. In order to submit the LIHTC and Bond applications for allocation, significant design work will have to be completed because building permits will be a finance closing diligence item.

In order to reach a financial closing by December 15, 2015, the following will have to be achieved over the summer and fall: preparation, submission and approval of the HUD Mixed-Finance Development Proposal, HUD Disposition Application, 4% LIHTC Allocation Application, commitment for an allocation of private activity bond issuing authority from the Virginia Department of Housing and Community Development, permit set of construction drawings and solicitation of debt/equity providers.

RFP's have been issued for a Phase I Environmental Assessment and for Construction Management services. The Board previously approved KTG Y as the architect for the project. The Construction Manager will provide recommendations on means and methods as it relates to phasing to support the tenant-in-place renovations. With the team in place, staff will be working on the draft of the Relocation Plan with the goal of having a draft ready for approval at the July Board meeting. We will also be in attendance beginning in June, at the regularly scheduled resident meetings in order to keep residents fully informed of our activities.

ARHA makes tax-exempt financing available to private for-profit developers and to non-profit organizations that provide low income housing for the construction or acquisition, with substantial rehabilitation, of affordable multifamily rental housing. Projects must meet the requirements of the Internal Revenue Code applicable to tax-exempt bonds, including certain low income tenant qualification requirements. This legislative ability to issue tax-exempt bond financing is what puts the "Redevelopment" in the Alexandria Redevelopment & Housing Authority. This is the distinction from your typical Public Housing Authority.

Further news that could be unrelated but interesting to be aware of, the WMATA issued a press release on May 12th announcing the availability of an RFP for the Royal Street Bus Barn site at 600 North Royal Street. The first responses are due on July 17th and Best and Final are due on July 31st, 2015. There has been no further notifications regarding the issuance of an RFP for the Braddock Road Metro Station site. The Royal Street Bus Barn is in close proximity to our ARHA Administrative Office and Hopkins-Tancil Development Site and the Braddock Road Metro Station is adjacent to our Andrew Adkins Development Site.

RAMSEY HOMES

During this reporting period, staff prepared for the Board of Architectural Review (“BAR”) hearing scheduled for April 22 at which the Ramsey Application for Demolition was docketed and the BAR was to hold an informal Work Session #2 on the second concept submission.

At its April 22nd hearing, the Board of Architectural Review denied our application for the demolition of Ramsey Homes having found that the buildings are of historic significance given their wartime history as housing for African American war workers and as having significance in the African American Parker Gray community. If a building within the Parker-Gray Historic District is to be demolished, there are six criteria that must be considered in order for a demolition permit to be granted. There were 14 letters received and 14 persons that testified (10 were opposed to the demolition, 4 were in favor). One of the Ramsey Homes residents spoke very passionately and eloquently about her families living conditions at the property. After deliberations, the BAR determined that Criteria 1, 4, 5, and 6 were satisfied, therefore the structures should be preserved. Those criteria are:

1. Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?
4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

Notwithstanding the action taken by the BAR, the staff report was in favor of the demolition. Duncan Blair, on behalf of ARHA, filed a statement of appeal with the City Clerk on May 14, 2015. Mr. Blair simultaneously sent a letter to the City Manager informing him of the appeal and confirming that ARHA was in favor of the City’s request to delay consideration of the appeal until September, contingent on ARHA being allowed to advance the design concept while waiting for the decision on the appeal (see letters included in this Board package).

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY (CRHA)

Some months ago Staff reported that HUD had reached out to the CRHA and suggested that they contact ARHA for technical support related to their agency operations, budget functions and redevelopment efforts. On May 7th and 8th, Roy Priest, Connie Staudinger and Derek McDaniel traveled to Charlottesville and made a presentation regarding ARHA's efforts in a joint meeting of the CRHA Board and the Charlottesville City Council, after which ARHA was asked if we would consider entering into a consulting agreement to provide technical assistance to the CRHA. We have submitted a proposal for limited services which is being considered by the Charlottesville City Council on June 1st. If approved, ARHA will be engaged by the City of Charlottesville to provide technical services to the CRHA.

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET



OTHER BUSINESS

OTHER
BUSINESS

A. Melvin Miller: A Legacy of Love, Loyalty and Service

May 13th 2015



By Carla Branch
alexandrianews.org



Melvin Miller (Photo: Regan Kireillis)

Albert Melvin Miller loved his family, his friends, Saint Augustine's University, his adopted hometown of Alexandria and sports. He dedicated his life to demonstrating that love and his passion for public service. He died on Sunday, May 10, at 83. He will be missed.

