



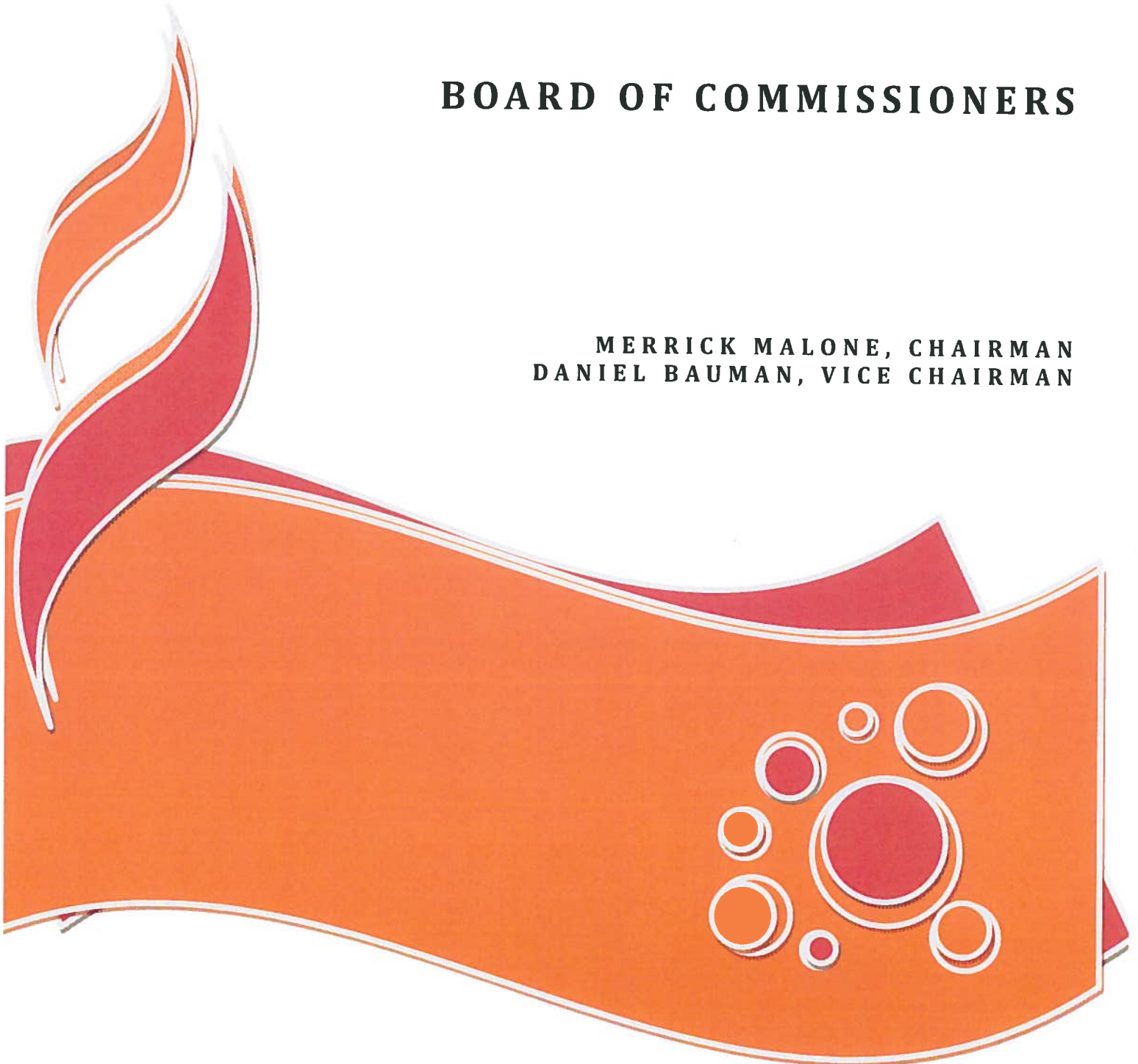
Monday, October 26, 2015

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

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



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

Michelle Millben
Commissioner

Peter Kleeblatt
Commissioner

Salena Zellers
Commissioner

Roy O. Priest
Secretary-Treasurer

October 26, 2015

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

Re: Monday, October 26, 2015 Regularly Scheduled Board Meeting

Dear Chairman Malone:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, October 26, 2015 at 7:00 p.m., ARHA 401 Wythe Street (*West Conference Room*), Alexandria, VA 22314. There are two Consent items 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, OCTOBER 26, 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, September 28, 2015
4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, October 26, 2015
5. **CONSENT DOCKET**
 - 5.1 ***VOTE TO APPROVE RESOLUTION NO. 606, 2015 UTILITY ALLOWANCE SCHEDULE***
 - 5.2 ***VOTE RESOLUTION NO. 607, REVISION OF THE 2015 APPLICABLE PAYMENT STANDARD FOR THE HOUSING CHOICE VOUCHER PROGRAM***
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, SEPTEMBER 28, 2015

7:00 P.M.

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

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:10 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, City Office of Housing staff and community citizens.

Chairman Malone welcomed Commissioner Millben's return to the Board and informed the audience that Commissioner Millben previously served on the ARHA Board but had to terminate her service when she was selected to serve in a position at the White House.

Chairman Malone called for the public comment related to the Agency Plan.

Alexa Mavroidis and Doris Raye represented the Independent Center Northern VA. Ms. Mavroidis commented that ARHA should mention accessibility in its mission statement. She further stated that there's a letter from Housing Urban Development (HUD) allowing PHA's to give a preference for persons making a transition from nursing facilities into independent living. She noted that ARHA currently doesn't have such a preference. Ms. Raye also advocated for persons moving out of nursing facilities; and ARHA's creation of a preference for those persons to be housed. She was also complimentary of ARHA's past performance in the development of fully accessible units.

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.

Ms. Hines, stated it has come to her attention, that some Commissioners feel that Mrs. Lambert is telling me what to say, at these meetings, to make her office staff look good. I am here to tell that is not true! I do my own observations, with the help of the Advisory Board & Floor Captains. If I see anything going wrong, I will report it to Mrs. Lambert, Officer Griffin or any of the ARHA staff that needs to know.

