

SEPTEMBER 28, 2015



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

MERRICK MALONE, CHAIRMAN

DANIEL BAUMAN, VICE CHAIRMAN

ROY O. PRIEST, CHIEF EXECUTIVE OFFICER

ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:
Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Karl Sandberg
Commissioner

Salena Zellers
Commissioner

Roy O. Priest
Secretary-Treasurer

September 14, 2015

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

Re: **Monday, September 28, 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, September 28, 2015 at 7:00 p.m., ARHA 401 Wythe Street (*West Conference Room*), Alexandria, VA 22314. There's one Consent item and no 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, SEPTEMBER 28, 2015 7:00 PM

Alexandria Redevelopment and Housing Authority (ARHA)
401 Wythe Street • Street Alexandria, VA 22314 (*East 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, July 13, 2015

4. Vote Receipt of the Secretary-Treasurer's Report as of Monday, September 28, 2015

5. **CONSENT DOCKET**
 - 5.1 VOTE RESOLUTION NO. 605, TO SUBMIT TO HUD THE 2016 ANNUAL AGENCY PLAN***

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
ARHA
401 Wythe Street *(west conference room)*
ALEXANDRIA, VA 22314**

**MONDAY, July 13, 2015
7:00 P.M.**

THOSE PRESENT: Merrick Malone, Chair
Daniel Bauman, Vice Chair
Carter Flemming, Commissioner
Karl Sandberg, Commissioner

ABSENT: Christopher Ballard, Commissioner
Chyrell Bucksell, Commissioner
Salena Zellers, Commissioner

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:22 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 with a roll call vote and then proceeded to the Public Discussion Period for Residents Groups.

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 expressed July has begun with a BANG! The residents of Ladrey had a wonderful Fourth of July cookout. Thanks to the generosity of Mayor Euille, Mr. Priest and Mr. Owens we able to purchase food for this event. We sincerely thank you!!!

On behalf of the Ladrey residents, I wish to thank the ARHA Team for our monthly Ladrey renovation updates.

The current Advisory Board was trained by the Capital Area Food Bank, so that we can properly serve the community. We assist their efforts in tracking feeding seniors, children as well as veterans. By doing this it enables them to provide

more food. The excess food is distributed to the Carpenter Shelter and several churches.

This month has been quite at Ladrey; however the few problems we've encountered, the Advisory Board working with Officer Griffin and Mrs. Lambert took care of them.

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, JULY 13, 2015 BOARD OF COMMISSIONERS MEETING:

Chairman Malone presented the minutes for Monday, July 13, 2015. Vice Chairman Bauman moved to accept the minutes; the motion was seconded by Commissioner Sandberg. The motion was approved with (4) Yeas and (0) Nays to accept the Minutes of Monday, July 13, 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. Commissioner Sandberg moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Vice Chairman Bauman. The motion was approved unanimously (4) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, July 13, 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 the next meeting scheduled is Monday, September 28, 2015.

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

A motion was made by Commissioner Flemming and seconded by Commissioner Sandberg and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 9:26 pm.

At 9:30 pm the Board reconvened in public session.

Thereupon, Vice Chairman Bauman made the following motion, seconded by Commissioner Sandberg 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 (4) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 10:30 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 – August 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 August 31, 2015, the COCC generated a net loss of \$336,941. 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 August 31, 2015. Although the percentage of the reserves being utilized is higher than the total budget we still anticipate the "Net Total" of the reserves needed by the end of the year to be within our initial budget projection. The major reason the need for reserves is higher at this point in the budget cycle is because there was a three (3) month delay in the COCC collecting office rents for 401 Wythe Street, the cost were higher in June, July, and August because of summer intern staff as well as August included a third pay-period of salary expenses. We project that the COCC will collect an additional \$100k in office rental income through the end of the year and reduce discretionary operating cost to the necessary levels so that the COCC does not exceed the project use of reserves. If necessary this may include not providing staff with a 3% merit pay or COLA increase that was proposed in the approved FY 2015 budget.

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 August 31, 2015, Public Housing- AMP 1 generated a restricted reserve of \$30,521, which is restricted for Public Housing operations and being used to support 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 August 31, 2015, Public Housing- AMP 3 generated a net loss of \$4,543; the deficit will be funded by current year Public Housing operating revenue

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 August 31, 2015, Public Housing- AMP 4 generated a net loss of \$126,416; 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 August 31, 2015, Public Housing- AMP 5 generated a net loss of \$13,007; 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 August 31, 2015, Public Housing- AMP 6 generated a net loss of \$71,337; 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 August 31, 2015, Public Housing- AMP 7 generated a net loss of \$31,489; 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 August 31, 2015, Public Housing- AMP 8 generated a restricted reserve of \$3,204; 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 August 31, 2015, Public Housing- AMP 9 generated a net loss of \$8,192; the deficit will be funded by current year Public Housing operating revenue.

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 August 31, 2015, Public Housing- AMP 10 generated a net loss of \$41,587; 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 August 31, 2015, Public Housing- AMP 11 generated a restricted reserve of \$11,317; 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 August 31, 2015, Public Housing- AMP 12 generated a restricted reserve of \$78,760; 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 August 31, 2015, OTC V generated a restricted reserve of \$372,654; 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 August 31, 2015, Miller Homes generated an (unrestricted) surplus of \$80,236, 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 August 31, 2015, Hopkins Tancil generated an (unrestricted) surplus of \$135,271 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 August 31, 2015, Quaker Hill generated a restricted reserve of \$295,648; 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 August 31, 2015, Princess Square generated a net loss of \$79,401; 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 August 31, 2015, Pendleton Park generated a restricted reserve of \$45,375; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending August 31, 2015, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$231,340; the deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending August 31, 2015, the Housing Mod-Rehab operated without a surplus of 68,388 which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending August 31, 2015, The Bond Fund generated an un-restricted surplus of \$16,473, which is being used to fund future tenant and employee activities

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	July	August	September	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	\$ 42,677	\$ 42,388	\$ 383,758	\$ 252
*Samuel Madden	66	5,991	5,919	6,246	6,414	8,227	8,352	6,366	5,436	5,379	58,330	\$ 101
*Ramsey Homes	15	4,504	4,321	4,600	4,600	4,010	4,331	4,372	2,448	3,122	36,308	\$ 269
*Andrew Adkins	90	14,358	12,082	12,313	12,723	12,499	13,080	15,087	14,047	17,126	123,315	\$ 154
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	14,285	14,514	14,822	12,768	13,110	126,743	\$ 282
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	7,576	7,576	7,251	6,718	6,595	66,046	\$ 245
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	7,951	8,491	9,051	8,284	8,824	84,939	\$ 230
*Park Place	38	9,890	9,532	9,343	9,068	9,312	9,316	9,586	10,209	9,171	85,427	\$ 250
*Saxony Square	5	1,677	1,830	1,830	1,851	1,851	1,851	1,851	1,851	2,725	17,317	\$ 385
*Chatham Square	52	16,867	17,447	18,002	16,898	17,210	17,905	18,861	19,304	19,304	161,798	\$ 346
*Braddock	6	2,938	2,845	2,845	2,845	2,441	2,441	2,441	2,441	2,441	23,678	\$ 438
*Whiting	24	3,461	3,462	3,306	4,203	4,576	4,554	4,554	4,156	3,888	36,160	\$ 167
*Reynolds	18	4,771	5,311	5,698	7,091	7,001	7,355	6,963	7,366	7,316	58,872	\$ 363
*Old Dominion	36	5,065	5,484	6,484	7,077	6,497	6,524	6,791	6,683	6,910	57,515	\$ 178
*West Glebe	48	6,503	6,208	6,173	6,398	6,156	6,177	5,218	5,414	4,857	53,104	\$ 123
*James Bland I	18	3,199	3,199	2,733	2,710	2,647	2,623	2,623	3,501	4,823	28,058	\$ 173
*James Bland II	18	2,162	2,402	3,049	3,049	3,049	3,049	3,049	2,422	2,458	22,231	\$ 152
*James Bland IV	44	14,917	14,483	14,598	13,674	14,859	14,859	14,307	13,479	13,479	115,176	\$ 325
**Total Public Housing	769	\$ 171,150	\$ 171,531	\$ 171,988	\$ 172,576	\$ 172,853	\$ 175,709	\$ 175,785	\$ 169,204	\$ 173,916	\$ 1,538,775	
Non-Public Housing Units												
*Quaker Hill LP	60	\$ 93,017	\$ 94,403	\$ 94,017	\$ 96,397	\$ 96,235	\$ 94,729	\$ 94,729	\$ 95,310	\$ 96,207	\$ 855,044	\$ 1,583
Pendleton Park I	20	27,517	28,680	25,574	27,080	28,015	28,015	28,015	28,015	26,635	247,546	\$ 1,375
Pendleton Park II	4	1,444	1,726	1,041	-	488	488	488	488	488	6,651	\$ 185
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	106,355	106,525	104,250	106,217	129,614	974,237	\$ 993
*James Bland V	54	58,778	58,778	58,778	59,162	61,974	67,518	67,518	39,088	39,088	471,594	\$ 1,051
*Miller Homes	16	24,902	24,902	26,619	26,619	25,233	25,233	25,233	25,233	25,233	229,207	\$ 1,592
*Princess Square	69	84,258	85,125	82,957	80,652	81,623	82,924	84,540	83,140	83,457	748,676	\$ 1,223
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	\$ 394,267	\$ 395,755	\$ 399,923	\$ 405,432	\$ 404,773	\$ 377,491	\$ 400,722	\$ 3,532,955	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 572,776	\$ 581,141	\$ 580,558	\$ 546,695	\$ 574,638	\$ 5,071,730	