Funeral services will be held on Wednesday, May 20, at 11:00 a.m. at Alfred Street Baptist Church, 301 S. Alfred Street in Alexandria. There will be a viewing at the church from 9:30 a.m. to 11:00 a.m. Another viewing will be held on Tuesday, May 19, at Meade Memorial Episcopal Church, 322 N. Alfred Street, from 6:00 p.m. to 8:00 p.m.

"Melvin was indeed an icon in our City. He lived each day making a difference in the lives of many. He was an advocate for the poor and affordable housing for all. He will be dearly missed and our prayers and sympathies are with his family, always," said Alexandria Mayor Bill Euille.

Miller was born on Nov. 14, 1931, and grew up in Haddenfield, New Jersey. He left New Jersey to attend Saint Augustine's College in 1948 and earned his A.B. in history and political science. After graduation, he attended Howard University's School of law, where he earned his J.D. in 1955. He was admitted to the Virginia Bar in 1956 and moved to Alexandria in 1958.

He remained committed to Saint Augustine's throughout his life, serving on the Board of Trustees for 35 years. He also served as Chairman of the Board from 2007 to 2008. In March 1999, he was appointed to serve as the first interim president of the University until November 1999.

"I am very saddened about the loss of Trustee Melvin Miller," said Board of Trustee Chairman Rodney Gaddy. "Throughout my tenure on the board, Trustee Miller was a trusted advisor, confidant and friend. His service to this university is unparalleled and his quiet leadership and wisdom have helped propel the institution to greater heights. He will be greatly missed."

Saint Augustine's President Dr. Everett B. Ward said: "Saint Augustine's University has suffered a great loss. Trustee Miller was a tremendous asset to this institution and a great personal friend. His love and commitment to his dear alma mater was evident in his tireless service. Our hearts and prayers go out to his family and friends and we will continue to honor his legacy by doing the hard work necessary to keep Saint Augustine's University strong."



Civil Rights Icons. Front row (l-r): Ferdinand Day, Nelson Greene Sr., back row: Connie Ring, Gwen Menefee-Smith, Patsy Ticer, Mayor Bill Euille and Melvin Miller. (Photo: Steven Halperson)

Miller believed strongly that there is a place for Historically Black Colleges and Universities and he helped many T. C. Williams High School graduates matriculate at his alma mater.

"Mr. Miller was more than a mentor to me. Ironically, we had more in common than many of his other mentees. He was active at my alma mater Saint Augustine's University but also in my hometown, Alexandria," said Aurielle Jones, a 2009 T. C. graduate and a 2014 graduate of Saint Augustine's. "He started mentoring me my senior year of high school and continued to well after I graduated college.

"Mr. Miller was a proud alumni of St. Aug. He served on the Board of Trustees. We shared memories of St. Aug, which enriched my experience and help me become well rounded and grounded. I knew I had to honor him and just getting good grades wouldn't cut it, I became extremely active at my school in mentoring, campus activities to improve residential experiences, academic achievement, beautifying the campus and supporting the Falcons. His legacy of being involved, giving to the community went beyond St. Aug's campus. It meant helping Raleigh and any other community you lived in.

"The sense of giving and being a voice for others was only one of the lessons he taught me. Mr. Miller always said St. Aug's would prepare me for life – well, Mr. Miller you were the one who got me through some really tough times when all I had to do was summon that Falcon pride you taught me to hold dear.

“He always had a big smile on his face during any occasion. My favorite memory was receiving a big hug from him at the end of the stage when I graduated from St. Augustine’s University in May 2014. At that moment I knew I made him proud of all my achievements and accomplishments and he could proudly call me his mentee. And as he taught me I will be at this year’s graduation all smiles and full of Falcon pride,” Jones said.

It did not take Miller long to get involved in Alexandria’s civic and political life. He ran unsuccessfully for mayor in 1963 and was appointed to various boards and commissions. He served on the Alexandria Redevelopment and Housing Authority first from 1971-77 and from 2000-2015. He was the Chairman of that Board for nearly 20 of those years.

“I had the good fortune of working with Mel for the last 16 years,” said Alexandria City Manager Mark Jinks. “He was an indefatigable advocate for affordable housing. The national award-winning innovative Chatham Square mixed-income housing project is a testament to Mel’s tenacity in leading a large, complicated and controversial project through to successful completion and operation.”