Mrs. Lambert was nice enough to type this up for me for your Board meeting and I would like to take the time to thank her publicly. This is the same thing I ask Commissioner Flemming to do for me at my Advisory Board Meetings, and she does the minutes. Commissioner Flemming we appreciate all that you do. Do you all really think, I need someone to tell me what to say?

For those who don't believe, everything is really running smoothly at Ladrey; let me share with you that they are.

The ARHA Development Team comes monthly to our Advisory Board Meeting, to discuss the plan for the building and ask questions.

Officer Griffin recently barred three more people from the building. I also want to thank him publicly, even though he is not here.

The second Thursday of the month food distribution is going well. We do not only feed individuals in the community, but the Advisory Board now has at least three churches taking the leftovers to feed the homeless. My husband and Billy Baker help to deliver food. Both of them are on the Advisory Board.

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 – greeted the Board of Commissioners. Ms. Gayden mentioned the Resident Association has been making process with reorganization to increase overall resident engagement. Resident meetings took place at ARHA on Wednesday, August 25th and September 23rd. Residents left with knowledge of how to actively lead in the redevelopment of their homes, they were also challenged to be active by exercising their fight to vote. The resident association has also discussed creative ways to help with neighborhood cleanup and housekeeping.

Residents will have a chance to register to vote at the next resident association meeting scheduled Thursday, October 8th at ARHA. In the meantime the association has begun out outreach to encourage full participation. The resident association looks forward to being a part of the FACE parent support group, and food workshops that will be taking place at ARHA soon.

One Commissioner inquired about how information is disseminated to the residents. Joyce Rawlings commented from the audience that residents could be given a flyer at recertification to explain what the Resident Council offers and to encourage participation. Margo Hurd then offered to deliver flyers door-to-door and noted copies of the flyer could also be located at ARHA office.

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. Commissioner Flemming moved to accept the minutes; the motion was seconded by Vice Chairman Bauman. The motion was approved with (7) 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 Flemming moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Ballard. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report as of Monday, September 28, 2015.

ITEM 5. CONSENT DOCKET:

No items submitted

5.1 VOTE APPROVAL OF RESOLUTION NO. 605, TO SUBMIT TO HUD THE 2016 ANNUAL AGENCY PLAN.

Chairman Malone requested a motion to approve Resolution 605. Commissioner Flemming moved to approved Resolution 605; seconded by Commissioner Sandberg. The motion was passed by (7) Yeas; (0) Nay; (1) Abstention.

ITEM 6. ACTION DOCKET:

No item submitted

ITEM 7. OTHER BUSINESS:

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

A motion was made by Vice Chairman Bauman and seconded by Commissioner Sandberg and unanimously adopted to convene in Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:29 pm.

At 8:44 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 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 (8) yeas to (0) Nays.

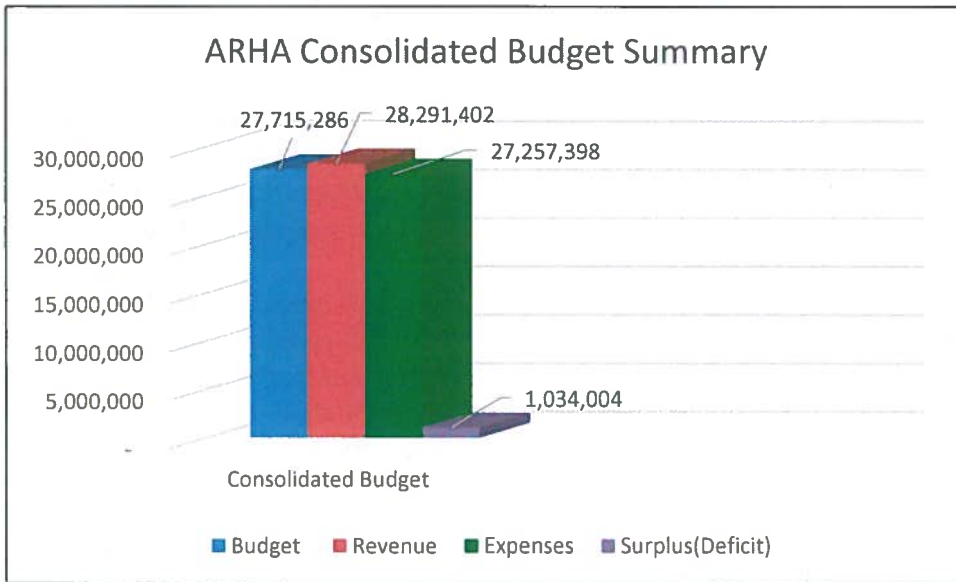
Chairman Malone adjourned the meeting at 9:38 pm.

FINANCE

FINANCE

ARHA FINANCIAL STATUS FOR THE PERIOD ENDING SEPTEMBER 30, 2015

Consolidated Budget



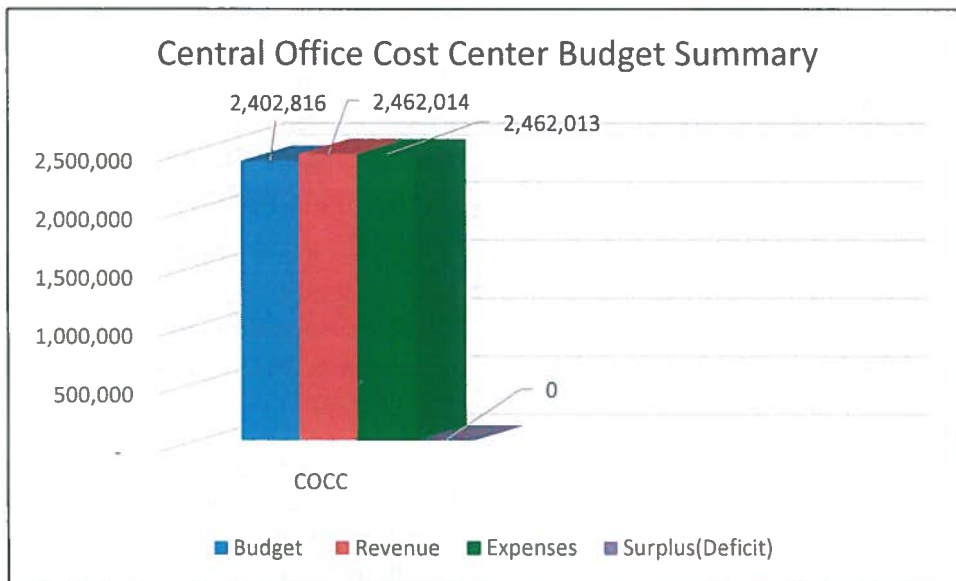
For the period ending September 30, 2015, ARHA generated net restricted reserves of \$1,034,003.

