



Monday, July 13, 2015

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

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





June 25, 2015

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

Re: Monday, July 13, 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, July 13, 2015 at 7:00 p.m., ARHA 401 Wythe Street (*West Conference Room*), Alexandria, VA 22314. There are no Consent or Action items submitted for the docket.

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

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, JULY 13, 2015
7:00 PM

Alexandria Redevelopment and Housing Authority (ARHA)
401 Wythe Street • Street Alexandria, VA 22314 (West Conference Room)

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, June 1, 2015
4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, July 13, 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, JUNE 1, 2015
7:00 P.M.**

THOSE PRESENT: Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming
Chyrell Bucksell
Karl Sandberg

ABSENT: Christopher Ballard
Salena Zellers

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:24 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 Groups.

Chairman Malone gave remarks on the passing of Commissioners A. Melvin Miller a friend and former colleague. Commissioner Miller was the longest serving Commissioner in the history of ARHA, in which he served two tours of duty on the governing Board of ARHA for a total of twenty-two years, of which twenty of those years were spent as Chairman of that Board. Chairman Malone invited the four Commissioners that were present, to share their memories of Commissioner Miller.

Despite all that he achieved in public life, Commissioner Miller was proudest of his family. On the occasion of his retirement from public service several years ago, Commissioner Miller told the Board that he made that difficult decision to spend more time with his family. It is for that reason that the Board of Commissioners of the Alexandria Redevelopment and Housing Authority send our condolences and prayers to Commissioner Miller's children, and grandchildren. The leadership he provided will be greatly missed by the Board, Staff and Residents of the Alexandria Redevelopment and Housing Authority.

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 exclaimed, *“What a month we had in May!”* The Residents of Ladrey had a Memorial Day Cookout that turned out simply great. Mr. Priest and Mr. Owens assisted with the cost of the food and participated in the finished product!!! *“THANK YOU!”*

Mrs. Hines was very supportive of the efforts of Jason Ellis, the Acting Director of Resident and Community Services as he has worked to increase the level of services provided by Mrs. Lambert for the Residents of Ladrey. Through Mr. Ellis’ programming and direct involvement, Residents have benefitted from a variety of games and activities that they look forward to, such as *Seek & Find, Dominos, Word Search and Wii*. Mr. Ellis is working through Starr Robertson to discover additional activities that we the Residents of Ladrey might have be familiar with and have an interest in participating.

Mrs. Hines indicated there were one or two instances of concern; however, I am confident with the Advisory Board working with Mrs. Lambert and Officer Griffin that it will be resolved.

On behalf of the Residents of Ladrey, I thank everyone for their time and lending your ears to hear from the Ladrey Advisory Board.

- **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, APRIL 27, 2015 BOARD OF COMMISSIONERS MEETING:

Chairman Malone presented the minutes for Monday, April 27, 2015. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Sandberg. The motion was approved with (5) Yeas and (0) Nays to accept the Minutes of Monday, April 27, 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 Sandberg. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report as of Monday, June 1, 2015.

ITEM 5. CONSENT DOCKET:

No items submitted

ITEM 6. ACTION DOCKET:

No item submitted

ITEM 7. OTHER BUSINESS:

Mr. Priest apprised the Board of Commissioners that all succeeding meetings will convene at Alexandria Redevelopment and Housing Authority 401 Wythe Street Alexandria, VA 22314. (*West Conference Room*)

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

A motion was made by Commissioner Flemming and seconded by Vice Chairman Bauman and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:30 pm.

At 8:40 pm the Board reconvened in public session.

Thereupon, Vice Chairman Bauman made the following motion, seconded by Commissioner Flemming 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 requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the 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 (5) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 9:17 pm.

FINANCE

FINANCE




Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: June 30, 2015
TO: Chairperson Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: ARHA FINANCIAL REPORT: January 1, 2015 – May 31, 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 May 31, 2015, the COCC generated a net loss of \$209,680. 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 74% has been needed as of the period ending May 31, 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 May 31, 2015, Public Housing- AMP 1 generated a restricted generated a net loss of \$6,647; 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 May 31, 2015, Public Housing- AMP 8 generated a restricted reserve of \$6,217; which is restricted to the Limited Partnership.

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 May 31, 2015, Public Housing- AMP 9 generated a restricted reserve of \$2,468; which is restricted to the Limited Partnership.

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 May 31, 2015, Public Housing- AMP 10 generated a net loss of \$20,619; 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 May 31, 2015, Public Housing- AMP 11 generated a restricted reserve of \$15,527; 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 May 31, 2015, Public Housing- AMP 12 generated a restricted reserve of \$58,378; which is restricted to the Limited Partnership.

*Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2015*

Project Name	# of Units	January	February	March	April	May	June	July	Total	Avg. Rental Income/Unit
Public Housing Units										
*Ladrey High-rise	170	\$ 42,356	\$ 42,873	\$ 43,173	\$ 42,282	\$ 42,706	\$ 42,711	\$ 42,592	\$ 298,693	\$ 252
*Samuel Madden	66	5,991	5,919	6,246	6,414	8,227	8,352	6,366	47,515	\$ 106
*Ramsey Homes	15	4,504	4,321	4,600	4,600	4,010	4,331	4,372	30,738	\$ 293
*Andrew Adkins	90	14,358	12,082	12,313	12,723	12,499	13,080	15,087	92,142	\$ 148
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	14,285	14,514	14,822	100,865	\$ 288
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	7,576	7,576	7,251	52,733	\$ 251
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	7,951	8,491	9,051	67,831	\$ 236
*Park Place	38	9,890	9,532	9,343	9,068	9,312	9,316	9,586	66,047	\$ 248
*Saxony Square	5	1,677	1,830	1,830	1,851	1,851	1,851	1,851	12,741	\$ 364
*Chatham Square	52	16,867	17,447	18,002	16,898	17,210	17,905	18,861	123,190	\$ 338
*Braddock	6	2,938	2,845	2,845	2,845	2,441	2,441	2,441	18,796	\$ 448
*Whiting	24	3,461	3,462	3,306	4,203	4,576	4,554	4,554	28,116	\$ 167
*Reynolds	18	4,771	5,311	5,698	7,091	7,001	7,355	6,963	44,190	\$ 351
*Old Dominion	36	5,065	5,484	6,484	7,077	6,497	6,524	6,791	43,922	\$ 174
*West Glebe	48	6,503	6,208	6,173	6,398	6,156	6,177	5,218	42,833	\$ 127
*James Bland I	18	3,199	3,199	2,733	2,710	2,647	2,623	2,623	19,734	\$ 157
*James Bland II	18	2,162	2,402	3,049	3,049	3,049	3,049	3,049	19,809	\$ 157
*James Bland IV	44	14,917	14,483	14,598	13,674	14,859	14,859	14,307	101,697	\$ 330
**Total Public Housing	769	\$ 171,150	\$ 171,531	\$ 171,988	\$ 172,576	\$ 172,853	\$ 175,709	\$ 175,785	\$ 1,211,592	
Non-Public Housing Units										
*Quaker Hill LP	60	\$ 93,017	\$ 94,403	\$ 94,017	\$ 96,397	\$ 96,235	\$ 94,729	\$ 94,729	\$ 663,527	\$ 1,580
Pendleton Park I	20	27,517	28,680	25,574	27,080	28,015	28,015	28,015	192,896	\$ 1,378
Pendleton Park II	4	1,444	1,726	1,041	-	488	488	488	5,675	\$ 203
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	106,355	106,525	104,250	738,406	\$ 968
*James Bland V	54	58,778	58,778	58,778	59,162	61,974	67,518	67,518	432,506	\$ 1,144
*Miller Homes	16	24,902	24,902	26,619	26,619	25,233	25,233	25,233	178,741	\$ 1,596
*Princess Square	69	84,258	85,125	82,957	80,652	81,623	82,924	84,540	582,079	\$ 1,223
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	\$ 394,267	\$ 395,755	\$ 399,923	\$ 405,432	\$ 404,773	\$ 2,793,830	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 572,776	\$ 581,141	\$ 580,558	\$ 4,005,422	