Kerry Donley with Melvin Miller (Photo: Katie Smythe)

Miller also was instrumental in ARHA’s plans to redevelop all of their Alexandria sites. The redevelopment of James Bland and James Bland Addition is nearing completion and ARHA is negotiating with development partners for the redevelopment of five of their largest sites.

“Melvin Miller was a true Alexandria icon and we have lost part of the conscience of the City,” said Former Alexandria Mayor Kerry Donley, who worked with Miller on a variety of issues for three decades. “Melvin was part of the generation that built this City and, while we are eternally grateful for his contributions, we are saddened that he is no longer with us. I truly feel like I have lost one of my best friends.

“Melvin was a housing stalwart. But Melvin’s commitment to housing went much further than merely the provision of affordable housing, but also to the condition of the housing itself. Whether at ARHA or at HUD, Melvin felt people deserved clean, safe, and decent housing. And you know what...he was right.

"Politicians in Washington should take a lesson from Melvin Miller, 'do what is right and you will get things done.'

"Next to his commitment to Alexandria, Melvin was known for his passion for high school athletics. All of Alexandria's high schools were favorites of Melvin as were the variety of sports they played. You could always find him in the stands, usually in the top row. While at a game we would discuss the issues of the day, but never at the expense of the game itself. Many things in life brought him joy, and high school sports was one of them," Donley said.

Miller could be found at a high school sporting event on almost any evening or weekend. While his presence was noted at many T. C. events, he was seldom seen at any girls' games or matches until a friend reminded him that Title IX was passed in 1973 and that girls really could play entertaining sports. He came to watch that friend's daughter play basketball and almost never missed the friend's youngest daughter's volleyball games. He even attended the youngest child's college graduation last year.

Miller was passionate about education. Virginia Republican Governor Linwood Holton appointed him to the Virginia Council of Higher Education in 1971. He served for eight years.

In 1986, the Alexandria City Council appointed Miller to the Alexandria City School Board. He served until 1993, and was Board Chair from 1990-92.

"Melvin was very committed to education in Alexandria – and to the T. C. Williams sports teams," said School Board Member Patricia Hennig. "As a School Board member and Chair, he was even handed in his actions, voted his conscience and took time to listen to the public.

"His wicked sense of humor was one of the things that I loved most about him – zingers would come out and no one could believe it was Melvin. Melvin Miller, Fred Day, Nelson Green Sr. – Alexandria is a poorer city for their passing, and I hope that folks will appreciate all they did for the City," Hennig said.



Claire, Melvin, Carla and Greg at Interlochen in August 2014

Former City Councilwoman and School Board Member Claire Eberwein knew Miller well. "Melvin's reputation as member of an elite group of Alexandria's African American leaders was firmly

established when I moved to Alexandria," Eberwein said. "When first elected to the School Board, my naivete gave way to a quick and thorough education as to the unique racial politics of the South. Being a "Yankee" from Michigan, I found it hard to fathom that the public high schools were fully integrated only in the late 1960's and early 70's. That it was done as a matter of great controversy belies the relative softness of the portrayal in the movie "Remember the Titans" – the persons on that school board and the civil rights leaders in this community acted with determined bravery in the face of deeply entrenched attitudes and fear induced headwinds. Melvin was there – front and center – during that time and again and again over the years.

"During my years in public service – strategizing on issues, working on issues, arguing about issues – we became friends. I would like to think good friends – the kind that stand by you in times of trouble and have your back because of mutual respect based on shared values. But the very best times I will remember with Melvin are about laughter – the threesome lunches we shared with Carla Branch – the search for the best Italian food and the best lemon drop martini. The totally irreverent comments about "the usual suspects" in the politics of this town. And shucking corn and watching the sun go down over a campfire on a lake in northern Michigan. Melvin, I am mad at you – you went too soon for a lot of folks who needed you. God speed," Eberwein said.

Dr. Herbert Berg served as Superintendent of the Alexandria City Public Schools from 1995-2001. "Mel and I have been friends since the very first summer I came to Alexandria to be the School Superintendent," Berg said. "He knew it would be a challenging assignment and he wanted my tenure to be successful. The community wanted good and improving schools and he volunteered to help that first summer.

"He gave me advice on issues important to him, coached me on local community reaction to proposals I was working on and gave me wise senior counsel as a former School Board member and former Chair.

"But most of all as the years passed, we became better and better friends. While I was in South Carolina, he and Herman Boone drove down for a few days to see me and to 'check up' on how I was doing and make sure I planned to return and actually retire in Alexandria.