Revenues were \$576,117 or 2% above our budget projection. We exceeded our revenue projections on reserves needed for the COCC and HCVP because of lower than planned office rent projections and higher Admin fee costs respectively. Revenue that was under the projected budget by more than \$50k was in the Other Income (\$88,392 or 18%).

Expenses were \$457,887 or 1.6% lower than budgeted. Expense that were over the budget projections by more than \$50k were Ordinary Maintenance & Operations (\$332k or 13%) as a result of higher than projected costs in AMP's 3, 4, 5, 6, 7, 9, 10, Miller Homes, Hopkins Tancil, Princess Square, and HCVP; HAP expense (\$202,944 or 1%).

Expenses were \$457,887 or 1.6%

Central Office Summary

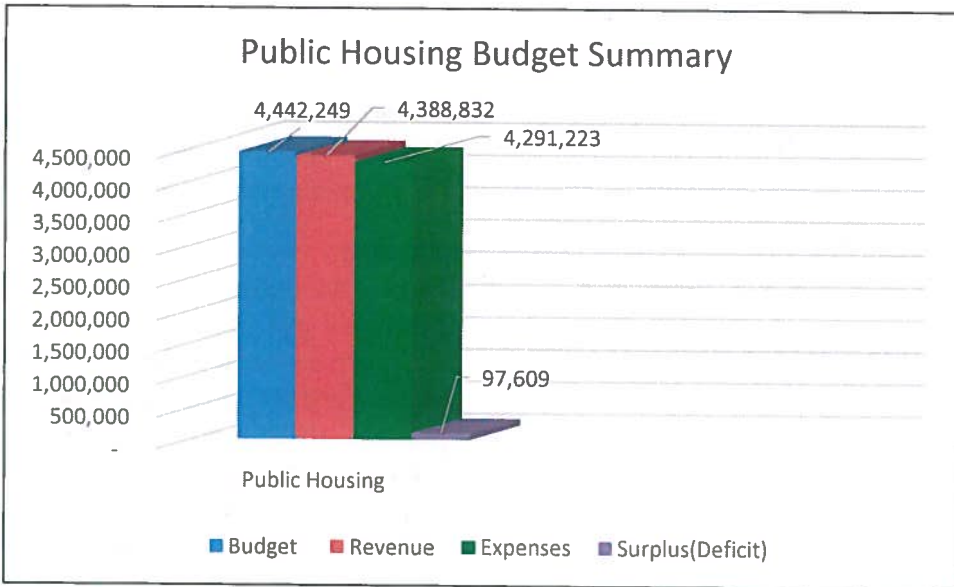


Overall revenues and expenses were \$59,197 or a 2% variance from budget. Consistent with prior period reports Reserve Transfers is above our anticipated projections yet we expect the gap between budget and actual to continue to decrease in the 4th quarter. We do not expect to exceed the budgeted reserves needed at the end of the year. Revenue that was under the projected budget by more than \$50k was Other Income (\$94,583). The reason reserves were higher than projected and other income was less is because of the delay with

charging rental income to the various programs operating at 401 Wythe Street.

The only expenses over by more than \$50k was Ordinary Maintenance and Operations which was \$92k over the projected amount because of one-time costs associated with 401 Wythe Street improvements

Public Housing Summary



Properties include: Ladrey, Andrew Atkins, Samuel Madden, Ramsey, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase 1, James Bland Phase II, and James Bland Phase IV.

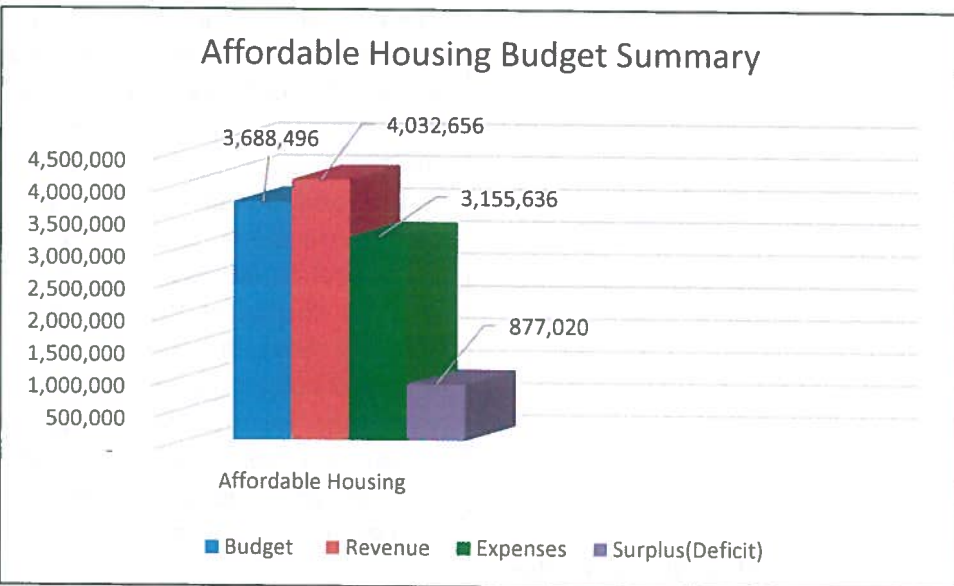
Revenue were \$53,417 or 1% less than budgeted mainly due to grant funding and operating subsidy being under budget by \$19k and \$37k, respectively.

Expenses were \$151,026 or 3% less than budgeted, the most significant amount of the savings is in administration, utilities, and general expenses.

Staff will continue to monitor and manage costs based on actual funding.

Among our PH properties, 5 AMPs yielded restricted reserves of \$129k and 6 AMPs produced net losses in the amount of \$321k. Asset Management is aware of the operating losses and is focusing on reducing expenses without compromising delivery of services or general maintenance of the properties. A significant amount of focus is on the LIHTC properties and confirming expenses are being properly allocated.