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 MAY 31, 2015

	Total		Over /		*Central Office (C.O.)		Over /		Public Housing AMP 1	
	Actual	Budget	Over / (Under)	Budget	Actual	Budget	(Under) Budget	Budget	Actual	Budget
Operating Revenue										
Dwelling Rent	2,930,804	2,865,042	65,762		-	-	-	213,255	213,500	(245)
Governmental Grants	8,764,947	8,731,042	33,906		-	-	-	-	-	-
Local Grants	30,056	69,292	(39,236)		-	-	-	30,056	69,292	(39,236)
Management/Fee for Service	1,421,359	1,422,369	(1,010)		815,611	839,035	(23,425)	-	-	-
Bookkeeping Fee	38,168	41,138	(2,970)		38,168	41,138	(2,970)	-	-	-
Asset Management Fee	42,291	54,842	(12,551)		42,291	54,842	(12,551)	-	-	-
HCVP Asset Management Fee	178,340	239,504	(61,164)		178,317	185,338	(7,021)	-	-	-
Reserves	436,360	117,538	318,823		209,680	117,538	92,143	-	-	-
Operating Subsidy	1,265,128	1,284,160	(19,032)		-	-	-	250,309	251,875	(1,566)
Investment Income	935	2,138	(1,202)		48	50	(2)	-	-	-
CY Transfers	183,644	291,608	(107,964)		50	96,958	(96,908)	6,647	-	6,647
Other Income	169,548	278,710	(109,162)		90,089			30,136	29,438	698
Total Operating Revenue	15,461,581	15,397,381	64,200		3,701,405	1,334,898	(50,734)	530,403	564,104	(33,701)
Operating Expenses										
Administration	2,493,072	2,803,701	(310,629)		1,470,324	752,521	(59,885)	148,843	142,771	6,072
Tenant Services	116,184	156,177	(39,993)		54,121	188	77	30,559	35,542	(4,982)
Utilities	641,983	657,750	(15,767)		486,979	42,875	(14,786)	142,863	139,583	3,279
Ordinary maintenance & operations	1,534,437	1,432,516	101,921		1,067,868	327,596	43,062	146,011	169,182	(23,171)
Protective Services	25,578	24,188	1,390		19,978	13,083	(4,572)	1,858	625	1,233
General expense	1,020,194	1,112,460	(92,266)		461,167	198,635	(14,630)	46,006	66,542	(20,536)
Housing Assistance Payments	8,771,131	8,702,708	68,423		-	-	-	-	-	-
Debt Service	87,585	119,417	(31,832)		-	-	-	-	-	-
CY Reserves	182,354	341,589	(159,235)		14,263	-	-	14,263	9,860	4,403
Transfers	-	46,875	(46,875)		-	-	-	-	-	-
Total Operating Expense	14,872,519	15,397,381	(524,862)		3,574,700	1,334,898	(50,735)	530,403	564,104	(33,701)
NET INCOME (LOSS)	589,062	-	589,062		126,705	-	0	(0)	-	(0)
Less: Restricted Income	(589,063)	-	(589,063)		(126,707)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(1)	-	(1)		(2)	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2015

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	118,340	121,000	214,642	218,250	9,039	9,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	442,705	445,444	196,724	197,960	2,972	2,958
Investment Income	-	-	-	-	-	-
CY Transfers	-	11,802	48,158	59,867	5,683	10,437
Other Income	16,937	11,800	14,732	7,285	144	396
Total Operating Revenue	577,981	590,046	474,256	483,363	17,837	22,791
						(4,954)
Operating Expenses						
Administration	117,389	152,158	161,571	185,083	8,186	9,860
Tenant Services	19,114	17,865	230	292	-	10
Utilities	211,003	221,063	63,937	61,667	7,252	7,417
Ordinary maintenance & operations	132,937	122,827	162,760	146,488	1,769	3,960
Protective Services	385	-	4,174	-	4	-
General expense	53,037	45,594	81,584	72,417	626	1,544
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	30,540	-	17,416	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	533,865	590,046	474,256	483,363	17,837	22,791
						(4,954)
NET INCOME (LOSS)	44,117	-	(0)	-	(0)	(0)
Less: Restricted Income	(44,117)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2015

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	82,126	86,000	62,101	58,000	34,797	26,750
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	45,344	60,602	55,591	55,894	57,530	57,875
Investment Income	-	-	-	-	138	135
CY Transfers	49,865	-	28,311	20,362	-	15,998
Other Income	2,651	3,000	6,159	2,973	5,192	3,625
Total Operating Revenue	179,986	149,602	152,161	137,229	97,657	104,383
						(6,726)
Operating Expenses						
Administration	97,888	95,643	53,640	53,677	47,646	39,050
Tenant Services	-	83	-	1,385	-	63
Utilities	1,116	1,208	2,103	2,646	7,194	8,333
Ordinary maintenance & operations	59,789	31,336	76,207	48,727	27,539	43,063
Protective Services	-	-	1,267	1,313	207	292
General expense	21,194	19,188	18,945	27,000	8,854	13,583
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	2,143	-	2,481	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	179,987	149,602	152,162	137,229	91,441	104,383
						(12,943)
NET INCOME (LOSS)	(0)	-	(0)	-	6,217	-
Less: Restricted Income	-	-	-	-	(6,217)	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2015

	Public Housing AMP 9			Public Housing AMP 10			Public Housing AMP 11			Public Housing AMP 12		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	38,217	31,000	7,217	14,488	15,875	(1,387)	13,711	11,750	1,961	71,536	72,500	(964)
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	93,350	90,500	2,850	28,884	29,042	(158)	34,037	34,250	(214)	57,684	57,760	(76)
Investment Income	175	177	(2)	-	-	-	-	417	(417)	170	52	118
CY Transfers	-	15,206	(15,206)	20,619	21,748	(1,129)	-	20,925	(20,925)	-	-	-
Other Income	3,611	3,354	257	693	717	(23)	629	333	295	9,157	10,792	(1,635)
Total Operating Revenue	135,354	140,238	(4,884)	64,684	67,381	(2,697)	48,376	67,675	(19,299)	138,547	141,104	(2,558)
Operating Expenses												
Administration	47,880	58,415	(10,534)	35,691	34,835	856	17,989	34,813	(16,823)	40,965	65,988	(25,023)
Tenant Services	-	83	(83)	1,198	1,500	(302)	1,198	1,250	(52)	1,557	1,583	(26)
Utilities	5,244	4,958	286	392	1,250	(858)	2,671	6,125	(3,454)	15,114	15,000	114
Ordinary maintenance & operations	61,165	59,365	1,800	18,348	18,817	(468)	6,102	17,571	(11,469)	4,584	29,896	(25,312)
Protective Services	536	750	(214)	888	1,000	(112)	830	833	(3)	1,318	2,292	(973)
General expense	18,060	16,667	1,393	8,167	9,979	(1,812)	4,060	7,083	(3,024)	16,630	21,333	(4,703)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	-	-	-	5,013	(5,013)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	132,885	140,238	(7,352)	64,684	67,381	(2,697)	32,849	67,675	(34,826)	80,168	141,104	(60,936)
NET INCOME (LOSS)	2,468	-	2,468	(0)	-	(0)	15,527	-	15,527	58,378	-	58,378
Less: Restricted Income	(2,468)	-	(2,468)	-	-	-	(15,527)	-	(15,527)	(58,378)	-	(58,378)
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 MAY 31, 2015

	OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue									
Dwelling Rent	342,642	292,500	50,142	120,283	124,000	(3,717)	540,293	530,000	10,293
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	6	8	(2)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	1,479	9,711	851	2,542	(1,690)	29,958	10,917	19,041
Other Income	11,190	1,479	9,711	851	2,542	(1,690)	29,958	10,917	19,041
Total Operating Revenue	353,832	293,979	59,853	121,134	126,542	(5,407)	570,256	540,925	29,331
Operating Expenses									
Administration	80,278	100,646	(20,367)	49,745	79,096	(29,350)	79,217	103,283	(24,066)
Tenant Services	3,938	26,042	(22,104)	-	-	-	33,103	62,583	(29,480)
Utilities	8,896	833	8,062	4,644	458	4,185	94,755	84,375	10,380
Ordinary maintenance & operations	9,391	80,000	(70,609)	2,968	15,688	(12,720)	124,392	120,542	3,850
Protective Services	2,299	2,083	216	12	625	(613)	275	250	25
General expense	13,204	37,500	(24,296)	8,261	7,771	490	102,333	111,208	(8,875)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	23,595	40,000	(16,405)
CY Reserves	-	-	-	55,504	22,904	32,600	112,587	18,683	93,904
Transfers	-	46,875	(46,875)	-	-	-	-	-	-
Total Operating Expense	118,007	293,979	(175,973)	121,134	126,542	(5,408)	570,256	540,925	29,331
NET INCOME (LOSS)	235,825	-	235,825	0	-	0	(0)	-	(0)
Less: Restricted Income	(235,825)	-	(235,825)	-	-	-	-	-	-
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 MAY 31, 2015

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	8,300,760	8,228,333	72,427	464,187	502,708	(38,521)
Local Grants	-	-	-	-	-	-
Management/Fee for Service	550,488	583,333	(32,845)	55,261	-	55,261
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	24	54,167	(54,143)
Reserves	178,364	-	178,364	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	165	925	(760)	-	29	(29)
CY Transfers	-	115,263	(115,263)	-	-	-
Other Income	150	22,917	(22,767)	-	-	-
Total Operating Revenue	9,029,928	8,950,771	79,157	519,471	556,904	(37,433)
Operating Expenses						
Administration	542,642	572,021	(29,379)	34,921	36,046	(1,125)
Tenant Services	-	-	-	-	-	-
Utilities	2,615	708	1,907	-	-	-
Ordinary maintenance & operations	33,379	5,708	27,671	-	-	-
Protective Services	2,558	417	2,142	-	-	-
General expense	141,788	171,917	(30,128)	20,363	6,896	13,468
Housing Assistance Payments	8,306,944	8,200,000	106,944	464,187	502,708	(38,521)
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	-	11,254	(11,254)
Transfers	-	-	-	-	-	-
Total Operating Expense	9,029,927	8,950,771	79,156	519,471	556,904	(37,433)
NET INCOME (LOSS)	0	-	0	-	-	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	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
Christopher Ballard


Chyrell Bucksell
Carter Flemming
Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: July 1, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 05/31/2015

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 month (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 rate units, the data include the previous month, current month (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 (*)	1.7%	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 (*)	0%	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)	26 days	29 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

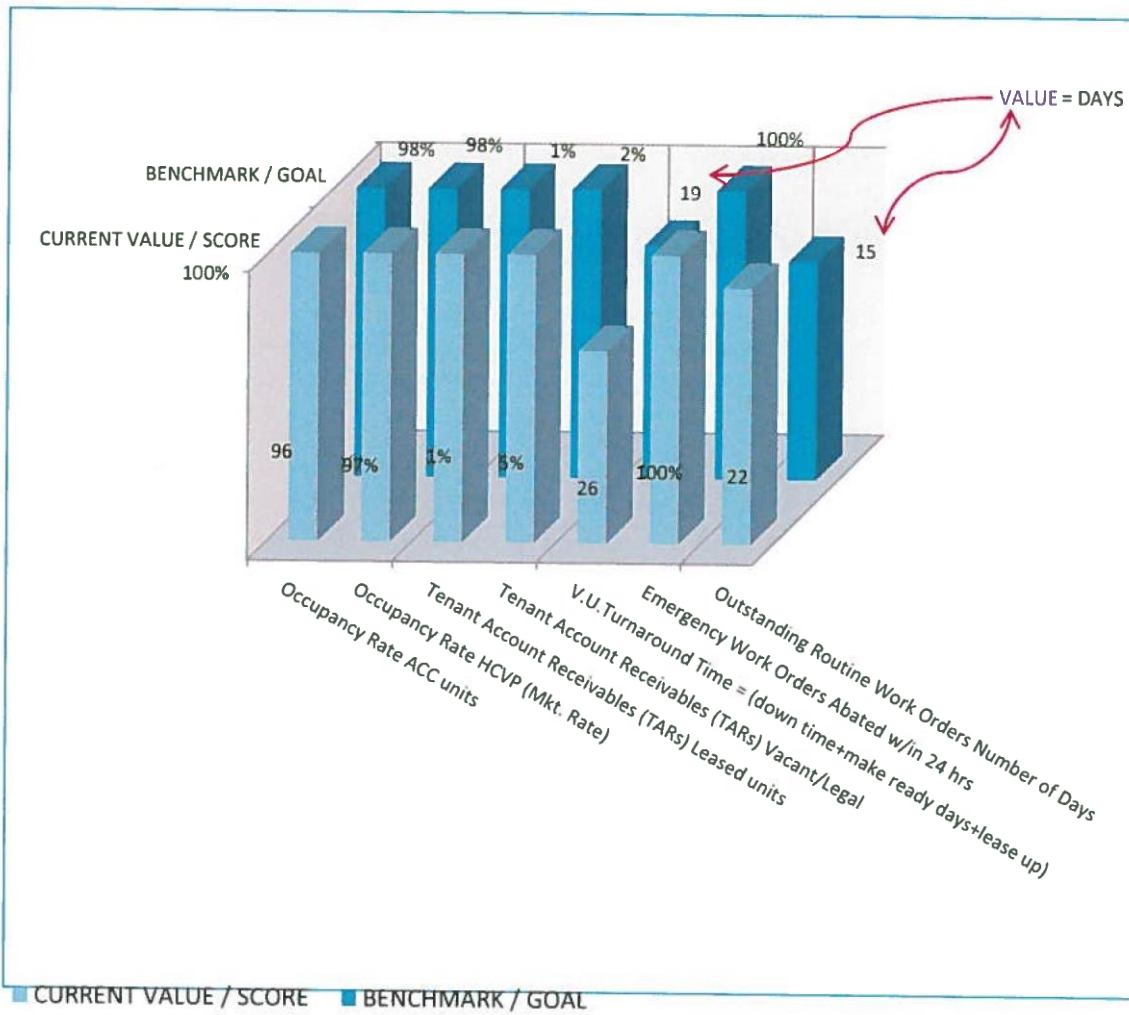


CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUE AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT. VALUES ARE AUTOMATICALLY ROUNDED UP/DOWN.