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 AUGUST 31, 2015

	Total		Over /		*Central Office (C.O.)		Public Housing AMP 1		Over /			
	Actual	Budget	Total	Public Housing Actual	Actual	Budget	Actual	Budget	Actual	Budget	(Under) Budget	(Under) Budget
Operating Revenue												
Dwelling Rent	4,435,676	4,584,067	(148,391)	1,356,937	-	-	-	-	342,202	341,600	602	
Governmental Grants	14,182,212	13,969,667	212,545	-	-	-	-	-	-	-	-	
Local Grants	90,164	110,867	(20,703)	90,164	-	-	-	-	90,164	110,867	(20,703)	
Management/Fee for Service	2,361,318	2,275,790	85,528	1,399,328	1,399,328	1,342,457	56,871	-	-	-	-	
Bookkeeping Fee	61,050	65,820	(4,770)	61,050	61,050	65,820	(4,770)	-	-	-	-	
Asset Management Fee	72,801	87,747	(14,945)	72,801	72,801	87,747	(14,945)	-	-	-	-	
HCVP Asset Management Fee	364,602	383,207	(18,604)	296,214	296,214	296,540	(326)	-	-	-	-	
Reserves	416,342	188,060	228,282	336,941	336,941	188,060	148,881	-	-	-	-	
Operating Subsidy	2,230,002	2,054,657	175,346	2,006,629	-	-	-	-	400,485	403,000	(2,515)	
Investment Income	1,451	3,420	(1,969)	808	72	80	(8)	-	-	-	-	
CY Transfers	527,911	466,573	61,338	296,571	-	-	-	-	-	-	-	
Other Income	362,176	445,937	(83,760)	179,572	55,949	155,133	(99,184)	-	48,897	47,100	1,797	
Total Operating Revenue	25,105,705	24,635,809	469,896	6,097,015	2,222,355	2,135,837	86,519	881,748	902,567	(20,818)		
Operating Expenses												
Administration	4,239,354	4,485,921	(246,568)	2,534,515	1,245,704	1,204,033	41,671	261,370	228,433	32,937		
Tenant Services	188,086	249,883	(61,797)	95,255	676	300	376	52,762	56,867	(4,105)		
Utilities	1,010,769	1,052,400	(41,631)	767,434	38,221	68,600	(30,380)	229,858	223,333	6,524		
Ordinary maintenance & operations	2,559,469	2,292,026	267,443	1,802,925	618,408	524,153	94,255	229,889	270,691	(40,801)		
Protective Services	33,055	38,700	(5,645)	26,032	9,196	20,933	(11,737)	2,909	1,000	1,909		
General expense	1,699,938	1,779,937	(79,998)	747,052	310,150	317,817	(7,666)	74,439	106,467	(32,028)		
Housing Assistance Payments	14,104,321	13,924,333	179,987	-	-	-	-	-	-	-	-	
Debt Service	140,136	191,067	(50,931)	-	-	-	-	-	-	-	-	
CY Reserves	231,980	546,542	(314,562)	-	-	-	-	-	15,776	(15,776)		
Transfers	-	75,000	(75,000)	-	-	-	-	-	-	-	-	
Total Operating Expense	24,207,108	24,635,809	(428,701)	5,973,212	2,222,355	2,135,837	86,518	851,227	902,567	(51,340)		
NET INCOME (LOSS)	898,597	-	898,597	123,803	0	-	0	30,521	-	30,521		
Less: Restricted Income	(898,596)	-	(898,596)	(123,802)	-	-	-	(30,521)	-	(30,521)		
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 AUGUST 31, 2015

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	188,229	193,600	330,264	349,200	14,592	14,400
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	708,311	712,711	314,751	316,736	3,573	4,733
Investment Income	-	-	-	-	-	-
CY Transfers	4,543	18,883	126,416	95,787	13,007	16,699
Other Income	21,415	18,880	16,891	11,657	169	633
Total Operating Revenue	922,497	944,074	788,322	773,380	31,341	36,466
Operating Expenses						
Administration	207,890	243,453	267,237	296,133	15,429	15,777
Tenant Services	33,210	28,583	526	467	9	17
Utilities	330,444	353,700	104,887	98,667	10,161	11,867
Ordinary maintenance & operations	267,863	196,523	294,718	234,381	4,314	6,336
Protective Services	406	-	4,191	-	4	-
General expense	82,686	72,950	116,762	115,867	1,422	2,470
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	48,864	-	27,865	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	922,497	944,074	788,322	773,380	31,340	36,466
NET INCOME (LOSS)	0	-	(0)	-	0	-
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	(0)	0	-

**Loss reduces unrestricted reserves

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

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	140,774	137,600	75,171	92,800	54,915	42,800
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	72,548	96,963	72,600	89,431	92,045	92,600
Investment Income	-	-	-	-	222	217
CY Transfers	71,337	-	31,489	32,579	-	25,597
Other Income	3,505	4,800	6,304	4,757	5,792	5,800
Total Operating Revenue	288,164	239,363	185,564	219,567	152,974	167,013
Operating Expenses						
Administration	152,181	153,029	67,557	85,883	71,397	62,480
Tenant Services	109	133	45	2,217	345	100
Utilities	2,335	1,933	2,163	4,233	11,834	13,333
Ordinary maintenance & operations	86,417	50,137	91,035	77,963	50,110	68,900
Protective Services	9	-	1,629	2,100	302	467
General expense	47,113	30,700	23,135	43,200	15,782	21,733
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	3,429	-	3,970	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	288,165	239,363	185,564	219,567	149,770	167,013
NET INCOME (LOSS)	(0)	(0)	0	0	3,204	3,204
Less: Restricted Income	-	-	-	-	(3,204)	-
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 AUGUST 31, 2015

	Public Housing AMP 9		Public Housing AMP 10		Public Housing AMP 11		Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	55,493	49,600	23,235	25,400	21,145	18,800	110,917	116,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Operating Subsidy	149,356	144,800	46,212	46,467	54,457	54,800	92,292	92,417
Investment Income	282	283	(1)	-	667	(667)	231	83
CY Transfers	8,192	24,330	41,587	34,797	-	33,480	-	-
Other Income	4,919	5,367	532	1,147	977	533	14,222	17,267
Total Operating Revenue	218,243	224,380	111,566	107,810	76,579	108,280	217,661	225,767
Operating Expenses								
Administration	75,808	93,463	58,592	55,737	40,285	55,700	71,066	105,580
Tenant Services	89	133	2,236	2,400	2,236	2,000	3,011	2,533
Utilities	7,645	7,933	4,288	2,288	3,274	9,800	22,325	24,000
Ordinary maintenance & operations	102,101	94,983	34,298	30,107	11,692	28,113	12,079	47,833
Protective Services	823	1,200	1,503	1,600	1,355	1,333	3,704	3,667
General expense	31,776	26,667	5,109	15,967	6,421	11,333	26,716	34,133
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	8,020
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	218,243	224,380	111,566	107,810	65,262	108,280	138,901	225,767
NET INCOME (LOSS)	(0)	(0)	(0)	(0)	11,317	-	78,760	-
Less: Restricted Income	-	-	-	-	(11,317)	-	(78,760)	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	(0)	(0)	0	-	(0)	(0)

**Loss reduces unrestricted reserves

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

	OTC Phase V		Miller Homes		Hopkins-Tancil		Over / (Under) Budget
	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue							
Dwelling Rent	575,684	468,000	192,222	198,400	895,177	848,000	47,177
Governmental Grants	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
Investment Income	-	-	-	-	10	13	(3)
CY Transfers	-	-	-	-	-	-	-
Other Income	18,631	2,367	2,929	4,067	35,193	17,467	17,726
Total Operating Revenue	594,315	470,367	195,151	202,467	930,379	865,480	64,899
Operating Expenses							
Administration	138,779	161,033	71,488	126,553	141,741	165,253	(23,513)
Tenant Services	6,550	41,667	30	-	51,771	100,133	(48,362)
Utilities	12,477	1,333	297	733	152,000	135,000	17,000
Ordinary maintenance & operations	34,131	128,000	30,129	25,100	207,540	192,867	14,674
Protective Services	3,222	3,333	14	1,000	460	400	60
General expense	26,500	60,000	12,957	12,433	203,844	177,933	25,910
Housing Assistance Payments	-	-	-	-	-	-	-
Debt Service	-	-	-	-	37,752	64,000	(26,248)
CY Reserves	-	-	80,236	36,647	135,271	29,893	105,378
Transfers	-	75,000	-	-	-	-	-
Total Operating Expense	221,661	470,367	195,151	202,467	930,379	865,480	64,899
NET INCOME (LOSS)	372,654	-	0	-	0	-	0
Less: Restricted Income	(372,654)	-	-	-	-	-	-
ADJUSTED NET INCOME/(LOSS)**	0	-	0	-	0	-	0

**Loss reduces unrestricted reserves

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

	Quaker Hill L.P			Princess Square			Pendleton Park		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under) Budget			(Under) Budget			(Under) Budget
Operating Revenue									
Dwelling Rent	767,084	753,600	13,484	609,280	696,000	(86,720)	39,293	238,267	(198,974)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	79,401	-	79,401	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	223,373
Investment Income	289	483	(195)	-	-	-	38	67	(29)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	14,939	26,633	(11,694)	40,878	10,733	30,144	7,891	14,567	(6,675)
Total Operating Revenue	782,312	780,717	1,595	729,559	706,733	22,825	270,595	252,900	17,695
Operating Expenses									
Administration	237,387	253,350	(15,963)	82,037	123,355	(41,318)	52,048	41,767	10,282
Tenant Services	178	5,000	(4,822)	7,734	3,333	4,401	2,528	1,333	1,194
Utilities	1,607	7,800	(6,193)	49,703	61,333	(11,631)	23,370	25,667	(2,296)
Ordinary maintenance & operations	61,012	94,567	(33,555)	340,999	159,471	181,529	36,368	52,767	(16,399)
Protective Services	53	-	53	469	1,000	(531)	57	-	57
General expense	126,075	136,067	(9,991)	248,617	246,333	2,283	68,817	61,767	7,051
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	60,352	60,400	(48)	-	-	-	42,032	66,667	(24,635)
CY Reserves	-	223,533	(223,533)	-	111,907	(111,907)	-	2,933	(2,933)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	486,664	780,717	(294,052)	729,559	706,733	22,825	225,220	252,900	(27,680)
NET INCOME (LOSS)	295,648	-	295,648	(0)	-	(0)	45,375	-	45,375
Less: Restricted Income	(295,648)	-	(295,648)	-	-	-	(45,375)	-	(45,375)
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 AUGUST 31, 2015