Affordable Housing Summary



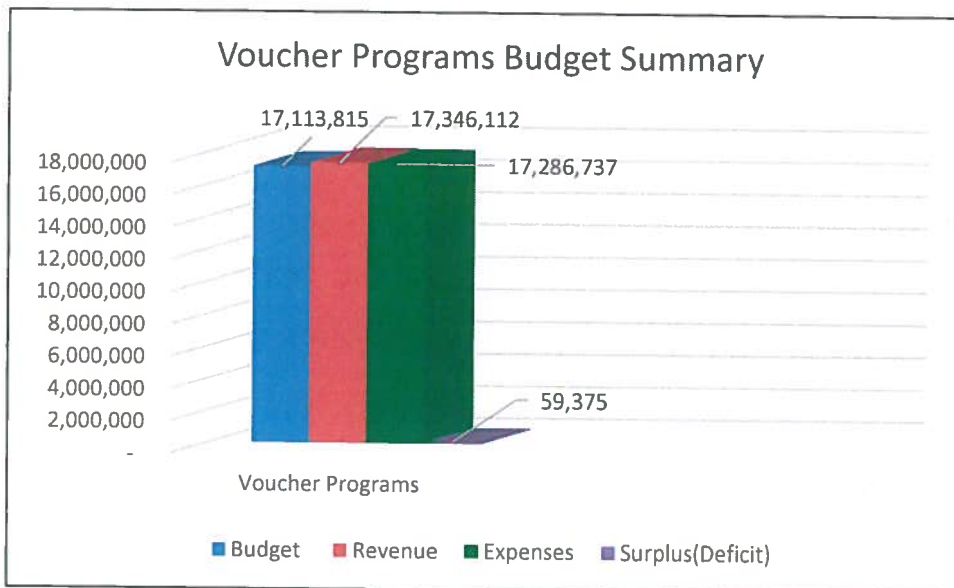
Properties include: James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park.

Revenues were \$344k or 9% more than budgeted due to dwelling rents and other income being higher than projected at OTC V, Hopkins Tancil and Quaker Hill.

Expenses were \$532k or 14% less than budgeted mainly due to not transferring budgeted reserves at Pendleton Park and Quaker Hill which total \$467k.

Among our affordable units, three properties JBV, Quaker Hill, and Pendleton Park generated a restricted reserve of \$877k. Hopkins Tancil, Princess Square and Miller Homes generated unrestricted income of \$361k, which was transferred to support the COCC.

Voucher Programs

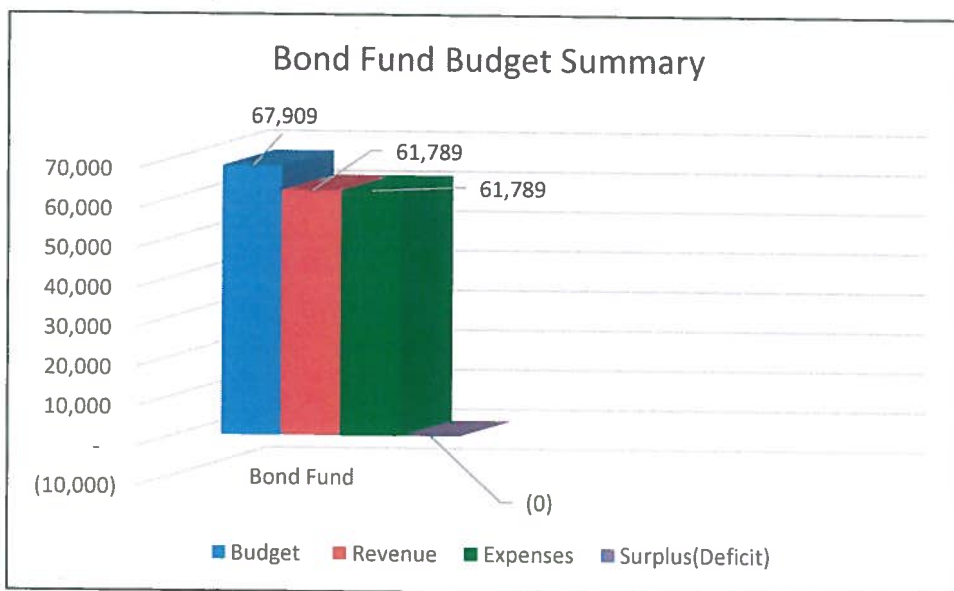


Includes Housing Choice Voucher Program and Mod Rehab.

Revenues were \$232k or 1.3% more than projected as a result of higher subsidy and use of reserves. Expenses were \$172k or 1% more than budgeted as a result of higher housing assistance payments. HUD continues **not** to provide enough funding to support HAP and administration costs.

\$224k of reserves were needed to support operating costs in the HCVP.

Bond Fund



Revenue and Expenses had a \$6k or 9% variance between actual and budget projection.