"He loved his children and grandchildren immensely. We never met that his family was not a big part of the conversation. He was a great friend," Berg said.



Melvin Miller at MLK Memorial in August 2013 (Photo: Katie Smythe)

Shortly after moving to Alexandria, Miller joined the Departmental Progressive Club, which was founded by a group of black civil servants in the 1930s because they could not join white-only clubs or drink in white-only bars. "I have fond memories of Melvin Miller and his involvement with the Departmental Progressive Club," said William Chesley, current DPC president. "Melvin was a member of the DPC before I joined in 1988. Melvin sponsored my membership in the DPC in 1988. My wife worked at the Department of Housing and Urban Development in the mid to late 1980s and she knew Melvin via his role as a top official in the HUD Administration at the time. She mentioned to me in the spring of 1988 that Melvin knew of my work heading the Sports Section of the City's Department of Recreation, Parks and Cultural Activities at the time. She urged me to reach out to Melvin. I met him for lunch in downtown Washington, D.C. and from that point on our friendship began.

"I quickly learned that Melvin was a highly regarded person in the Alexandria community and widely respected for his work in the area of housing and development in urban communities. I also learned that he was an avid sports fan and particularly a fan of high school sports, especially T. C. Williams HS and St. Stephen's/St. Agnes HS where his son Mark was a standout basketball player. He followed the athletic careers of my two youngest brothers who played at Anacostia High School in Washington, D.C. before they both left one year apart on football scholarships to the University of Southern California. Melvin was a big fan of Notre Dame and he kidded me, at least I thought so, that he would root for them except when they played Notre Dame. I realized he was serious when he flashed that big smile when I saw him following Notre Dame's late season upset of USC in 1989 that knocked USC out of the National Championship picture. I often wondered but never asked Melvin how he became such a big Notre Dame fan or of the New York Yankees, a another team he loved.

"Melvin was a highly revered member of the DPC and served two stints as President (1997-1998 and 2011-2014). He led a much needed major renovation of the Club facility in 1998 and was instrumental in a number of the community projects and initiatives the Club was involved in over the years. He successfully pushed the Club to affiliate with the Scholarship Fund of Alexandria almost from the start of the Fund. DPC members admired and respected Melvin for his sustained work in the Alexandria community from the day he arrived in Alexandria. He was always a voice of reason and could be counted on to steer the DPC in the right direction when necessary and he was the

ultimate consensus builder. He had a knack for building consensus, which I saw evidence of at the DPC and through his work as member and Chair of the Alexandria City Public School Board and the Alexandria Redevelopment and Housing Authority.

"Another passion of Melvin's was his Alma Mater, Saint Augustine's University in Raleigh North Carolina. Melvin was a member of the Board of Trustees and he would host a trustee meeting at the DPC annually. Melvin was instrumental in getting a good number of local high school students in Saint Augustine's University and I can think of four or five students that graduated from Saint Augustine's University. I can't begin to describe how much I admired and respected Melvin. I saw him as many others did – a great man and leader who got things done and who truly cared about the Alexandria community and making things better for all who live in Alexandria," Chesley said.

People knew Miller for a variety of reasons. Alexandria's General Registrar Anna Leider remembered how she first became acquainted with him.

"Like many Alexandrians, I knew Mel Miller through his extensive work within the community. But I first met Mel back in 1977. It was my senior year of high school, and his son Eric and I had each been accepted to Amherst College, a small liberal arts school in Western Massachusetts. Even though Eric and I had only met a couple of times (through a close mutual friend), Mel and his wife opened their beautiful home to me and my parents so we could all get acquainted before heading North. I was very shy back then, but any nerves I had about going away to college ended that day. I would no longer be alone in a strange, far-away town. I already had a friend. That small gesture by Mel was life-changing for me. And our ongoing shared affection for Amherst, provided us with a lasting bond," Leider said.



2014 Alexandrian of the Year Rosa Byrd with AlexandriaNews.org Board Chair Melvin Miller (Photo: Wayne Hulehan)

In February, 2014, Miller agreed to become the Chairman of the Board of alexandrianews.org when a new nonprofit corporation assumed ownership of the site. Wayne Hulehan works as a photographer for alexandrianews.org and knew Miller well. "Melvin and I became instant friends through our shared passion for Titan football, Alexandria and the work of ARHA," Hulehan said. "We brought to the friendship open minds and clean hearts. I treasure the memories of coffee at St. Elmo's, me like a student at the knee of a prophet as Melvin shared his memories – from meeting Eula to hanging out his first shingle to his fight to end segregation in the city he loved. I am blessed

to have known Melvin. A kinder, gentler man I have never met. I find solace in knowing he is now reunited with his beloved Eula and the Secret Eight (the FBI informant mis-counted). Rest in peace, brother Melvin.”