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	13,338,762	13,165,333	173,429	173,429	-	-
Governmental Grants	-	-	843,450	804,333	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	961,990	933,333	28,657	28,657	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	68,388	86,667	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	233	1,480	50	47	23	23
Investment Income	231,340	184,420	46,920	46,920	-	-
CY Transfers	382	36,667	(36,285)	(36,285)	61,761	60,363
Other Income						1,398
Total Operating Revenue	14,532,707	14,321,233	211,473	911,888	61,784	60,363
Operating Expenses						
Administration	899,312	915,233	(15,921)	57,673	21,460	42,000
Tenant Services	190	-	190	-	23,851	2,667
Utilities	3,880	1,133	2,746	-	-	-
Ordinary maintenance & operations	46,365	9,133	37,232	-	-	-
Protective Services	2,749	667	2,082	-	-	-
General expense	242,284	275,067	(32,783)	11,033	12,759	-
Housing Assistance Payments	13,337,928	13,120,000	217,928	766,393	804,333	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	18,007	16,473	15,697
Transfers	-	-	-	-	-	-
Total Operating Expense	14,532,706	14,321,233	211,473	850,772	61,784	60,363
NET INCOME (LOSS)	0	-	0	61,117	0	0
Less: Restricted Income	-	-	-	(61,117)	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	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
Christopher Ballard


Chyrell Bucksell
Carter Flemming
Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 22, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 08/30/2015**

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 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

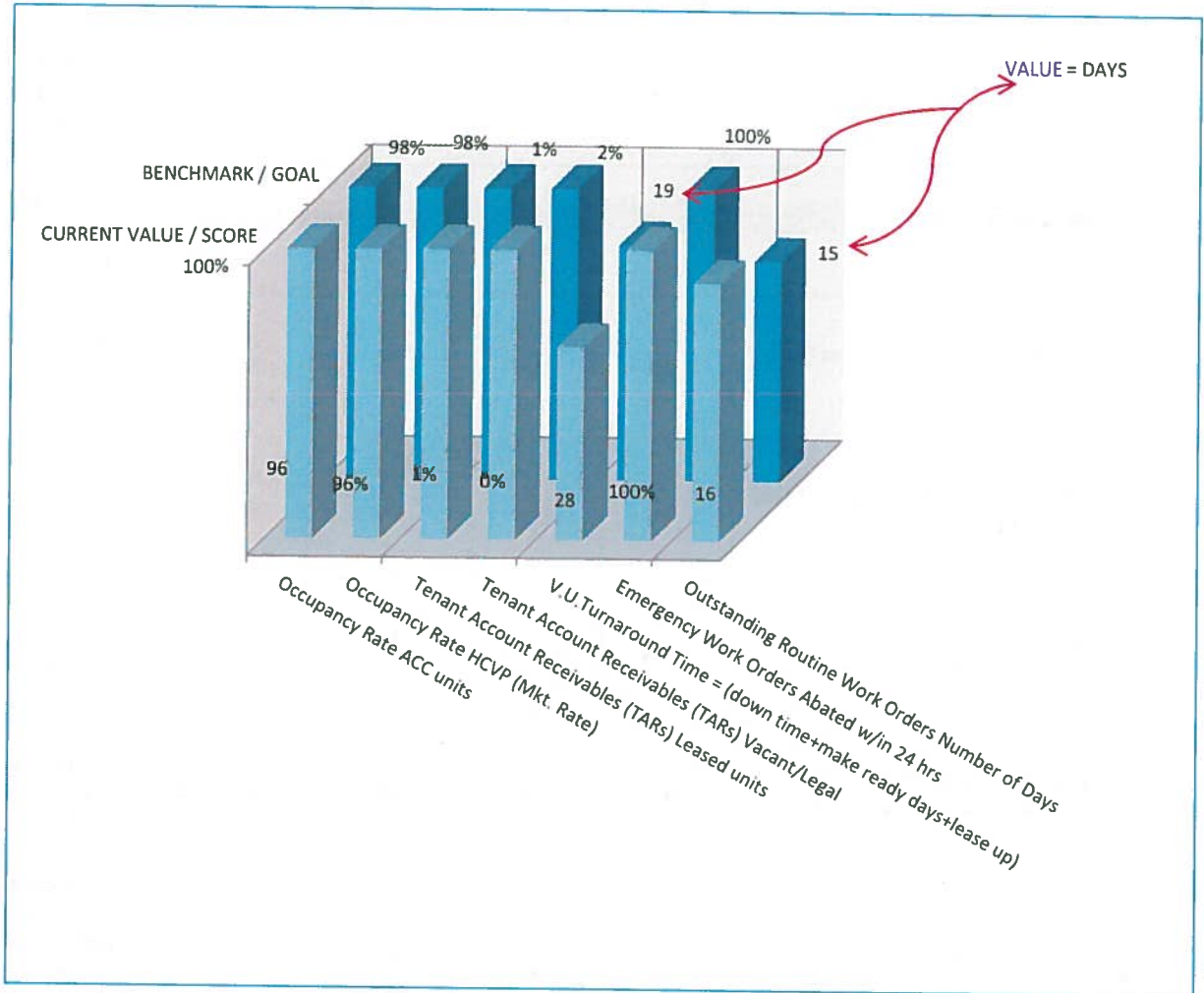
Performance Indicators for Board Monitoring for the current reporting period

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)	96%	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%≤= E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤= E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 7 days (average) LEASE UP TIME = 20 days (average)	28 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	14 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	16 days	26 days	15 days	21 days	279 total work orders issued; 207 completed; 72 work orders remain open including current new WO, 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 (August 2015) & projected vacancy for Next Reporting Period (September 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	1	0	0%	1	0	0
Hopkins-Tancil Courts (2)	108	2	6	6%	2	3	4
Miller Homes	16	1	0	0%	1	0	0
Pendleton Park	24	1	1	4%	0	0	1
Old Town Commons James Bland V (3)	54	0	0	0%	0	0	0
TOTALS (4)	330	12	14	4%	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 (August 2015)

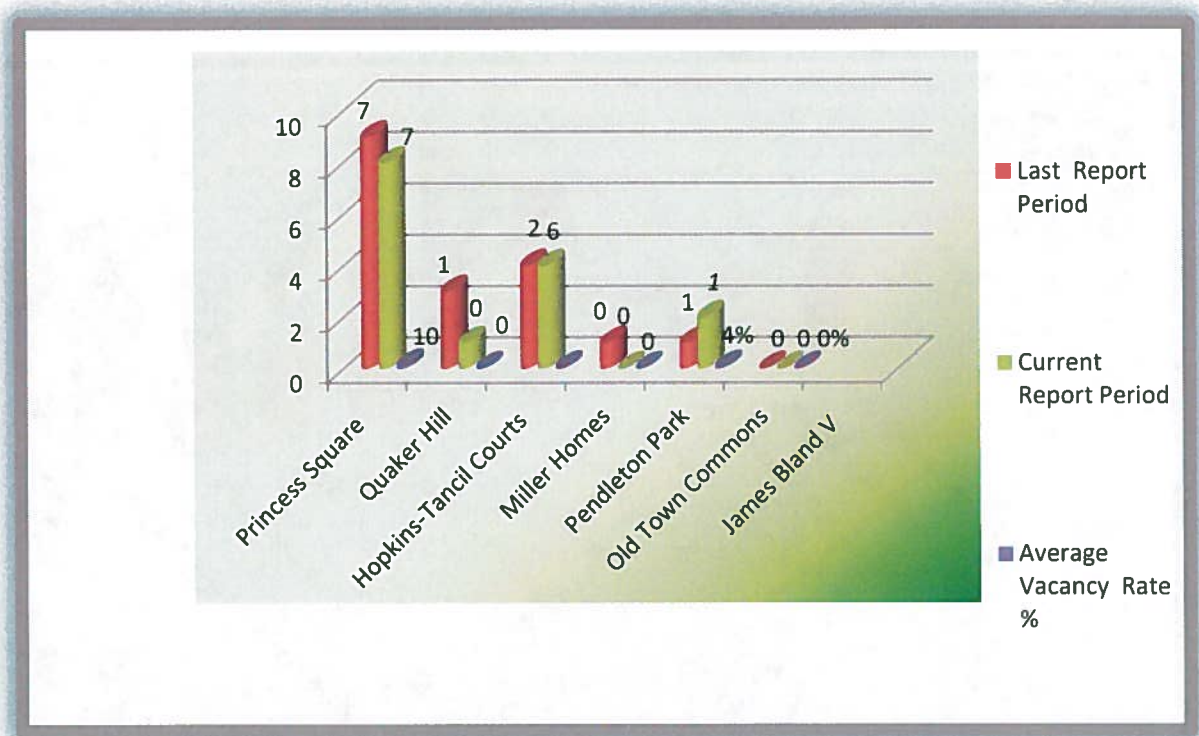
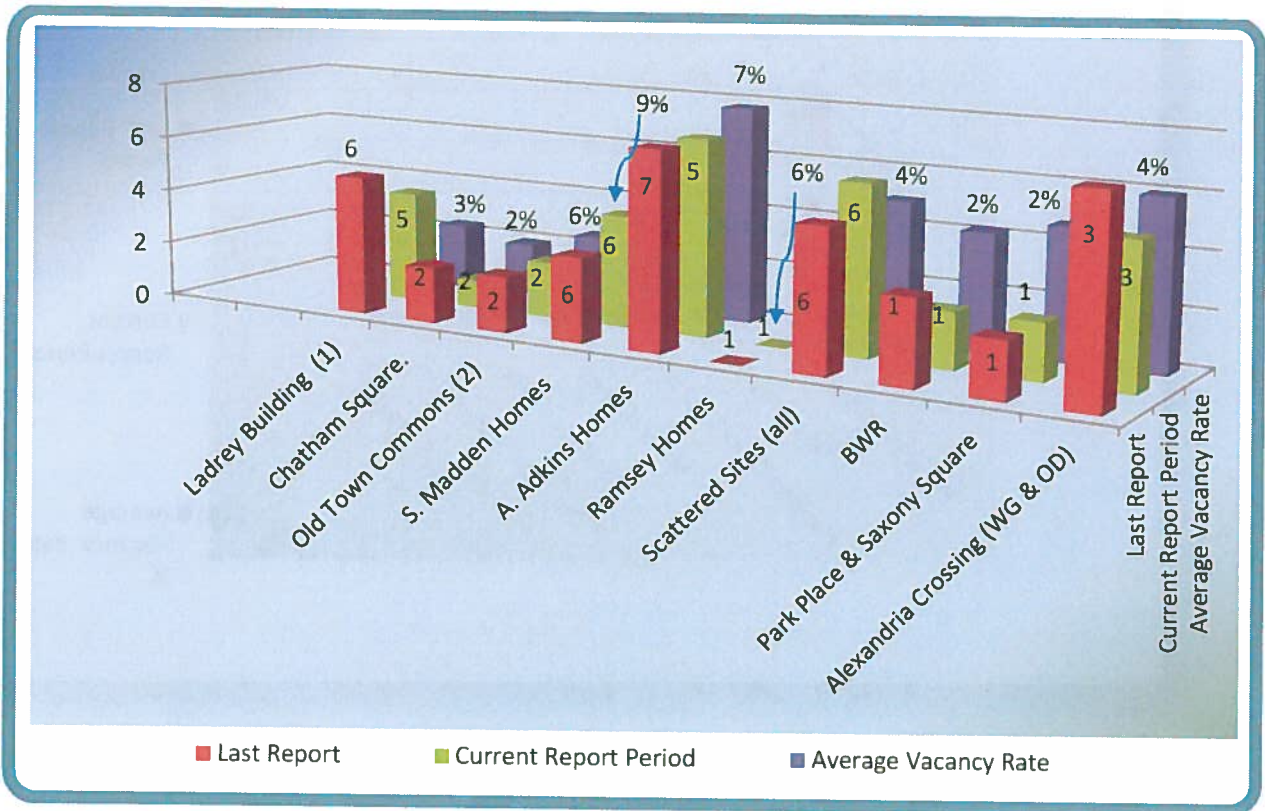