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2015

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	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	\$ 44,186	\$ 427,944	\$ 252
*Samuel Madden	66	5,991	5,919	6,246	6,414	8,227	8,352	6,366	5,436	5,379	5,235	63,565	\$ 101
*Ramsey Homes	15	4,504	4,321	4,600	4,600	4,010	4,331	4,372	2,448	3,122	3,162	39,470	\$ 269
*Andrew Adkins	90	14,358	12,082	12,313	12,723	12,499	13,080	15,087	14,047	17,126	16,472	139,787	\$ 154
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	14,285	14,514	14,822	12,768	13,110	13,133	139,876	\$ 282
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	7,576	7,576	7,251	6,718	6,595	7,185	73,231	\$ 245
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	7,951	8,491	9,051	8,284	8,824	9,039	93,978	\$ 230
*Park Place	38	9,890	9,532	9,343	9,068	9,312	9,316	9,586	10,209	9,171	9,831	95,258	\$ 250
*Saxony Square	5	1,677	1,830	1,830	1,851	1,851	1,851	1,851	1,851	1,851	1,890	19,207	\$ 385
*Chatham Square	52	16,867	17,447	18,002	16,898	17,210	17,905	18,861	19,304	19,304	18,836	180,634	\$ 346
*Braddock	6	2,938	2,845	2,845	2,845	2,441	2,441	2,441	2,441	2,441	2,441	26,119	\$ 438
*Whiting	24	3,461	3,462	3,306	4,203	4,576	4,554	4,554	4,156	3,888	3,685	39,845	\$ 167
*Reynolds	18	4,771	5,311	5,698	7,091	7,001	7,355	6,963	7,366	7,316	7,210	66,082	\$ 363
*Old Dominion	36	5,065	5,484	6,484	7,077	6,497	6,524	6,791	6,683	6,910	7,135	64,650	\$ 178
*West Glebe	48	6,503	6,208	6,173	6,398	6,156	6,177	5,218	5,414	4,857	4,828	57,932	\$ 123
*James Bland I	18	3,199	3,199	2,733	2,710	2,647	2,623	2,623	3,501	4,823	4,939	32,997	\$ 173
*James Bland II	18	2,162	2,402	3,049	3,049	3,049	3,049	3,049	2,422	2,458	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	13,040	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	\$ 174,705	\$ 1,697,982	
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	\$ 96,207	\$ 951,251	\$ 1,583
Pendleton Park I	20	27,517	28,680	25,574	27,080	28,015	28,015	28,015	28,015	26,635	27,430	274,976	\$ 1,375
Pendleton Park II	4	1,444	1,726	1,041	-	488	488	488	488	488	718	7,369	\$ 185
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	106,355	106,525	104,250	106,217	129,614	109,165	1,083,402	\$ 993
*James Bland V	54	58,778	58,778	58,778	59,162	61,974	67,518	67,518	67,518	68,503	67,752	500,024	\$ 1,170
*Miller Homes	16	24,902	24,902	26,619	26,619	25,233	25,233	25,233	25,233	25,233	25,233	254,440	\$ 1,592
*Princess Square	69	84,258	85,125	82,957	80,652	81,623	82,924	84,540	83,140	83,457	83,046	831,722	\$ 1,223
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	\$ 394,267	\$ 395,755	\$ 399,923	\$ 405,432	\$ 404,773	\$ 405,921	\$ 430,137	\$ 409,551	\$ 3,903,184	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 572,776	\$ 581,141	\$ 580,558	\$ 575,125	\$ 604,053	\$ 584,256	\$ 5,601,166	

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.



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, *Chairman*
Daniel Bauman, *Vice Chairman*
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millbin
Peter Kleeblatt
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 – September 30, 2015

I. CENTRAL OFFICE

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

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

For the period ending September 30, 2015, the COCC generated a net loss of \$265,830. 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 94% has been needed as of the period ending September 30, 2015. We continue to anticipate that the amount of reserves needed by the end of the year to be within or below 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. In addition, our expenses were higher in June, July, and August because of summer intern staff and August included a third pay-period of salary expenses. We project that the COCC will collect an additional \$75k in office rental income through the end of the year, and management will continue to restrict spending so the COCC does not exceed the project use of reserves.

II. PUBLIC HOUSING- AMP 1

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

For the period ending September 30, 2015, Public Housing- AMP 1 generated a restricted reserve of \$18,541, which is restricted for Public Housing operations and is 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 September 30, 2015, Public Housing- AMP 3 generated a restricted reserve of \$7,894, which is restricted for Public Housing operations and being used to support deficits in other Public Housing AMP's.

V. PUBLIC HOUSING- AMP 4

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

For the period ending September 30, 2015, Public Housing- AMP 4 generated a net loss of \$148,774; 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 number which includes: Saxony Square (5 units). This community consists of 5 rental units.

For the period ending September 30, 2015, Public Housing- AMP 5 generated a net loss of \$17,031; 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 number which is Chatham Square. This community consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending September 30, 2015, Public Housing- AMP 6 generated a net loss of \$76,965; 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 September 30, 2015, Public Housing- AMP 7 generated a net loss of \$32,624; 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 September 30, 2015, Public Housing- AMP 8 generated a restricted reserve of \$5,566, 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 September 30, 2015, Public Housing- AMP 9 generated a net loss of \$5,447; 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 September 30, 2015, Public Housing- AMP 10 generated a net loss of \$40,950, the deficit will be funded by current year Public Housing operating reserves.

XII. PUBLIC HOUSING- AMP 11

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

For the period ending September 30, 2015, Public Housing- AMP 11 generated a restricted reserve of \$13,719, 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 September 30, 2015, Public Housing- AMP 12 generated a restricted reserve of \$83,889, 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 September 30, 2015, OTC V generated a restricted reserve of \$410,219; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

XV. MILLER HOMES

Miller Homes is associated with scattered sites in Region III. These units were purchased as a result of the demolition of public housing units at West Glebe and James Bland. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending September 30, 2015, Miller Homes generated an (unrestricted) surplus of \$94,900, which is being used to fund current year operating deficits in the COCC.

XVI. HOPKINS- TANCIL COURTS

This report reflects 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and the residual receipts earned at this property are no longer restricted to the property.

For the period ending September 30, 2015, Hopkins Tancil generated an (unrestricted) surplus of \$253,123 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 September 30, 2015, Quaker Hill generated a restricted reserve of \$436,160. 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 September 30, 2015, Princess Square generated a (unrestricted) surplus of \$13,131 which is being used to fund current year operating deficits in the COCC.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending September 30, 2015, Pendleton Park generated a restricted reserve of \$30,641; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending September 30, 2015, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$224,079; the deficit will be funded with Administrative Fee and Housing Assistance Payment Reserves.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending September 30, 2015, the Housing Mod-Rehab operated with a surplus of \$59,375 which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending September 30, 2015, The Bond Fund generated an un-restricted surplus of \$11,563, 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
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 2015