Rebecca Newsham began working with alexandrianews.org when she was a senior at T. C. Williams. She is now a member of the Board.

“I first met Melvin as an intern for alexandrianews. He frequently joined me and Carla at T. C. basketball games, providing commentary that helped me better understand the sport,” Newsham said. “Because of his humble and unassuming nature, it wasn’t until much later that I learned how influential Melvin was in the community. He was so active in so many aspects of life in Alexandria that I was shocked to find out that he had grandchildren that were my age! I feel privileged to have gotten to know Melvin over the past few years, and the City and I will miss him greatly.”

Jim Boissonnault is also a member of the alexandrianews.org Board. “I probably spoke with Melvin about a dozen times in total. The last time was at an alexandrianews Board meeting shortly before his death. Even from my limited conversations, Melvin struck me for his wit, for never missing a beat in a conversation and when he had something serious to say, it was always spot on. I was looking forward to continued work with Melvin on the Board. I will miss him,” Boissonnault said.



Melvin Miller with Miranda Branch at 2014 WVU Graduation

Author’s Note

Melvin and I got to know each other when I became a reporter covering Alexandria in 1999. We subsequently became friends. Over the years, we had long and loud discussions about the various articles I wrote. Although we disagreed on many occasions, he never asked me to change anything I wrote. He tried to change my mind about many things but never directly tried to change an article.

It was I who reminded him about Title IX and my daughters whose games he went to T. C. to watch. My youngest daughter, Miranda, sees Melvin as a godfather or uncle. He supported her by attending her high school sporting events and cheered at her high school graduation. Last year she graduated from West Virginia University and he traveled to Morgantown to be there when she got her diploma.

This was perhaps the most difficult article I have ever written. Melvin, I will miss you for the rest of my life.

In the Garden

May 14th 2015



A. Melvin Miller, long-time Alexandria resident and activist, died suddenly this past Sunday at the age of 83. His death leaves a large hole in the fabric of our City's society and marks a passing into history of a generation of strong African American men who fought against great odds to have the full benefits of U.S. citizenship extended to all Americans regardless of the color of their skin or the humbleness of their birth.

He made, perhaps, his greatest contributions in housing serving as an attorney in the Federal Housing Administration, later the U.S. Department of Housing and Urban Development. Subsequently Melvin became the Director of HUD's Washington Metropolitan Area Office. Some years later he became a Deputy Undersecretary. He served the City on the Board of the Alexandria Redevelopment and Housing Authority on two different occasions and was the Chairman of the Board for much of the time he served.

Melvin Miller was an extremely creative person who liked to do things differently not just to be different but to greatly improve the services that were being delivered. He broke the mold with ARHA's award-winning Chatham Square mixed-income housing development that replaced part of The Berg public housing project. He led the effort that has seen ARHA redevelop other projects in a similar vein, leveraging its own assets to create better communities for its residents and for the City.

Melvin also believed strongly in education. He was active as a trustee for his alma mater, Saint Augustine's College now Saint Augustine's University in Raleigh, North Carolina, even serving as interim president. He served on the Alexandria School Board working tirelessly to focus attention on improving the achievement of the system's many minority students.

He also mentored many individual students encouraging them to reach out for higher education. In fact, in many ways Melvin mentored almost everyone he met trying, through conversation and discussion to expand their understanding of the problems with which he was so involved. Melvin was extremely approachable and had a way of capturing your attention that was unique. Perhaps it had to do with his growing up in Haddonfield, New Jersey, or the honing of his mind through legal training or just the force of his personality and intelligence. We learned to listen to Melvin Miller because we saw the new vistas that he spoke of opening before us to a better tomorrow.

Melvin was also active in this newspaper to which he contributed so many ideas and provided assistance and support in so many ways. We will all miss him more than we can express to you.

Melvin was a proud member of the Departmental Progressive Club. The Club has a tradition that when a member dies, Club members sing the hymn "In the Garden" at the funeral service. The chorus of that hymn is:

"And He walks with me and He talks with me, And He tells me I am His own.
And the joy we share as we tarry there, None other has ever known."

It was truly a pleasure to know Melvin Miller and we will all truly miss the joy of walking and talking with him in our garden of Alexandria.