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (August 2015) & Projected Vacancy for next reporting period (September 2015)

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	5	3%	1	0	4
Chatham Square.	52	2	2	4%	0	0	2
Old Town Commons (2)	80	4	2	2%	2	0	2
S. Madden Homes	66	6	6	9%	0	0	4
A. Adkins Homes (3)	90	7	5	7%	2	0	4
Ramsey Homes	15	1	1	6%	0	1	1
Scattered Sites (all)	121	6	6	4%	2	1	4
BWR	48	1	1	2%	0	0	1
Park Place & Saxony Square	43	1	1	2%	0	0	1
Alexandria Crossing (WG & OD)	84	3	3	4%	0	0	2
TOTALS: (4) (values are rounded up/down)	769	37	32	4%	7	2	-
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 (August 2015)



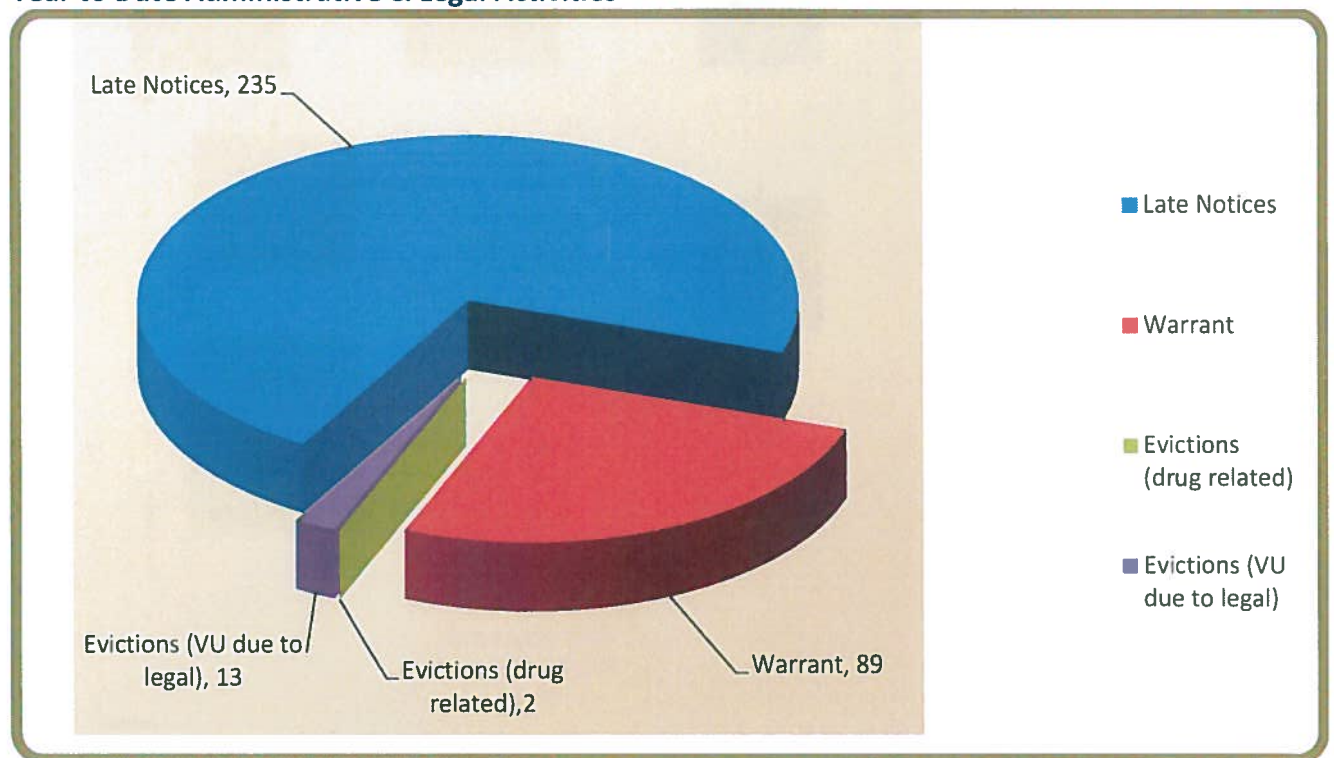
II. Year-to-Date Administrative & Legal Activities

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

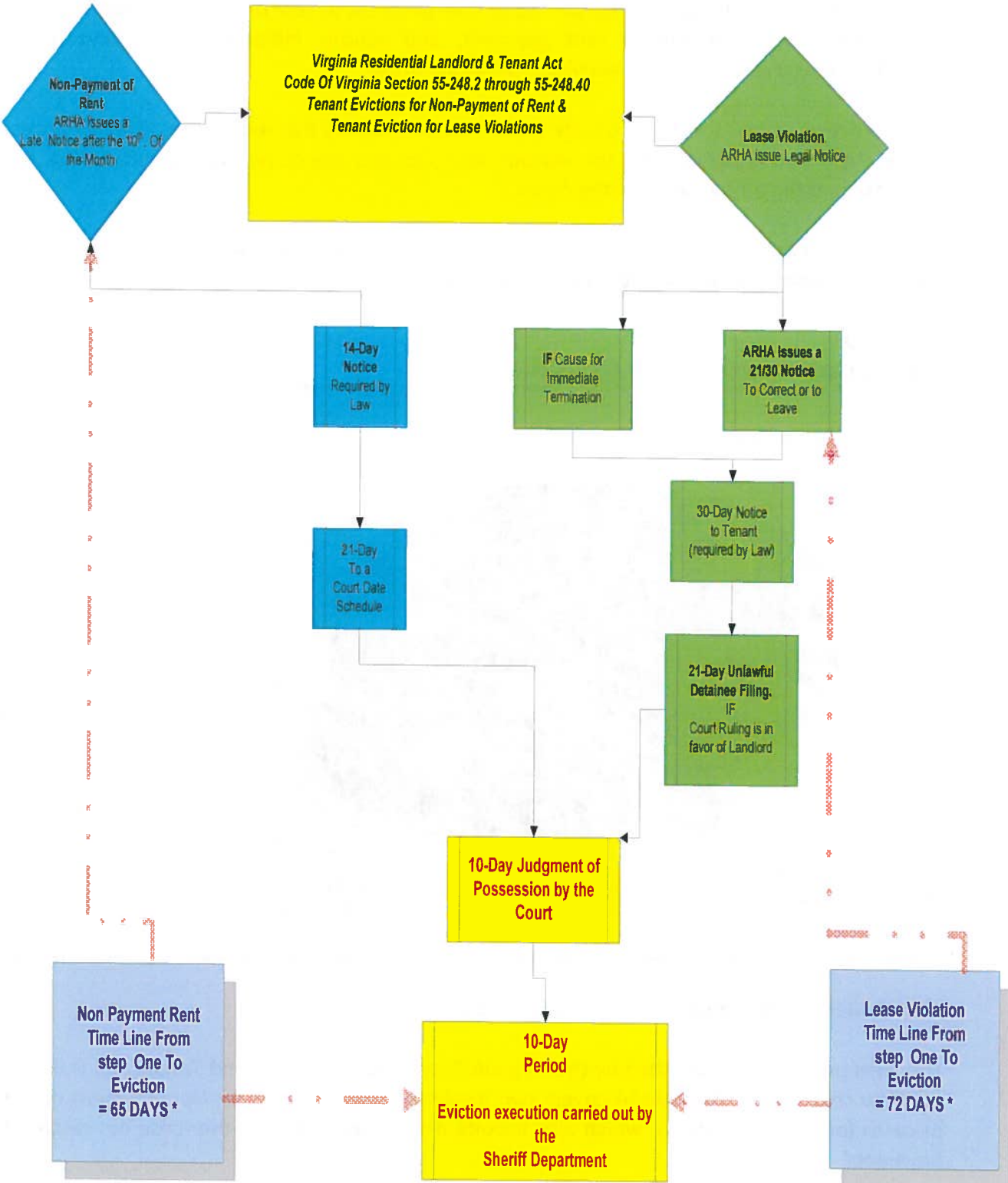


Virginia Residential Landlord-Tenant Legal Process

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*
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Salena Zellers

BUILDING COMMUNITY
PARTNERSHIPS

Roy Priest, Chief Executive Officer

DATE: September 15, 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 78% of the annual contributions contract (ACC) with 98% of the budget authority expended. There were 123 vouchers issued and not under lease at the end of the month. Based on current funding allocations per unit cost is approximately \$1097. There were 9 new leases and 5 end of participations for the month.