TABLE B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (June 2015) & projected vacancy for Next Reporting Period (July 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	6	8%	1	0	4
Quaker Hill	60	0	1	1%	0	1	1
Hopkins-Tancil Courts (2)	108	2	1	1%	2	1	1
Miller Homes	16	0	1	6%	0	1	1
Pendleton Park	24	1	1	4%	0	0	1
Old Town Commons	54	0	0	0%	0	0	0
James Bland V (3)							
TOTALS (4)	330	11	12	3%	3	3	-

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 (June 2015)

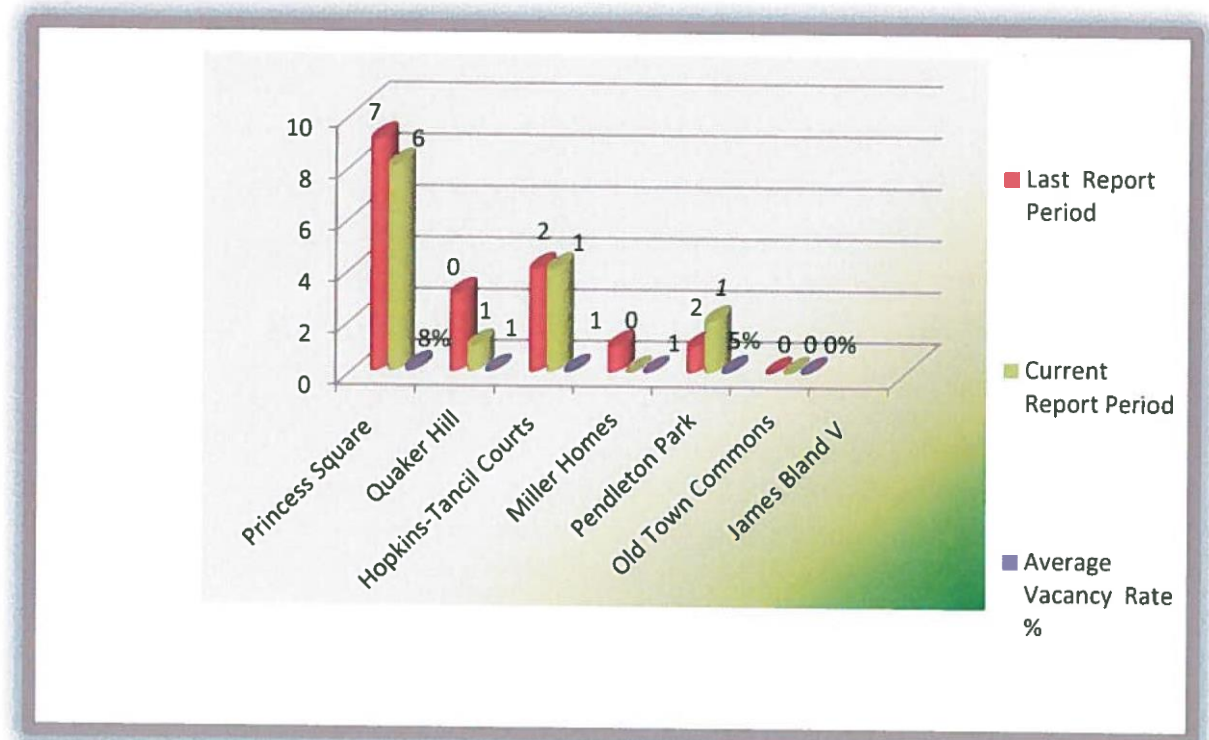
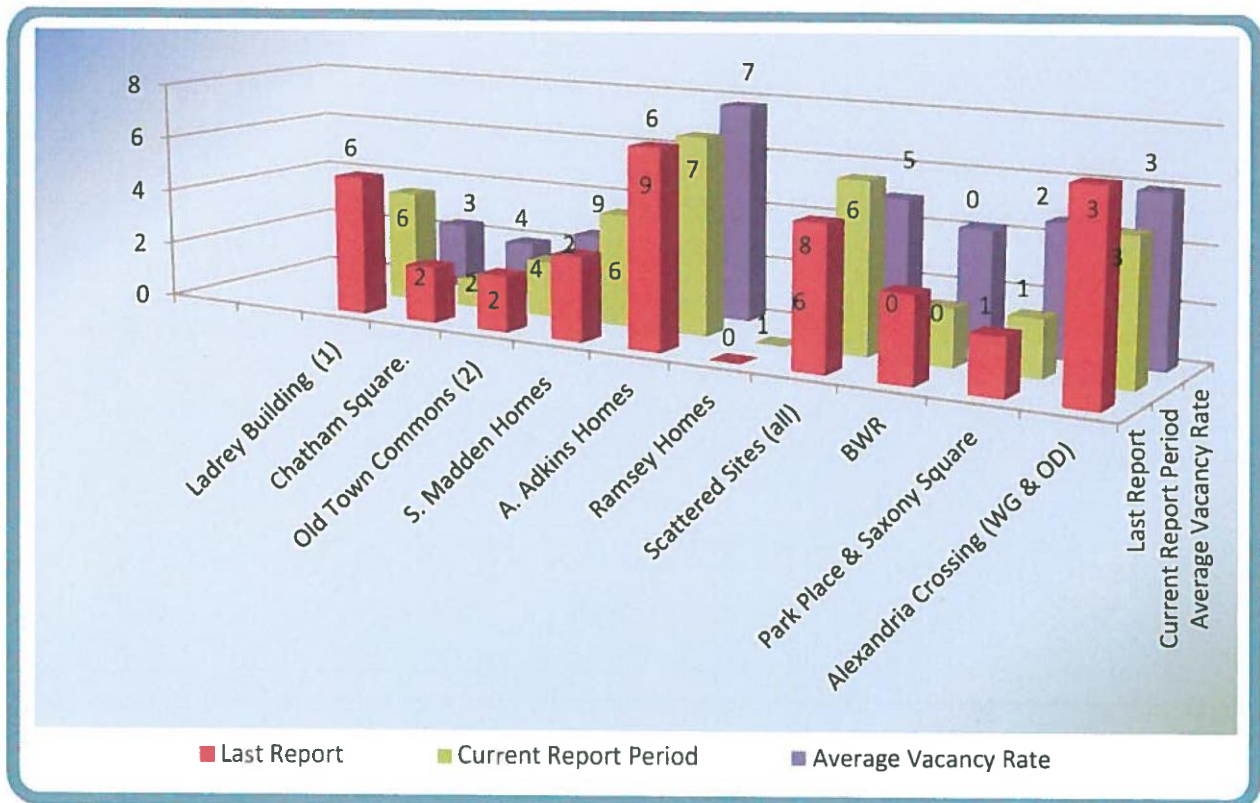