	Total		Over /		*Central Office (C.O.)		Public Housing AMP 1		Over /
	Actual	Budget	(Under)	Budget	Actual	Budget	Actual	Budget	
Operating Revenue									
Dwelling Rent	5,200,549	5,157,075	43,474		-	-	379,950	384,300	(4,350)
Governmental Grants	15,965,400	15,715,875	249,525		-	-	-	-	-
Local Grants	105,192	124,725	(19,533)		-	-	105,192	124,725	(19,533)
Management/Fee for Service	2,712,264	2,560,264	152,001		1,630,927	1,510,264	-	-	-
Bookkeeping Fee	68,708	74,048	(5,340)		68,708	74,048	-	-	-
Asset Management Fee	83,011	98,715	(15,704)		83,011	98,715	-	-	-
HCVP Asset Management Fee	401,903	431,108	(29,205)		333,515	333,608	-	-	-
Reserves	265,830	211,568	54,263		265,830	211,568	-	-	-
Operating Subsidy	2,527,736	2,311,489	216,247		-	-	450,247	453,375	(3,128)
Investment Income	1,653	3,848	(2,194)		80	90	-	-	-
CY Transfers	545,870	524,894	20,976		-	-	-	-	-
Other Income	413,287	501,679	(88,392)		79,942	174,525	55,308	52,988	2,321
Total Operating Revenue	28,291,402	27,715,286	576,117		2,462,014	2,402,816	990,697	1,015,388	(24,690)
Operating Expenses									
Administration	4,734,018	5,046,662	(312,644)		1,375,168	1,354,538	296,594	256,988	39,607
Tenant Services	212,581	281,119	(68,538)		1,809	338	58,598	63,975	(5,377)
Utilities	1,160,385	1,183,950	(23,565)		41,033	77,175	257,483	251,250	6,233
Ordinary maintenance & operations	2,911,171	2,578,529	332,642		681,738	589,673	272,319	304,527	(32,208)
Protective Services	37,237	43,538	(6,301)		11,455	23,550	2,909	1,125	1,784
General expense	1,771,816	2,002,429	(230,612)		350,808	357,544	84,252	119,775	(35,523)
Housing Assistance Payments	15,867,819	15,664,875	202,944		-	-	-	-	-
Debt Service	157,653	214,950	(57,297)		-	-	-	-	-
CY Reserves	404,718	614,860	(210,142)		-	-	18,541	17,748	793
Transfers	-	84,375	(84,375)		-	-	-	-	-
Total Operating Expense	27,257,398	27,715,286	(457,887)		2,462,013	2,402,816	990,697	1,015,388	(24,691)
NET INCOME (LOSS)	1,034,004	-	1,034,004		0	-	0	-	0
Less: Restricted Income	(1,034,003)	-	(1,034,003)		-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	1	-	1		0	-	0	-	0

**Loss reduces unrestricted reserves

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue						
Dwelling Rent	210,075	217,800	(7,725)	368,667	392,850	(24,183)
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	796,321	801,800	(5,478)	353,860	356,328	(2,468)
Investment Income	-	-	-	-	-	-
CY Transfers	-	21,244	(21,244)	148,774	107,761	41,013
Other Income	21,341	21,240	101	18,584	13,114	5,470
Total Operating Revenue	1,027,737	1,062,083	(34,346)	889,885	870,053	19,833
Operating Expenses						
Administration	228,416	273,885	(45,469)	289,639	333,150	(43,511)
Tenant Services	37,647	32,156	5,490	526	525	1
Utilities	369,880	397,913	(28,032)	131,977	111,000	20,977
Ordinary maintenance & operations	289,274	221,089	68,185	334,768	263,679	71,089
Protective Services	406	-	406	4,191	-	4,191
General expense	94,221	82,069	12,152	128,783	130,350	(1,567)
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	7,894	54,972	(47,078)	-	31,349	(31,349)
Transfers	-	-	-	-	-	-
Total Operating Expense	1,027,737	1,062,083	(34,346)	889,885	870,053	19,833
NET INCOME (LOSS)	0	-	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 SEPTEMBER 30, 2015

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	161,014	154,800	117,608	104,400	61,816	48,150
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	81,562	109,083	99,993	100,610	103,482	104,175
Investment Income	-	-	-	-	250	244
CY Transfers	76,965	-	32,624	36,652	-	28,796
Other Income	3,983	5,400	8,510	5,351	6,035	6,525
Total Operating Revenue	323,524	269,283	258,735	247,013	171,582	187,890
						(16,308)
Operating Expenses						
Administration	168,087	172,158	96,319	96,619	77,732	70,290
Tenant Services	109	150	89	2,494	345	113
Utilities	2,466	2,175	2,495	4,763	13,403	15,000
Ordinary maintenance & operations	101,136	56,405	124,299	87,709	56,039	77,513
Protective Services	9	-	2,202	2,363	302	525
General expense	51,717	34,538	33,331	48,600	18,195	24,450
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	3,858	-	4,466	5,566	-
Transfers	-	-	-	-	-	-
Total Operating Expense	323,524	269,283	258,735	247,013	171,582	187,890
						(16,308)
NET INCOME (LOSS)	(0)	(0)	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-
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 SEPTEMBER 30, 2015

	Public Housing AMP 9			Public Housing AMP 10			Public Housing AMP 11			Public Housing AMP 12		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	60,101	55,800	4,301	27,155	28,575	(1,420)	23,603	21,150	2,453	123,762	130,500	(6,738)
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	167,914	162,900	5,014	51,954	52,275	(321)	61,224	61,650	(427)	103,759	103,969	(210)
Investment Income	317	319	(2)	-	-	1,804	-	750	(750)	293	94	199
CY Transfers	5,447	27,371	(21,924)	40,950	39,146	1,804	-	37,665	(37,665)	-	-	-
Other Income	5,157	6,038	(880)	682	1,290	(608)	1,193	600	593	15,027	19,425	(4,398)
Total Operating Revenue	238,936	252,428	(13,491)	120,741	121,286	(545)	86,020	121,815	(35,795)	242,841	253,988	(11,147)
Operating Expenses												
Administration	85,021	105,146	(20,125)	62,611	62,704	(93)	44,503	62,663	(18,159)	81,281	118,778	(37,496)
Tenant Services	89	150	(61)	2,485	2,700	(215)	2,485	2,250	235	3,310	2,850	460
Utilities	8,398	8,925	(527)	4,503	2,250	2,253	3,521	11,025	(7,504)	24,698	27,000	(2,302)
Ordinary maintenance & operations	110,052	106,856	3,196	37,962	33,870	4,092	13,058	31,628	(18,570)	15,020	53,813	(38,793)
Protective Services	917	1,350	(433)	1,698	1,800	(102)	1,520	1,500	20	4,123	4,125	(2)
General expense	34,459	30,000	4,459	11,482	17,963	(6,480)	7,214	12,750	(5,536)	30,520	38,400	(7,880)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	-	-	-	9,023	(9,023)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	238,936	252,428	(13,491)	120,741	121,286	(546)	72,301	121,815	(49,514)	158,952	253,988	(95,036)
NET INCOME (LOSS)	0	-	0	0	-	0	13,719	-	13,719	83,889	-	83,889
Less: Restricted Income	-	-	-	-	-	-	(13,719)	-	(13,719)	(83,889)	-	(83,889)
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)	0	-	0