The primary focus for the remainder of the year for the department will be to expend the full housing assistance payment budget authority prior to the fiscal year end. Application sessions continue to be held weekly with briefing sessions taking place each alternate week. The application sessions have been expanded to include applicants for all housing programs to include Public Housing and Moderate Rehabilitation. Team members from all housing programs are now working collectively to address all program vacancies to improve the level of efficiency and expedite the eligibility process. The Housing Choice Voucher leasing success rate is still relatively low in comparison to the number of vouchers issued. The majority of vouchers issue continue to be ported into other jurisdictions due to the high cost of living and small number of affordable units available in the City.

This month, the staff presented revisions to the Housing Choice Voucher Administrative Plan to the CEO for approval. An outline of the proposed revisions will be submitted to the Board for review and approval at an upcoming meeting. An updated utility allowance schedule will also be submitted at the next meeting.

Voucher Management System (VMS) Data reported for August 2015

Homeownership	17
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	189
Tenant Protection	94
All Other Vouchers	1168
Total Vouchers	1507
Number of Vouchers Under Lease on the last day of the month	1506
HA Owned Units Leased – included in the units lease above	125
New vouchers issued but not under contract as of the last day of the month	123
Portable Vouchers Administered (Port In)	15
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78
Number of Hard to Housed Families Leased	8

Total ACC	1926
Total Vouchers Allocated	1629
Total Vouches Available	297

*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 August 31, 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	VMS Units	As of	Port Outs	Port Ins	Number of	Number of	Reporting
---------	-----------	-------	-----------	----------	-----------	-----------	-----------

Type	Leased	MM/YY			50058s Required	50058s Reported	Rate
All voucher Funded Assistance	1504	07/15	174	16	1346	1287	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	
1290	3	

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	
894	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	
209	209	

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	
1191	0	



Commissioners:
Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Carter Flemming

Christopher Ballard
 Chyrell Bucksell
 Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 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

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)
<i>Adult (19 and over)</i>	2	2	1	2	68%	44%
<i>Youth (4-18)</i>	6	34	0	4	46%	72%

Ancillary Support:

Support Services	Service delivery numbers (individual count)
Referral services	6
School visits/ PTA meeting	3
Food distribution	138
Clothing distribution	2
Resident Association attendance	7

Finances:

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$592.50	\$3,315.11		\$1,650

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
4	55	77.5	62

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
35	19	61	31

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
87	9	14	8

Referrals/Ancillary Services:

Support Services	Service delivery numbers (individual count)
Health & Medical	213
Financial	4
Daily living skills and entitlements	23
Transportation	609
Enrollments and registrations	2
Sick and shut-in	9
Family planning & Assessments	1

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$238	\$0	\$0	\$0

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
6	7	22	23

Special Notes/Upcoming Events:

- *Center's 43rd Anniversary Celebration, September 16*
- *Annual Senior Appreciation Picnic @ Ladrey Courtyard, September 18*
- *Ladrey High Rise 1st Annual Bake Off, September 23*
- *Men's Day Health Seminar, September 29*

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

Staff: April Collie, Yolanda Littlejohn, Dorothy Mwawasi

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	47					10
Public Housing	48	2	11			46
Housing Choice	51		25			23
Agency wide						4
TOTALS	146	2	36			83

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)	
\$35	\$0	\$0	\$0	
Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
46	\$264,140.96	101	\$18,854.27	\$1,335,886.66

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V		2					
Public Housing	47	34	5		1		34
Housing Choice	49	23	7	1	7	2	21
Agency wide		1					
TOTALS	96	60	12	1	8	2	55

Special Notes/Upcoming Events:

- Supplemental Nutritional Assistance Program Employment and Training (SNAPET) Information Session, September 28th

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: September 22, 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 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”).

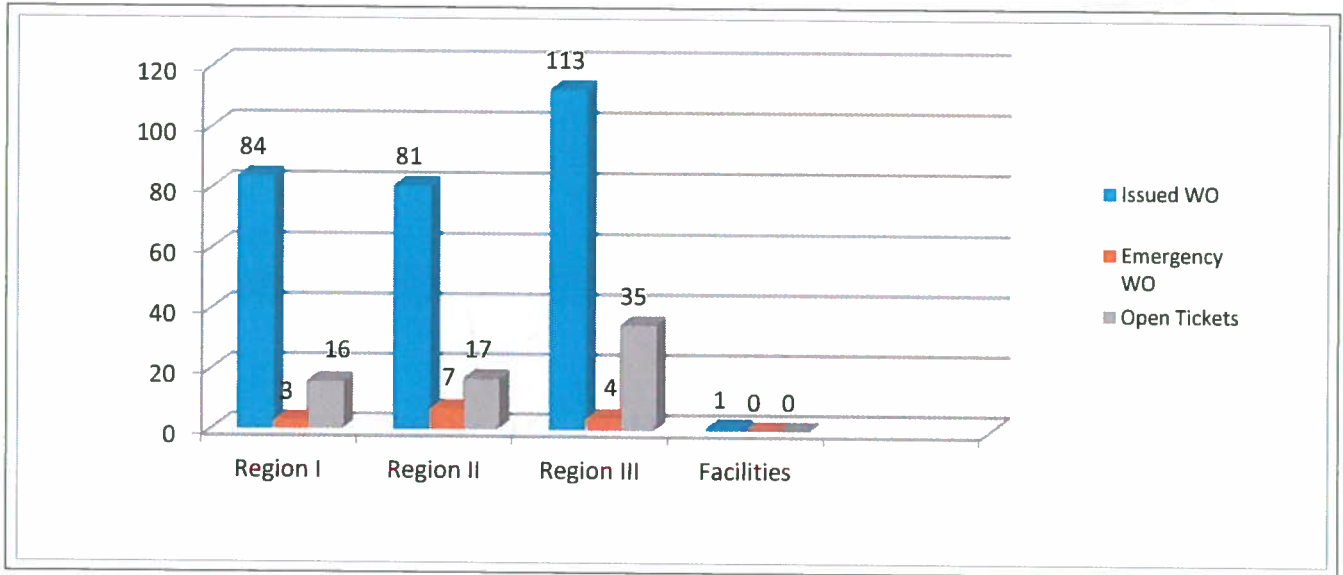
Table I – Reporting Period: 8/1/2015 to 8/31/2015

Issued WO’s	279	Includes all work orders generated during this period
Completed WO’s	207	Includes all work orders completed during this period
Emergency WO’s	14	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	72	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 = 5.76 %
Region II = 6.12 %
Region III = 12.59 %

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, six (6) additional units added for rehabilitation and turnover work. Three (3) 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, no units were placed off-line for substantial rehab.

Other Capital Fund projects include site and building improvements at the Ladrey Building (Security Access System), as well as site work at various public housing developments in Regions 2 and 3, including but not limited to erosion control, preventative maintenance and site security.

DEVELOPMENT

DEVELOPMENT



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Carter Flemming

Christopher Ballard
 Chyrell Bucksell
 Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 16, 2015
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy Priest*
SUBJECT: DEVELOPMENT UPDATE, SEPTEMBER 2015

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Proposals were received from the following potential Partners for the offered Development Sites:

Admin. Bldg.	Hopkins-Tancil	Samuel Madden	Andrew Adkins	Cameron Valley
BozzutoWesley	BozzutoWesley	BozzutoWesley	BozzutoWesley	BozzutoWesley
EYA	EYA	EYA	EYA	EYA
		Clark Realty	Clark Realty	Mission First

The Proposals were reviewed by a six (6) member Evaluation Committee (the “Committee”) that was facilitated by Prime Specialty Consultant, The Concourse Group. All of the teams were interviewed the week of August 24th and the Committee members have submitted their initial scoring to the Procurement Manager. A meeting of the Committee will be held on September 16th to discuss next steps. An update will be provided to the Board in Executive Session.

RAMSEY HOMES

Pursuant to separate discussions between the CEO and the City Manager and Director of Planning and Zoning, staff did not submit a package to the Board of Architectural Review (“BAR”) hearing scheduled for July 22 for an informal Work Session #3 on the current design concept. Now that we are through the City Council appeal of the Permit to Demolish, we will need to plan when to return to the BAR for their endorsement of the development plan.

At its April 22nd hearing, the BAR denied our Permit to Demolish for this project. ARHA staff appealed the BAR decision and on September 12th, City Council heard the appeal. A new history consultant was engaged at a cost significantly higher than the original consultant and the investment proved to be valuable at the Council public hearing. There were over 40 speakers that testified, and a lot of “take away” from the public hearing; Ramsey Homes next steps will be discussed in Executive Session.

LADREY HIGHRISE (4% LIHTC + BOND FINANCING)

Staff has had meetings with a medical services provider related to building out a medical office building on the first floor of Ladrey. This is slowing the schedule for this project slightly while staff researches the zoning impacts (primarily parking related) of adding this facility and the feasibility of sustaining it long-term. While it has slowed us a bit we believe that this is a valuable opportunity for our seniors and, therefore, worth taking the time to explore.

DEVELOPMENT STAFFING

Senior Development Manager. In March, Brandon Mitchell joined the development staff as the Senior Real Estate Development Officer. Brandon is acting as the deputy to the Chief Operating Officer, as it relates to all Project Management efforts.

Mr. Mitchell’s experience includes public-private development partnerships, financial analysis, feasibility studies, debt and equity budget structuring and negotiation, as well as development finance agreements; predevelopment services and entitlements; project tracking and requisition oversight; and innovative sustainability and resiliency strategy and programming.

Previously, Mr. Mitchell served in the Bloomberg Administration as the Development and Resiliency Manager in New York City’s post-Hurricane Sandy rebuilding program; as a Project Manager and Sustainability Coordinator in the Office of the DC Deputy Mayor for Planning and Economic Development (DMPED); and, as Director of Development at Full Spectrum, LLC one of the first green-urban, mixed-use and mixed-income real estate development firms in the country. Mr. Mitchell also has served as a financial analyst and Investment Officer for two pension funds that invest in mixed-use and mixed-income commercial real estate and affordable housing.