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (June 2015) & Projected Vacancy for next reporting period (July 2015)

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	6	6	3	0	0	4
Chatham Square.	52	2	2	3	0	0	2
Old Town Commons (2)	80	2	4	4	0	2	2
S. Madden Homes	66	4	6	9	0	2	4
A. Adkins Homes (3)	90	9	7	7	2	1	5
Ramsey Homes	15	0	1	6	0	1	1
Scattered Sites (all)	121	6	5	4	2	1	4
BWR	48	0	0	0	0	0	0
Park Place & Saxony Square	43	1	1	2	0	0	1
Alexandria Crossing (WG & OD)	84	3	3	3	0	0	2
TOTALS: (4) (values are rounded up/down)	769	36	35	4	4	7	-
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							
(*) Projected for the next reporting period							

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



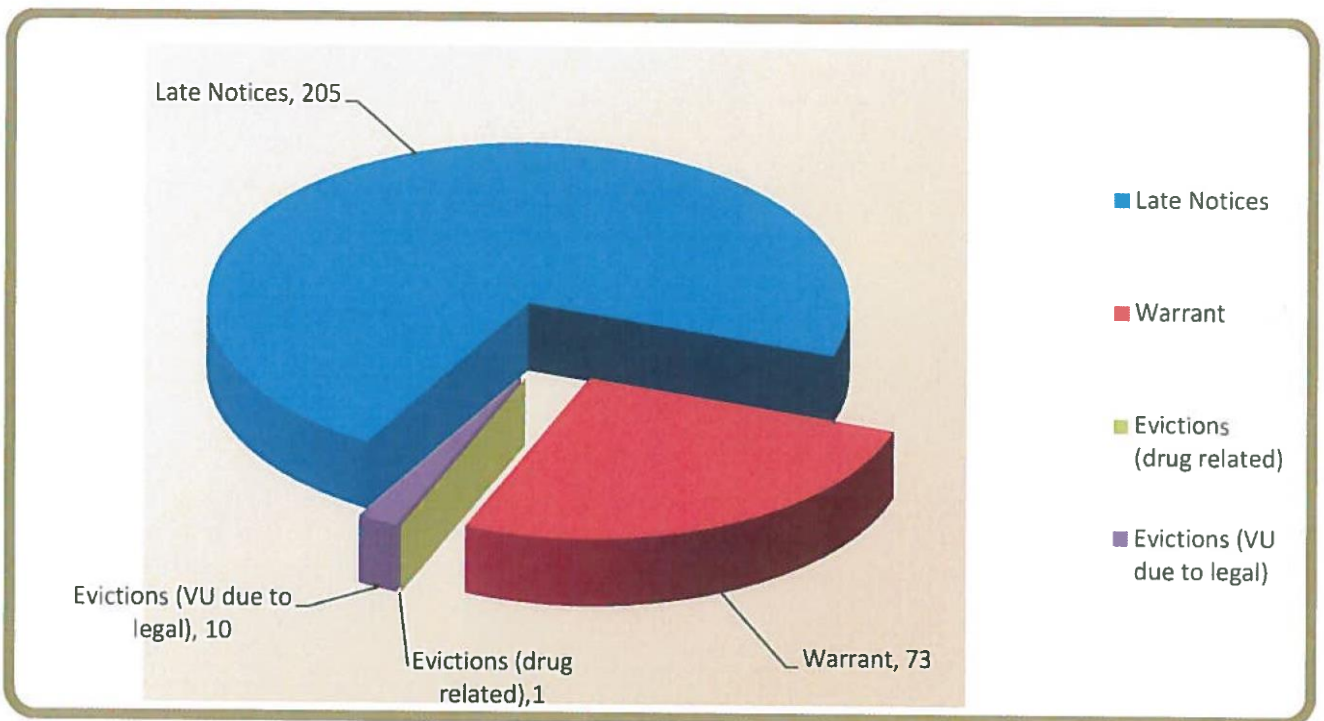
II. Year-to-Date Administrative & Legal Activities

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 illustrate how the various steps/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 cumulative.

CHART D
Year to Date Administrative & Legal Activities

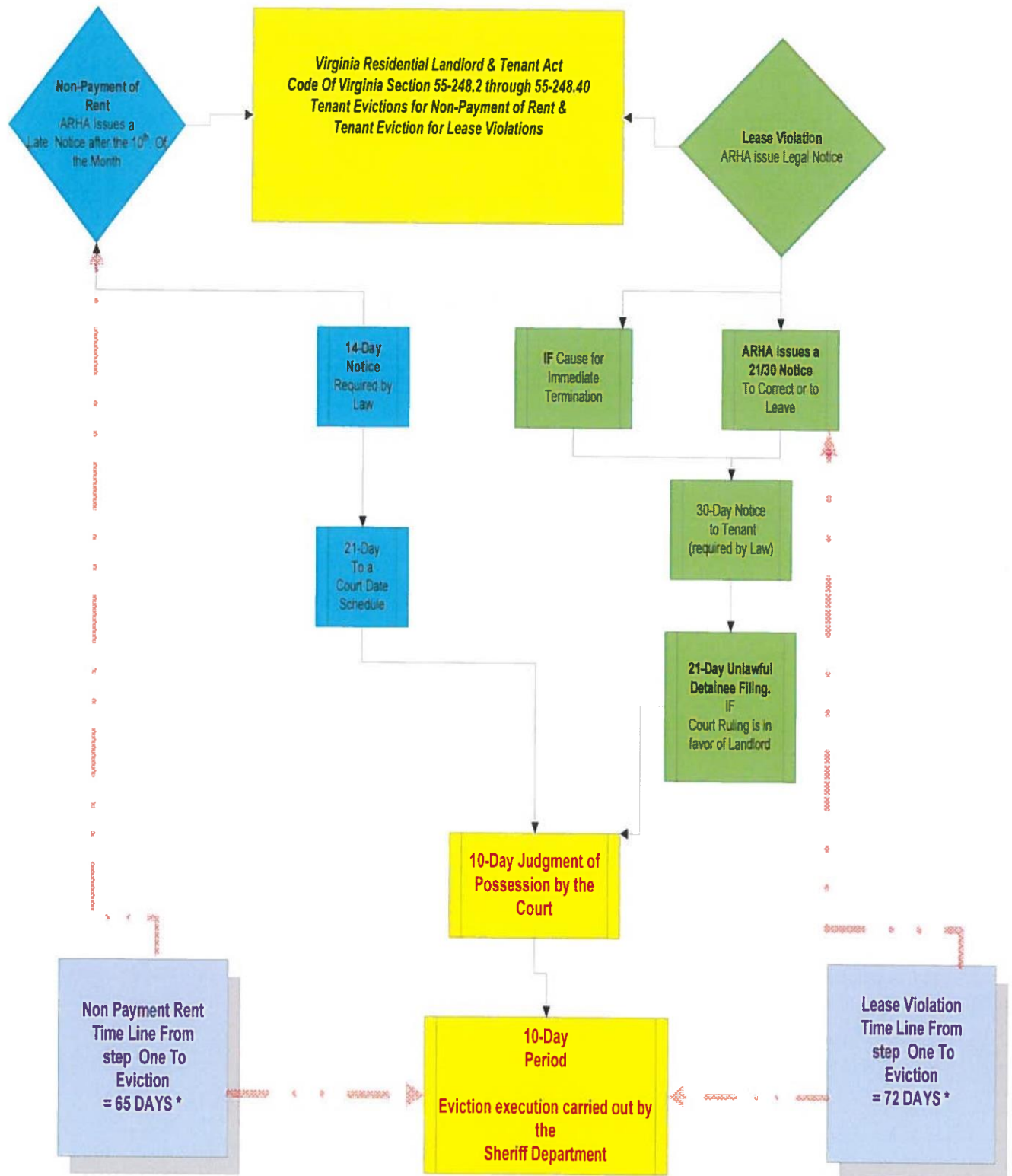


Virginia Residential Landlord-Tenant Legal Process

The legal process as established by the Virginia Residential Landlords and Tenant Act 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 shown below are an 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