**Loss reduces unrestricted reserves

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

	OTC Phase V		Miller Homes		Hopkins-Tancil		Over / (Under) Budget
	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue							
Dwelling Rent	665,276	526,500	217,455	223,200	1,098,132	954,000	144,132
Governmental Grants	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
Investment Income	-	-	-	-	11	15	(4)
CY Transfers	-	-	-	-	-	-	-
Other Income	20,839	2,663	3,592	4,575	35,354	19,650	15,704
Total Operating Revenue	686,115	529,163	221,047	227,775	1,133,497	973,665	159,832
Operating Expenses							
Administration	153,778	181,163	79,062	142,373	161,887	185,910	(24,023)
Tenant Services	7,297	46,875	30	-	61,440	112,650	(51,210)
Utilities	13,275	1,500	317	825	176,060	151,875	24,185
Ordinary maintenance & operations	64,322	144,000	32,046	28,238	232,681	216,975	15,706
Protective Services	3,530	3,750	14	1,125	515	450	65
General expense	33,695	67,500	14,679	13,988	205,321	200,175	5,146
Housing Assistance Payments	-	-	-	-	-	-	-
Debt Service	-	-	-	-	42,471	72,000	(29,529)
CY Reserves	-	-	94,900	41,228	253,123	33,630	219,493
Transfers	-	84,375	-	-	-	-	-
Total Operating Expense	275,896	529,163	221,047	227,775	1,133,497	973,665	159,832
NET INCOME (LOSS)	410,219	-	0	-	0	-	0
Less: Restricted Income	(410,219)	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	0	-	0

**Loss reduces unrestricted reserves

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

	Quaker Hill LP		Princess Square		Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
						Over / (Under) Budget
Operating Revenue						
Dwelling Rent	863,291	847,800	772,726	783,000	32,601	268,050 (235,449)
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	253,847	253,847
Investment Income	321	544	-	-	43	75 (32)
CY Transfers	-	-	-	-	-	-
Other Income	17,589	29,963	45,451	12,075	6,127	16,388 (10,260)
Total Operating Revenue	881,201	878,306	818,178	795,075	292,618	284,513 8,105
Operating Expenses						
Administration	265,274	285,019	92,265	138,775	65,579	46,988 18,591
Tenant Services	178	5,625	8,967	3,750	2,826	1,500 1,326
Utilities	1,306	8,775	69,196	69,000	25,709	28,875 (3,166)
Ordinary maintenance & operations	68,720	106,388	380,095	179,405	43,021	59,363 (16,341)
Protective Services	53	-	479	1,125	57	- 57
General expense	41,614	153,075	254,044	277,125	77,499	69,488 8,012
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	67,896	67,950	-	-	47,286	75,000 (27,714)
CY Reserves	-	251,475	13,131	125,896	-	3,300 (3,300)
Transfers	-	-	-	-	-	-
Total Operating Expense	445,041	878,306	818,178	795,075	261,977	284,513 (22,535)
NET INCOME (LOSS)	436,160	-	(0)	-	30,641	- 30,641
Less: Restricted Income	(436,160)	-	-	-	(30,641)	- (30,641)
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	-	(0)	- (0)

**Loss reduces unrestricted reserves

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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	15,019,667	14,811,000	945,734	904,875	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,081,337	1,050,000	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	68,388	97,500	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	253	1,665	59	53	27	27
CY Transfers	224,079	207,473	16,607	-	-	-
Other Income	6,596	41,250	-	-	61,761	(6,147)
Total Operating Revenue	16,331,931	16,111,388	1,014,181	1,002,428	61,789	67,909
Operating Expenses						
Administration	998,633	1,029,638	67,428	64,883	26,075	47,250
Tenant Services	190	190	-	-	24,151	3,000
Utilities	4,498	1,275	-	-	-	-
Ordinary maintenance & operations	47,069	10,275	-	-	-	-
Protective Services	2,854	750	-	-	-	-
General expense	273,260	309,450	24,986	12,413	-	-
Housing Assistance Payments	15,005,427	14,760,000	862,392	904,875	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	20,258	11,563	17,659
Transfers	-	-	-	-	-	-
Total Operating Expense	16,331,931	16,111,388	954,806	1,002,428	61,789	67,909
NET INCOME (LOSS)	0	0	59,375	-	(0)	(0)
Less: Restricted Income	-	-	(59,375)	-	-	-
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

Michelle Millben

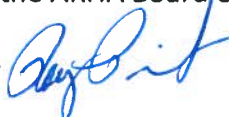
Peter Kleeblatt

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 22, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 09/30/2015**

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} ~~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