Mr. Mitchell holds a BA in History and a Masters in City Planning. He has also earned a certificate in Management and Entrepreneurship from the London School of Economics and Political Science.

Project Management. On September 15th, two Project Managers joined the development team to assist with the projects in progress as well as to be readied for those coming down the pipeline.

Leroy Battle has over twenty years of combined experience in commercial real estate, planning and project management. He developed expertise in providing real estate brokerage consulting services behalf of the GSA and its tenant agencies. Over the years he has closed over seven million square feet in real estate transactions. His transactional experience includes both government tenant and landlord representation for those seeking to conduct business with the federal government including Brookfield Properties, David Nassif Associates, PNC Bank, Kite Realty, and Normandy Real Estate Partners. Mr. Battle has worked with several major real estate brands including CBRE and DTZ (formerly Cassidy Turley). His project management experience includes a successful tenure at the National Institutes of Health where he received a merit award for negotiating NIH’s first public-private sector joint venture with John’s Hopkins University, a 560,000 SF Bayview Research Center Complex, and with KSI Services where he managed large mixed-use projects in the District of Columbia, and Northern Virginia. Mr. Battle holds a BS degree in Landscape Architecture and a Master of City Planning with

concentration in Real Estate Development. He also is certified by the American Institute of Certified Planners as a Commercial Investment Member.

Steven Rothfield brings over 15 years' experience in the development of affordable housing. As a Development Executive at Cornerstone Housing, he developed over 500 homes in four communities utilizing a variety of Federal, State and private funding sources, including HUD HOPE VI, Community Development Block Grants, Low Income Housing Tax Credits, Federal Home Loan Bank's Affordable Housing Program. He also served as Chief Financial Officer of Cornerstone. Prior to this, Mr. Rothfield was Controller at Bowman Consulting Group where he implemented various measures, including a new accounting system that allowed for the firm to grow nationally. In prior positions with Oxford Development and Cardinal Industries, he was involved in the development of market rate multifamily housing. Mr. Rothfield holds two Bachelor's Degrees in Sociology and Accounting. He has also earned a MS in taxation. He is also Certified Public Accountant.

Portfolio Manager. On September 9th, Ms. Dee Dee George joined our team as Portfolio Manager. This is a newly created position and is in keeping with the prior efforts of the development affiliate to create a long-term funding stream for the agency. Ms. George will be the primary point of contact for the investors during and after the completion of the development efforts. She will review the underwriting and the credit commitments and will review quarterly reporting from ARHA on the financials and management, prior to their being submitted to investors to confirm consistency with the underwriting that was agreed to at the financial closing. Ms. George will also be tracking the performance on any project for which ARHA has made a residual receipts loan to ascertain that the project is performing at a level that will insure a payment on the loan. Residual receipts are calculated annually at the time of the audit; however, it is prudent to ascertain the project is performing at a level that will return a payment. Now that interest rates are coming back up, she will also be reviving and marketing the bond program. The first bond issue for Ms. George will be the Ladrey bond issue.

Ms. George is a commercial real estate management executive with over 12 years of experience in Institutional Portfolio Management, Real Estate Performance Reporting and Fund Oversight. Prior to joining AHRA, she was Assistant Vice President of NewTower Trust Company, the Trustees of a \$7.5 billion, private, real estate fund. Before that, Ms. George worked as Senior Analyst in feasibility and real estate analysis for Choice Hotels International and Assistant Research Manager for the CoStar Group. She has earned a BA degree from Siena College and a Masters in Real Estate from Johns Hopkins University.

CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter D. Flemming


Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: September 28, 2015

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary/Treasurer 

SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 605, TO SUBMIT TO HUD THE 2016 ANNUAL AGENCY PLAN.**

ISSUE:

The Quality Housing and Work Responsibility Act of 1998 require that Public Housing Authorities submit the Annual Agency Plan (the "Plan") 75 days prior to the close of each fiscal year. The due date for the 2016 Agency Plan is October 15, 2015.

DISCUSSION:

Effective October 1, 1999, each public housing agency shall submit to the HUD Secretary an annual public housing Agency Plan under Section 511 of the Quality Housing and Work Responsibility act of 1998 (QHWRA).

The 2016 Agency Plan revision includes updates to the current redevelopment plans, the last audited financial statement, and the housing needs reflecting the City of Alexandria Consolidated Plan. Further, it provides an update on the Goals and Objectives, which identify the goals that will enable the ARHA to serve the needs of the low-income, very-low-income, and extremely low-income families for the next five years, and reports on the progress the ARHA has made in meeting the goals and objectives described in the previous 5-years.

Additionally, HUD requires that the Plan is presented to the general public, stakeholders and in consultation with the Residents Council members, and the City of Alexandria, to ensure its consistency with the City's Consolidated Plan. A certification provided by the City asserts that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy.

401 Wythe Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 838-2825 • TDD (703) 836-6425

Staff conducted the HUD required public meetings, as well as a meeting with the Resident Council and the Residents Advisory Board. Public Notices and advertising were placed on the official bulletin Board of the City of Alexandria web site, ARHA web site, and other public locations within the City of Alexandria. The minutes related to the public meetings, Resident Councils and the Resident Advisory Board are recorded in the Plan.

RECOMMENDATION:

The ARHA Board of Commissioners approves the attached Agency Plan, and authorizes Staff to submit the Plan to HUD for review and approval.

FISCAL IMPACT:

There is no fiscal impact.

**THE ALEXANDRIA REDEVELOPMENT AND
HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**APPROVAL TO SUBMIT TO HUD
THE 2015 ANNUAL AGENCY PLAN**

RESOLUTION No. 605

WHEREAS, ARHA is required to submit to the HUD Secretary an annual public housing Agency Plan (“the Plan”) under Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the Annual Agency Plan; and

WHEREAS, ARHA has completed the Annual Agency Plan in consultation with the resident councils and in consistency with the City’s Consolidated Plan, and contains a certification by the City of Alexandria that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy; and

WHEREAS, ARHA has advertised and held public hearing and comments from the public and resident advisory board, which have been incorporated in the Plan; and

WHEREAS, HUD requires that the 2016 Annual Agency Plan be submitted on or before October 15th, 2015;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the “Plan” to HUD, is hereby ratified and approved.

Adopted this Monday, September 28, 2015

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Merrick Malone, Chair

By: _____
Roy Priest, Chief Executive Officer

Its: _____

Its: _____

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS

CRIME AND QUALITY OF LIFE

Chief of Police Earl Cook

CITY OF ALEXANDRIA OVERVIEW As of 9/15/15

Part I Crime Citywide

Crime	2014	2015	Change	%Change
Homicide	4	1	-3	-75.0%
Rape	9	17	8	88.9%
Robbery	94	92	-2	-2.1%
Aggravated Assault	67	114	47	70.2%
Burglary	157	175	18	11.5%
Larceny	1794	1716	-78	-4.4%
Motor Vehicle Theft	198	185	-13	-6.6%
Total	2323	2300	-23	-1.0%

Notes: The most significant numerical increase can be seen in aggravated assaults, which are up 47 incidents.

Part II Crime Citywide

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	713	727	14	2.0%
Drug/Narcotic Offenses	522	485	-37	-7.1%
Disorderly Conduct	96	96	0	0.0%
Driving Under the Influence	226	203	-23	-10.2%
Drunkenness	330	231	-99	-30.0%
Gambling Offenses	2	1	-1	-50.0%
Prostitution	61	8	-53	-86.9%
Liquor Law Violation	397	280	-117	-29.5%
Simple Assault	70	43	-27	-38.6%
Fraud/Forgery/Embezzlement	246	236	-10	-4.1%
Weapon Violations	61	58	-3	-4.9%
All Other Offenses	4157	4361	204	4.9%
Total	6881	6729	-152	-2.2%

Notes: Prostitution offenses have decreased by nearly 87% (or 53 incidents) from this time last year.



SECTOR ONE (OLD TOWN) OVERVIEW

Part I Crime Sector One

Crime	2014	2015	Change	%Change
Homicide	0	1	1	N/C
Rape	2	4	2	100.0%
Robbery	22	24	2	9.1%
Aggravated Assault	26	36	10	38.5%
Burglary	43	41	-2	-4.7%
Larceny	450	482	32	7.1%
Motor Vehicle Theft	40	44	4	10.0%
Total	583	632	49	8.4%

Notes: The most significant numerical increase can be seen in larcenies, which are up 32 incidents.

Part II Crime Sector One

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	183	194	11	6.0%
Drug/Narcotic Offenses	103	65	-38	-36.9%
Disorderly Conduct	20	23	3	15.0%
Driving Under the Influence	61	46	-15	-24.6%
Drunkenness	113	81	-32	-28.3%
Gambling Offenses	2	0	-2	-100.0%
Prostitution	7	1	-6	-85.7%
Liquor Law Violation	118	56	-62	-52.5%
Simple Assault	13	13	0	0.0%
Fraud/Forgery/Embezzlement	64	48	-16	-25.0%
Weapon Violations	16	19	3	18.8%
All Other Offenses	1161	1080	-81	-7.0%
Total	1861	1626	-235	-12.6%

Notes: Liquor law violations and prostitution offenses both showed significant decreases from this time last year, decreasing by 52.5% and 85.7%, respectively.



SECTOR TWO (DEL RAY) OVERVIEW

Part I Crime Sector Two

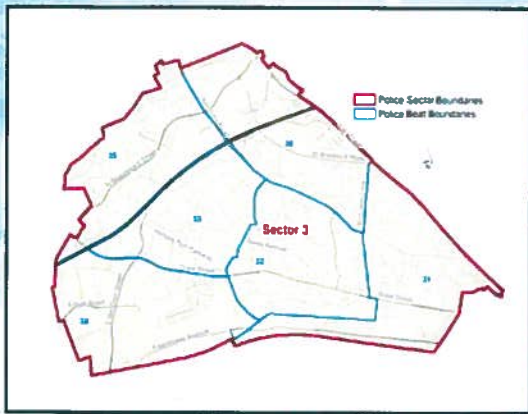
Crime	2014	2015	Change	%Change
Homicide	2	0	-2	-100.0%
Rape	2	3	1	50.0%
Robbery	26	20	-6	-23.1%
Aggravated Assault	12	25	13	108.3%
Burglary	42	37	-5	-11.9%
Larceny	404	362	-42	-10.4%
Motor Vehicle Theft	28	33	5	17.9%
Total	516	480	-36	-7.0%

Notes: The most significant numerical and percentage increase can be seen in aggravated assaults, which are up 13 incidents (108.3%).