Chyrell Bucksell
 Carter Flemming
 Karl Sandberg

Salena Zeller

Roy Priest, Chief Executive Officer

DATE: June 10, 2015
TO: Merrick Malone, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy Priest*
SUBJECT: Housing Choice Voucher Program (HCVP) Activity Report

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 78% of the annual contributions contract (ACC) with 98% of the budget authority expended. There were 4 new vouchers issued from the waiting list for portability this month. There were 69 vouchers issued and not under lease at the end of the month. Based on current funding allocations, our per unit cost is approximately \$1,097. There were 9 new leases and 5 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 May:

During the month of May staff time was predominantly spent preparing for the office move. Information was gathered in preparation for Administrative Plan and Standard Operating Procedures Updates to include:

- Revisions for Requests for Exception Payment Standards for Persons with Disabilities
- Guidance on the use of Tenant Participation Funds
- Program Eligibility as Required by HUD's Equal Access Rules
- Guidance on Verification of Excluded Income

Consent Docket item resolutions will be presented to the board on the above referenced revisions over the next couple of months.

Voucher Management System (VMS) Data reported for April 2015

Homeownership	19
Homeownership New this Month	0
Family Unification	41
Portable Vouchers Paid	196
Tenant Protection	93
All Other Vouchers	1171
Total Vouchers	1520
Number of Vouchers Under Lease on the last day of the month	1509
HA Owned Units Leased – included in the units lease above	129

New vouchers issued but not under contract as of the last day of the month	69
Portable Vouchers Administered (Port In)	16
Number of Vouchers Covered by Project-Based AHAPs and HAPs	67
Number of Hard-to-House Families Leased	14

Total ACC	1,926
Total Vouchers Allocated	1,578
Total Vouches Available	348

*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 May 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 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.

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	1503	04/15	192	13	1,324	1,271	96

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	
1271	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	
864	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 Inspections On or Before Effective Date	
188	188	

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	
1188	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	18	-	11	92

- 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.



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Christopher Ballard

Chyrell Bucksell
 Carter Flemming
 Karl Sandberg

Salena Zellers

Priest, Chief Executive Officer

DATE: June 18, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

Resource Learning Centers: Ruby Tucker Family Center (RTFC); Family Resource Learning Center (FRLC) @ Charles Houston
Staff: 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)	4	5	2	2	30%	19%
Youth (4-18)	30	20	2	6	76%	68%

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	7
School visits/ PTA meeting	10
Food distribution	88
Clothing distribution	2
Resident Association attendance	8

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$3,840	\$0	\$2,175

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
4	61	68.5	43

Partnerships:

- The ARHA Middle School Program has been in superficial talks with the R.A.R.E. after-school program throughout this school year.

Special Notes/Upcoming Events:

- Ruby Tucker Day, June 27th – 12:00 – 4:00 pm @ Ruby Tucker Center Courtyard
- Parent Workshop – Positive Discipline Over the Summer, June 30th – 6:30pm @ Ladrey Community Room

The Senior Program: The Senior Center @ Charles Houston; Ladrey High Rise
Staff: Vanessa Greene, Cynthia Pearce, Starr Robertson

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
39	24	61	23

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
80	9	142	11

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	187
Financial	5
Daily living skills and entitlements	23
Transportation	361
Enrollments and registrations	0
Sick and shut-in	5
Family planning & Assessments	0

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
	\$350		\$25

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
0	41	17	80

Partnerships:

- Virginia Cooperative Extension: Volunteer Staff provided a cooking demonstration entitled, "Fresh Spring Cooking" on Wednesday, May 13th.
- Successful Aging Committee & Senior Services of Alexandria: 21 TSC@CH seniors participated in the Committees' annually sponsored Senior Health & Fitness Day on Wednesday, May 27th.

- Alexandria Black History Museum: Collaborated in presenting an afternoon with internationally known journalist and author Sylvester Monroe on Friday, May 29th.
- Burgundy Farm Country Day School: End of Year Picnic for our Senior Buddies' Program on Tuesday, June 2nd. This activity ends the collaboration for the school year; we hope to resume this partnership in October.

Special Notes/Upcoming Events:

- Picnic @ Ft. Ward Park, Thursday, June 25th
- June 30th Corey Castle, Office of Aging will host our "Aging in Place" Nutrition Class for Ladrey, Annie B. Rose and Community Residents at Ladrey.

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

Staff: Yolanda Littlejohn, Fredricka Charity, Dorothy Mwawasi

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	54			1		12
Public Housing	3	4				0
Housing Choice	52	3				14
Agency wide						
TOTALS	109	7		1		26

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	\$110,416.58	77	\$25,350.2	\$2,044,157			

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'ment
James Bland V		4		1			1
Public Housing					2	1	
Housing Choice	1	5	1		2		
Agency wide							
TOTALS	1	9	1	1	4	1	1

Partnerships:

- **National Council on Aging (NCOA)** - secures stipend training for senior and disabled candidates
- **Virginia Employment Commission (V.E.C)** – Established partnership to coordinate and conduct monthly recruitment events given ARHA residents preferential treatment.

Special Notes/Upcoming Events:

- Worked on a taskforce to increase the caseload numbers for the FSS program in reparation for the upcoming FSS 2015 NOFA.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Chyrell Bucksell
Carter Flemming
Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: July 1, 2015
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *RP*
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 order (“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 Region, comprising the Asset Management Project (“AMP”).