Part II Crime Sector Two

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	118	125	7	5.9%
Drug/Narcotic Offenses	78	57	-21	-26.9%
Disorderly Conduct	30	22	-8	-26.7%
Driving Under the Influence	57	44	-13	-22.8%
Drunkenness	83	55	-28	-33.7%
Gambling Offenses	0	0	0	N/C
Prostitution	0	0	0	N/C
Liquor Law Violation	114	66	-48	-42.1%
Simple Assault	9	9	0	0.0%
Fraud/Forgery/Embezzlement	58	71	13	22.4%
Weapon Violations	12	6	-6	-50.0%
All Other Offenses	720	781	61	8.5%
Total	1279	1236	-43	-3.4%

Notes: The most significant numerical increase can be seen in fraud/forgery/embezzlement cases, which are up 13 incidents.



SECTOR THREE (WEST END) OVERVIEW

Part I Crime Sector Three

Crime	2014	2015	Change	%Change
Homicide	2	0	-2	-100.0%
Rape	5	10	5	100.0%
Robbery	46	48	2	4.4%
Aggravated Assault	29	53	24	82.8%
Burglary	72	95	23	31.9%
Larceny	940	861	-79	-8.4%
Motor Vehicle Theft	130	108	-22	-16.9%
Total	1224	1175	-49	-4.0%

Notes: The most significant numerical increase can be seen in aggravated assaults, which are up 24 incidents (almost 83%).

Part II Crime Sector Three

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	412	405	-7	-1.7%
Drug/Narcotic Offenses	337	346	9	2.7%
Disorderly Conduct	46	50	4	8.7%
Driving Under the Influence	102	104	2	2.0%
Drunkenness	132	94	-38	-28.8%
Gambling Offenses	0	1	1	N/C
Prostitution	54	7	-47	-87.0%
Liquor Law Violation	160	153	-7	-4.4%
Simple Assault	48	21	-27	-56.3%
Fraud/Forgery/Embezzlement	124	115	-9	-7.3%
Weapon Violations	32	32	0	0.0%
All Other Offenses	2256	2455	199	8.8%
Total	3703	3783	80	2.2%

Notes: The most significant decrease can be seen in prostitution, which decreased by 47 incidents (87%).

COMMUNITY POLICING / ENGAGEMENT

- James Bland has shown an overall decrease in all offenses YTD. The only Part 1 offense that showed any increase was sex offenses (one this year compared to zero last year).
- Hopkins-Tancil has had an increase in Part I crimes by two incidents (one robbery and one larceny). Nuisance crimes decreased by 33.3% overall.
- Inner City has seen a high increase in total crime (up 53 offenses (or 38.7%) overall. Larcenies (up 22 offenses), assaults (up 9 offenses), burglaries (up 4 offenses) and disorderly conduct (up 5 offenses) have been major contributors to this increase. Nuisance crimes saw no total change from 2014 to 2015.
- Crime in Arlandria is down by nearly 12% overall. Part 1 crime remained the same from 2014 to 2015 in total. However, there was an increase of nine assault offenses this year. Nuisance crime decreased drastically in Arlandria (nearly 30%).
- Both Part 1 and nuisance crimes in Andrew Adkins remained stable or showed decreases. The only increase in Part 1 offenses was a single homicide.
- Chatham Square saw a decrease of one offense in total, with no other significant activity to report.

CURRENT CRIME TRENDS

Aggravated Assault YTD Update – Alexandria has witnessed a 73.1% increase in aggravated assaults, or 49 offenses. The increase was reported within each Sector individually as well, notably Sectors 2 and 3. Within approximately the last month, a -44.0% decrease in aggravated assaults, or -11 offenses, has been seen compared to the previous month.

Burglary YTD Update – Alexandria has witnessed a 12.3% increase in burglaries, or 19 offenses Citywide. The main contributors to this increase are commercial burglaries and storage shed/other burglaries, however all burglary types showed an increase during the last month.

The Connection

- [Sign in](#)

Tuesday, September 22, 2015

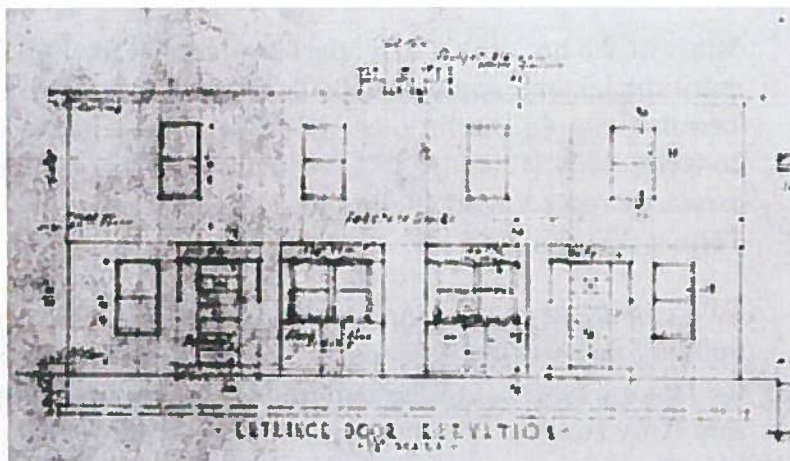
Communities ▾

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Votes

Tear Downs in Alexandria

Council approves demolition of 226 The Strand, overturns decision to preserve Ramsey Homes.



Ramsey homes today (left) and the original designs from 1941.

By [Vernon Miles](#)

Thursday, September 17, 2015

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Two Board of Architectural Review appeals to the City Council questioned whether historic merit justified demolition. Despite two different and controversial discussions, the end results were the same: Ramsey Homes and 226 The Strand are coming down.

At the City Council meeting on Sept. 12, the chambers were crowded with advocates and opponents of the two buildings' demolition. The first discussion centered on 226 The Strand, a building on the Waterfront near the Robinson Terminal South and Indigo Hotel developments. The building is currently in disuse and disrepair. Following a 3-2 vote by BAR in favor of demolition, local residents filed an appeal to have the BAR's decision overturned.

Catherine Miliaras, an urban planner, represented the preservation section of Planning and Zoning during both discussions.

“The Waterfront Plan noted that the building had lost its cultural significance,” said Miliaras. “The current building is from 1940s and ‘50s. Very small interior portions contain 19th century brick. Much of that brick has been reused and stuccoed. The BAR conditioned approval on requirement of developer to dismantle the building to be placed in City Facility.”

Whereas past developments were largely opposed by a vocal group of Waterfront residents, reaction towards the demolition of 226 The Strand was more mixed. Even among the building’s defenders, it was acknowledged that the current building isn’t the most beautiful structure in Old Town. Mark Mueller, who spoke regarding both 226 The Strand and Ramsey Homes, urged the City Council to look beyond the building’s current condition and see its potential.

“It’s an ugly building now, but take off that stucco and there’s brick behind it,” said Mueller. “We can celebrate Alexandria’s maritime history. Think of that as a potential maritime museum. I’m not advocating preserving it in its existing condition, but let’s get creative. With this and with Ramsey homes, there’s a double standard where you hold the residents to one standard and the developers to another, and that’s just wrong.”

Many of the building’s defenders argued that the building represented an “authentic” link to the city’s maritime history, some directly contrasting it with recent EYA development plans for Robinson Terminal South. But for other Old Town residents, it was precisely the same comparison that drew concern. Amy Houten, a local resident, said that she believed the defense of 226 The Strand was primarily rooted in an attempt to stall construction on other nearby developments, like Robinson Terminal South.

“We can preserve the character of Alexandria in numerous ways, I don’t think we need to do it with a building that sits in a floodplain that has studies documenting that it needs mitigation, particularly if the historic material of the building we are talking about is on the bottom portion of the building,” said Amy Houten. “I understand that you want to preserve history and the historic character, I do too, it’s one of the reasons I moved here, but that building is not one of the reasons I stay here.”

Even among some of the area’s past vocal opponents of the Robinson Terminal South development plans, there was some uncertainty.

“We have to pick our battles here,” said Dino Drudi. “The waterfront has been one enormous battle ... there has been an enormous polarization. Some folks are fighting every step of the way, tooth and nail, and it’s quite understandable that they’re doing so. But I don’t think this is the right one to fight over. I agree with the BAR and that there are a variety of viewpoints, but I don’t see anything so earth-shattering about this building that it needs to stay.”

With little discussion, the City Council voted unanimously to uphold the BAR’s decision.

THE DISCUSSION of 226 The Strand was a prelude for the battle of Ramsey Homes. The Alexandria Redevelopment and Housing Authority (ARHA) was denied an application to demolish the homes by the Parker-Gray BAR in April of 2015 in a unanimous vote. ARHA appealed the decision to City Council, hoping to tear down the existing buildings to construct new affordable housing units. Discussion of the Ramsey Homes development, though similar in some ways to the 226 The Strand development, elicited a much higher level of emotion and controversy.

The discussion centered around questions of the buildings architectural and cultural significance to the

surrounding area. The four, two-story buildings were originally built in 1941 as housing for African-American defense workers. It was purchased by the city in 1953 and was part of the establishment of the Parker-Gray District in 1984. The establishment of the Parker-Gray neighborhood as an official district of the city was intended to preserve the residential and low-scale character of the area in the face of increasing development pressure driven by the nearby Braddock and King Street metro stops. In their research of the buildings, Miliaras said that city staff found the buildings to have cultural significance but not architectural significance. Anna Moss from Thunderbird Archeology, however, noted that the buildings had undergone substantial changes since the 1960s and that the current structures did not reflect the original architectural designs. Duncan Blair, an attorney representing ARHA, acknowledged that the buildings bear cultural significance, but said that this history could be memorialized elsewhere. The more pressing issue, ARHA CEO Roy Priest said, is that even with substantial rehabilitation, the buildings can not meet current accessibility codes, which puts ARHA at risk of losing its housing subsidies.

“The board concluded that the only viable and sustainable option is demolition and redevelopment,” said Priest.

But the conversation turned back towards ARHA, with some on the council questioning the organization’s role in allowing the buildings to degrade to the conditions described.

“You opened your comment by saying that sanitary conditions and conditions overall would not meet HUD standards, so that begs the question: why has ARHA allowed these properties to get to that level of condition anyway?” asked Councilman Paul Smedberg, which was met with applause by the audience.

“We have continued to invest money far in excess of the monies we receive from our rents from our tenants,” said Priest. “We expend more money for our capital investment. ARHA receives one allocation of capital funding each year that we must use to allocate to all 23 of the properties that are designated as public housing.”

While ARHA spends 4 percent of its funding on Ramsey, Priest noted that the buildings only contain 2 percent of ARHA residents. Simply put: maintaining the buildings is not financially feasible. On further questioning by the council regarding allegations of mismanagement, Priest countered that space constraints at the location do not allow ARHA to install amenities like washing machines and air conditioning units. However, while questions of ARHA’s management would continue throughout the afternoon, Councilman John Chapman steered the conversation back towards the basis of the BAR’s decision.

“We’re here to discuss historical significance today,” said Chapman. “These are questions and conversations that do need to be had, I think everyone knows that, but the focus of this appeal ... Why is this something we should keep or let be demolished? Let’s focus on that.”

Despite the fact that the BAR and council decision cannot focus on what type of building would go in a potential-demolition’s place, much of the discussion from the public centered around the question of whether current and future affordable housing needs merited the destruction of a piece of Alexandria’s past.

Robert Eiffert from Alexandria’s Commission on Aging and Joseph Valenti from the Economic Opportunities Commission both voiced their organizations’ support for the demolition, motivated primarily by the need to secure more affordable housing for the city.

“Fiscally, it makes no sense to expect continued maintenance of units that failed to meet city codes a decade ago,” said Valenti.

Shaquana Walker, a resident of Ramsey Homes, spoke out in favor of their redevelopment.

“I’ve lived there for 10 years,” said Walker. “The structures of these buildings have lived their useful life. In the 1940s, these buildings were built with the purpose that they served: housing the working class. In 2015, they still serve working families. ... It’s hard to think that the idea of historical relevance outweighs the idea of a standard of living in 2015.”

But for other local residents, the potential demolition of Ramsey Homes represented exactly why the Parker Grey Historic District was established in the first place.

“The Parker Grey Historic District was specifically designed to protect housing against pressures of development,” said Heidi Ford, secretary and a past-president of the West Old Town Citizen’s Association.

The Parker Grey District BAR was represented by Phillip Moffat, who said he understood the tough decision the council faced.

“I’m sure it feels like you’re having to decide between affordable public housing and historic preservation, but the decision is not ultimately about that,” said Moffat. “It is simply about whether a proposal that has been offered by one body meets six criteria [for preservation].”

Ultimately, Moffat said the buildings meet the conditions that make it historically and culturally significant to the area.

“We think this series of structures helps us understand and interpret public housing in the United States ... we think it also helps explain the history of African Americans participating in the wartime effort despite laboring under segregation. The condition of a building does not justify demolition.”

Like Chapman, Moffat tried to steer the conversation back towards the core of the discussion.

“It’s not just about public housing, it’s about Parker Grey,” said Moffat in defense of the BAR decision. “We have lost most of the civic buildings that are part of that community ... We took the same criteria and we weighed historic and cultural significance much less [than other communities]. That’s the way we treated these buildings for 20 or 30 years, it’s why we have so few of them right now.”

Moffat asked if a plaque was enough of a substitute for cultural significance to merit the demolition of the buildings in question, and followed up with a proposal that only two of the neighborhood’s four buildings be demolished if the appeal was granted. The compromise was popular on the City Council, though there was some question of whether they would be able to enforce this compromise once the council granted an appeal to the demolition permit.

“I know what it means to not be able to see the home you grew up in,” said Chapman, who grew up in the area, “but I also understand the real history of public housing. Public housing is not meant for generational housing, it is temporary housing so people can get back on their feet. In this country, we have always had turnover of housing to improve [conditions]... The main factor in public housing is not the building, it is the people. It is the people who pass through the doors, the people that raise their families there. Being tied to buildings does not work for public housing... I do think we have let other things get in the way of what our one question was, what our one decision was.”

The City Council told staff to continue to work with ARHA on the development plan and a potential hybrid arrangement, ultimately overturning the BAR decision in a 5-2 vote.

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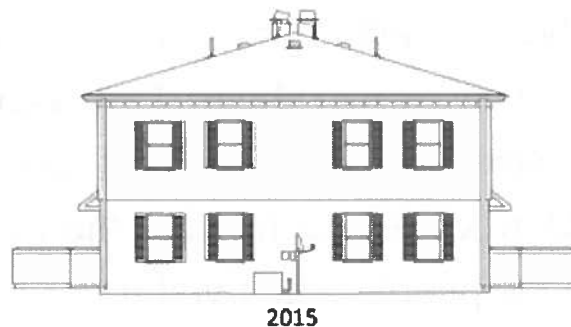
September 16, 2015

City Council Votes to Demolish the Ramsey Homes

In recent years in Alexandria, there has been a wonderful effort in terms of commemorating black history. The building of the Freedman's Cemetery Park, programs at the Alexandria Black History Museum and the Charles Houston Rec Center, the publication of the book - Beacons of Light, and new historical signage, all demonstrate the city cares in these matters.

But when it comes to saving an historical asset, the fate of the Ramsey Homes, you'll have to forgive me for feeling a bit jaundiced.

On Saturday afternoon, the City Council voted 5 to 2 to allow the demolition of the Ramsey Homes. They consist of 15 public housing units in the historic Parker Gray neighborhood. A standout feature is their hipped-roofs, quietly evoking a sense of Georgian architecture.



If the majority of the Ramsey Homes residents are pleased with this, then that would make me feel much better. If not, then this decision seems like a really bad one.

The case for saving this property was eloquently made by a variety of speakers at the meeting. Council certainly did do diligence, as they heard testimony and deliberated for over 5 hours.

I won't go into the arguments for saving the Ramsey Homes. They've been made eloquently by a handful of Letters to the Editor in the local papers.

Folks like myself wrote to the Board of Architectural Review, who voted unanimously not to demolish.

All that was not enough.

If there is one thing Alexandria stands for, it's saving the built community. In the 60s, during the sweep of urban re-development, downtown became a battleground when the city proposed demolishing more than a dozen blocks on and near King Street. In the end, three blocks on King went down, the others were saved. A paradigm and a ethos were born, and through the years in Old Town, saving and improving upon historic assets has been a way of life.

The passion for trying to save an historical asset was seen in this case, too. The 5 to 2 vote, however, suggests there are two different standards in the city. Old Town's historic assets are sacred. Parker-Gray, seemingly not as much.

There's another angle to this issue, one that has apparently not been discussed or even known about. I've been reading a book titled, "Domicide, The Global Destruction of Home" by J. Douglas Porteous and Sandra E. Smith.

"Domicide" is defined as the willful destruction of homes that cause suffering to the people who lived there.

Case studies of domicile during urban renewal in the 1960's showed that forced removal caused both social disruption and personal trauma. The authors note, "the loss of close spatial links with friends and relatives and a loss of a feeling of enclosure were very apparent." After the forced move, the former residents said things like, "I felt like my heart was taken out of me." The grief syndrome included depression and health problems.

In his 2012 study, "Expulsions from public housing: The hidden context of concentrated affluence," Tom Slater (Institute of Geography, School of GeoSciences, University of Edinburgh, Drummond Street, Edinburgh EH8 9XP, Scotland, United Kingdom) wrote:

Human beings have no choice but to occupy a place in the world, and more often than not develop strong emotional ties to that place, so being displaced by external forces – having that place taken away, given to someone else, or bulldozed – is among the most appalling of social injustices.

By focusing, at last, on the voices of those who live (or have lived) in public housing, we encounter a compelling view from below that is wildly at odds with the view from above (ex- pressed by, inter alia, politicians, think tanks, journalists and some scholars) that public housing is nightmarish, obsolete and best torn down.

I wonder if those who voted for and cheered this decision have ever spent anytime walking around the Ramsey Homes and thought about what its residents feel about the place they call home. Just steps from the resident's backdoor lies the Alexandria Black History Museum, the Charles Houston Rec Center, black-owned businesses, and I'm guessing they have friends and maybe even family within walking distance.

I want to be clear where I stand on this issue. A lot has been torn down around Parker-Gray and a lot more will be (in some ways, that's another argument not to demolish these historic homes). That's ok by me, those were non-contributing buildings mostly, and we need new residential and such. I was also pleased to see the Waterfront Plan approved. I am not against re-development, and I know we need more affordable housing in Alexandria.

But when I walk around Old Town, I see a magnitude of buildings that provide that strong connection to the city's roots and past. Parker-Gray, way, way less. In fact, I find it very odd and puzzling why the City named the re-development there the Braddock Road Plan and not the Parker-Gray Plan. True, the technical boundaries of the historic neighborhood end around Oronoco Street. But, by extension, the blocks northward are connected to the lives of African Americans past and present.

Within just a few blocks of the Ramsey Homes on the east side of Washington Street lie two buildings that are currently being gutted as part of their

conversion to new upscale residential. One is the old "Cotton Factory" at N. Washington and Pendleton (near Trader Joes), and the other is the former Alexandria Health Center at N. St. Asaph and Pendleton (next to the Old Town School for Dogs). Their adaptive re-use will help maintain the character of the build community and will save the two historical assets.

Next year, new residents will move in to these places, their lives moving up and moving on.

On the other side of Washington Street the story is much different. What I wonder, and what we as citizens of Alexandria have to ask is -- Where will the residents of the Ramsey Homes be living? How will they be affected by the willful destruction of the place they called home? What will their emotional reactions be?

It's great to commemorate history. It's better to guide it in the right direction. The City of Alexandria needs to look into the issue of domicide and how it affects its citizens. Black lives really do matter.