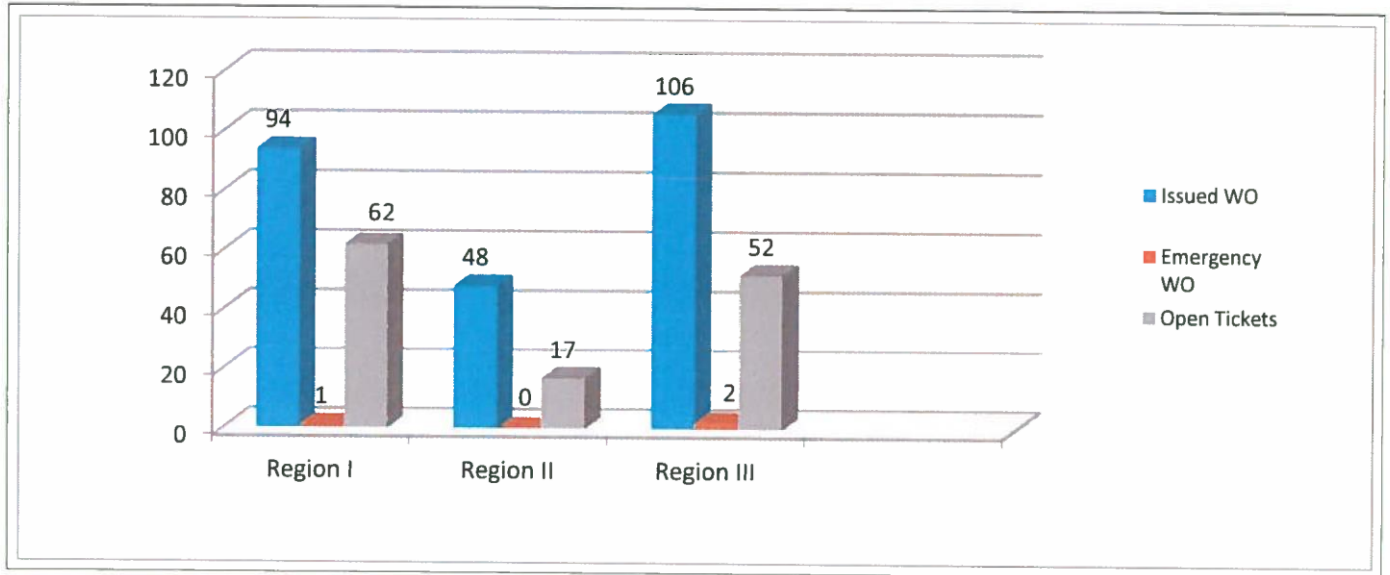
Table I – Reporting Period: 5/1/2015 to 5/31/2015

Issued WO’s	248	Includes all work orders generated during this period
Completed WO’s	118	Includes all work orders completed during this period
Emergency WO’s	3	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 group, as seen on Chart I below, includes ongoing UPCS inspections for REAC:

Region I = 25.00 %
Region II = 6.85 %
Region III = 20.97 %

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, Ten (10) additional units added for rehabilitation and turnover work. Nine (9) 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 projects include site and building improvements at the Ladrey Building to the secure access system, and site work at various public housing developments in Regions 2 and 3.

DEVELOPMENT

DEVELOPMENT




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

Chyrell Bucksell
Carter Flemming
Karl Sandberg

Salena Zellers

Priest, Chief Executive Officer

DATE: June 19, 2015
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, JUNE 2015

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

As of the June 19th submission deadline, two more developers had withdrawn from the competition: Telesis, invited to propose on the ARHA Administration Office Building Development Site sent a letter on June 12th, thanking ARHA for the opportunity and simply stating that, after careful consideration they had decided not to go forward with the submission. The Michaels Organization, invited to propose on the Samuel Madden and Andrew Adkins Development Sites withdrew citing “the uncertain the uncertain path forward as it relates to the rezoning process for the referenced sites combined with the competitive low-income housing tax credits necessary to finance the affordable housing components of each site”. We now have four Partners competing for the Development Sites in the offering: EYA, Clark, Bozzuto and Mission First.

A Technical Evaluation Plan (“TEP”) has been developed by the Prime Specialty Consultant, The Concourse Group (“TCG”). TCG will facilitate a workshop with the Evaluation Committee to orient them on the use of the TEP tool. The TEP will be used to assure consistency in the evaluation process. Two additional City Planning staff members will be reviewing the Design Tab only for consistency with zoning regulations. They will submit their comments to the Evaluation Committee for consideration only pursuant to the ARHA Collaboration Principles.

RAMSEY HOMES

Staff is preparing for the Board of Architectural Review (“BAR”) hearing scheduled for July 22 at which the BAR will hold an informal Work Session #3 on the current design concept. The package for this submission is due July 1st.

At its April 22nd hearing, the BAR denied our Permit to Demolish for this project. ARHA staff is now preparing to appeal this action to the City Council in September. A new history consultant has been engaged at a cost significantly higher than the original consultant. The engagement letter of the

current consultant sets forth a scope of work based on the City staff April 22nd report that requires ARHA to document the Ramsey Homes with measured drawings and large format photograph, prepared to the standards of the National Park Service (NPS) Historic American Buildings Survey (HABS). The engagement letter goes further to state, "Please note that HABS-level documentation standards generally represent the most intensive level of architectural documentation that may be required and represents greater effort than the intensive-level documentation that is often accepted by the Virginia Department of Historic Resources (DHR) for architectural mitigation under Section 106 of the National Historic Preservation Act (NHPA)." The appeal will be docketed for the September 19th meeting of the City Council. In the meantime, ARHA has been informed by the City that it will be allowed to advance its concept. To this end, on June 8th ARHA submitted the Concept Plan Combined Stage 1 and 2. If you recall, staff submitted Stage 2 on February 25th; this submission was pulled from the review process when ARHA made concessions and modified the concept to eliminate all of the fourth story units. Because this submission addressed the City staff's Stage 1 comments, this submission had to be a Combined Stage 1 and 2 to address the very early staff comments and to present the latest concept. It is clear that ARHA has made significant concessions in the advancement of this project. A copy of the latest submission has been included in your board materials.

The number of design iterations requested to date, including the modification to eliminate the surface parking in favor of an underground garage, to design to a maximum height of three stories and to rotate the north building 180 degrees, have resulted in a 22% increase in the vertical design fees and an 8% increase in design fees for land development. At a later date we will be able to determine the impact on the hard construction costs related to the request to rotate one building. This modification resulted in the need to construct two distinct buildings rather than one building that would be built twice and all the economies and efficiencies that go along with that. All of these changes have consequences as it relates to the cost of the project.

The Construction Manager is engaged and has visited the site. The team is working at this time towards a report to document and detail the reasons that any kind of rehabilitation of the current structures is not feasible. Our current activities are also focused on the drafting of a Civic Engagement Plan (CEP) that will direct our summer activities, leading up to the September City Council appeal.

LADREY HIGHRISE (4% LIHTC + BOND FINANCING)

On Wednesday, June 10th, staff from Development and the Housing Choice Voucher program attended a meeting with the Ladrey Highrise residents for the purpose of making a presentation on the planned redevelopment efforts. A fact sheet was distributed at this meeting and staff provided an overview of the plans to renovate the facility. There were a number of good questions which will be used to start a, "Frequently Asked Questions", flyer that will be published periodically to the residents. Following the presentation, a survey was distributed and Housing Choice Voucher and Social Services staff assisted in the completion of the surveys. The purpose of the survey was to understand housing choice. It is important to our efforts that we understand who wishes to remain in the public housing program versus who wishes to receive a Housing Choice Voucher and relocate permanently. The units that were not in attendance at the meeting are being surveyed at this time in order to complete the picture as to the needs.

The meeting was well attended. Development staff will attend all regularly scheduled monthly meetings of the residents until such time as these efforts are completed. Global Property Management

has been engaged as the Relocation Specialist for this effort and is in communication with HUD regarding the vouchers.

Development staff is involved in all efforts to assemble a Bond Application and a 4% Low Income Housing Tax Credit Application. To this end, we have convened a regularly scheduled weekly meeting comprised of representatives from other ARHA departments including Housing Choice Vouchers, Finance, Asset Management and Resident and Community Services to execute this project.

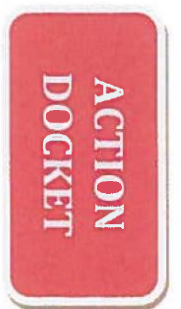
MISCELLANEOUS

ARHA has received a NAHRO Award of Merit for Preservation of an Expiring HUD-236 Project, Pendleton Park. The award application has also been nominate by the jury for an award of excellence. Those winners will be announced in August.

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET



OTHER BUSINESS

6TH ANNUAL RUBY TUCKER DAY CELEBRATION

WHEN—NEW DATE!
Saturday, July 11, 2015

9:00a.m.—noon
[Playground Community Service Project]
1221 Wythe St. Alexandria, VA 22314

12:30p.m. - 4:00p.m.
[Resident & Community Service after-party]
322 Tancil Ct. Alexandria, VA 22314

**FEATURING • live music & entertainment • giveaways •
food & refreshments • outdoor activities • information booths •
interactive art booths • free HIV testing**

ARHAEVENTS.WORDPRESS.COM
ARHA.US * @ARHA39 * FACEBOOK.COM/ARHA39

FREE FAMILY FRIENDLY EVENT

ARHA residents, community partners, volunteers, and civic leaders are invited to celebrate the work of the agency in helping to educate, empower and enrich the lives of Alexandria residents. This year's event will highlight standout participants from our Family Self Sufficiency, Seniors, and Resource Learning Center programs. We also honor the legacy of community activist, Mrs. Ruby Tucker, who spoke loudly and often in defense of the rights of low and moderate income city residents. In memoriam of that legacy, part of the day will be spent improving an existing playground at the ARHA owned Andrew Adkins development and we encourage everyone to join us in service to the community.

SPONSORS

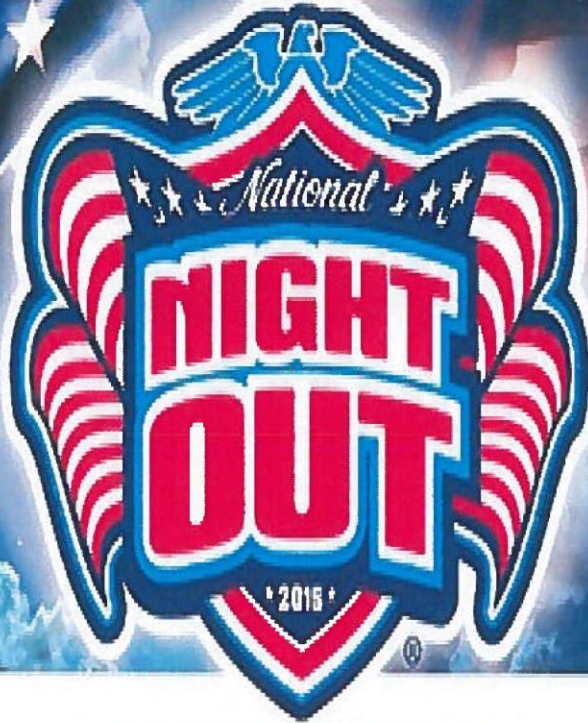
- ◆ Alexandria Redevelopment and Housing Authority
- ◆ Alexandria Police Department

FOR MORE INFO

Gaynelle Diaz
gdiaz@arha.us
703-549-7115 x 370



TUESDAY, AUGUST 4, 2015



POLICE COMMUNITY PARTNERSHIPS

TUESDAY, AUGUST 4, 2015 NATIONAL NIGHT OUT

The introduction of NNO, "America's Night Out Against Crime", in 1984 began an effort to promote involvement in crime prevention activities, police-community partnerships, neighborhood camaraderie and send a message to criminals letting them know that neighborhoods are organized and fighting back. NNO program culminates annually, on the first Tuesday, of August.



FREE

Fun and Games

**McGruff the
Crime Dog**

Moon Bounces

**Police Vehicles
Fire Trucks &
K-9 Demos**



**ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY**

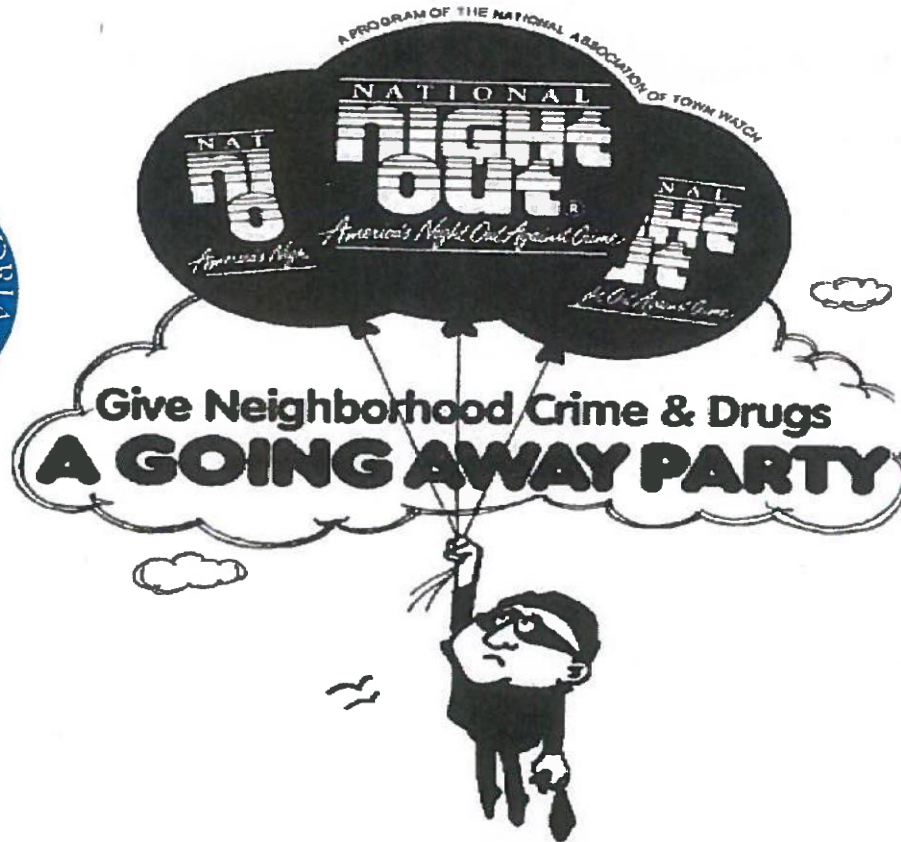
See list of sites on back

www.arha.us

6:00 pm to 8:00 pm



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY



TUESDAY, AUGUST 4th from 6pm to 8pm

Locations:

LADREY HIGH-RISE: 300 Wythe Street *(Court Yard)*

RUBY TUCKER FAMILY CENTER: 322 Tancil Court *(Court Yard)*

OLD TOWN COMMONS: Charles Houston Recreation Center 901 Wythe Street *(Parking Lot)*

JEFFERSON VILLAGE: 300 Block of NW Street *(West Street Parking Lot)*

QUAKER HILL: 1100 Quaker Hill Drive *(Parking Lot)*

GLEBE PARK: Charles Barrett Recreation Center: 1115 Martha Custis Drive *(Field)*