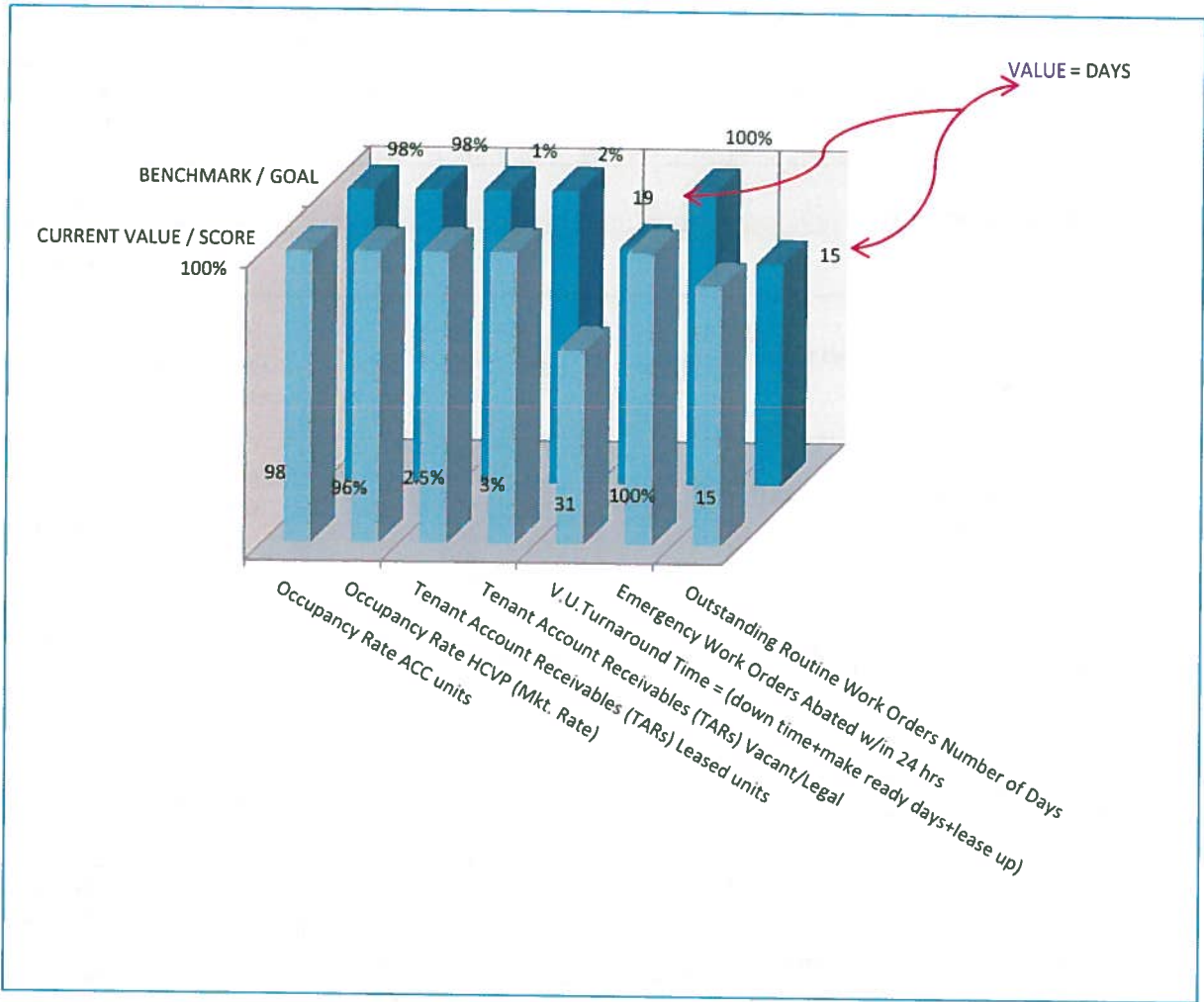
Performance Indicators for Board Monitoring for the current reporting period

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)	98%	96%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	96%	96%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	2.5%	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 (*)	3.0%	5%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 9 days (average) LEASE UP TIME = 21 days (average)	31 days	28 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	32 Emergency Work Orders Issued and Completed within 24 hours - 99%-100% = A
7	Outstanding Routine Work Orders Number of Days (average)	15 days	16 days	15 days	21 days	345 total work orders issued; 302 completed; 47 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 (under HUD review)

(*) 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 (September 2015) & projected vacancy for Next Reporting Period (October 2015)

DEVELOPMENTS MKT. & HCVP	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate % (3)	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	7	7	10%	2	0	2
Quaker Hill	60	1	1	1%	0	0	1
Hopkins-Tancil Courts (2)	108	5	6	6%	0	1	5
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	1	1	4%	0	0	1
Old Town Commons (James Bland V)	54	0	0	0%	0	0	1
TOTALS (4)	330	14	15	4%	2	1	-

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 (September 2015)

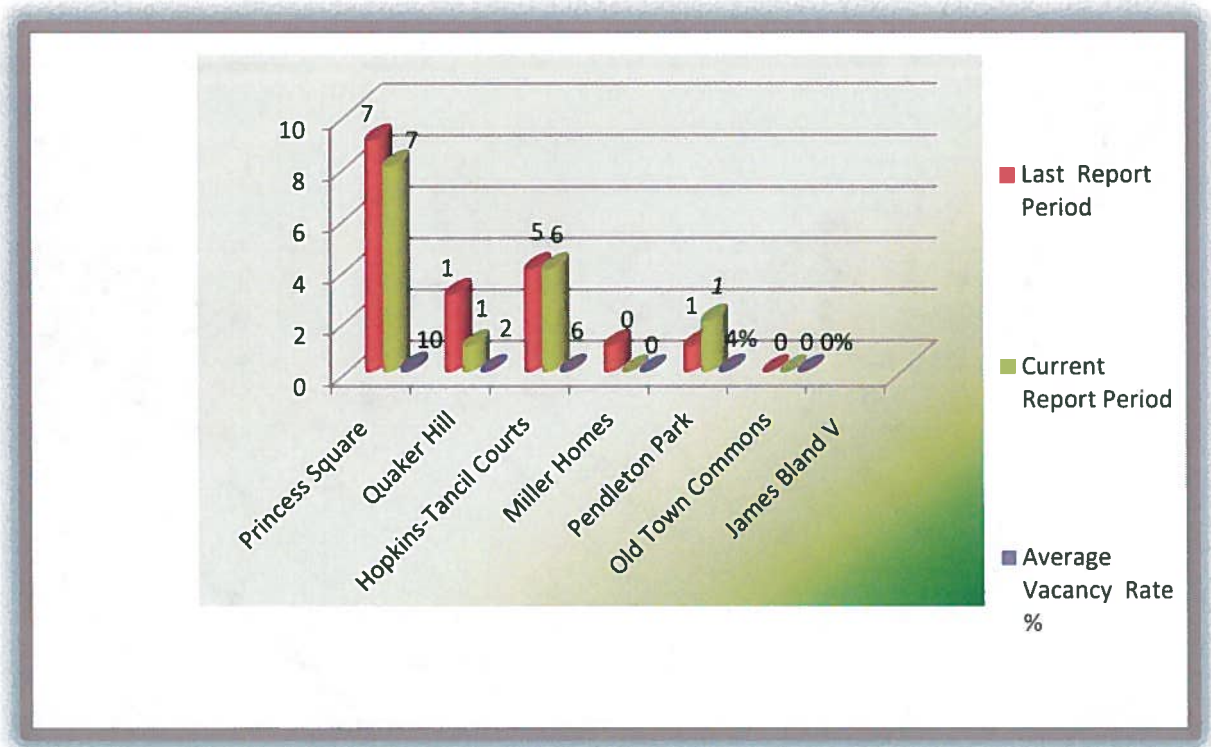
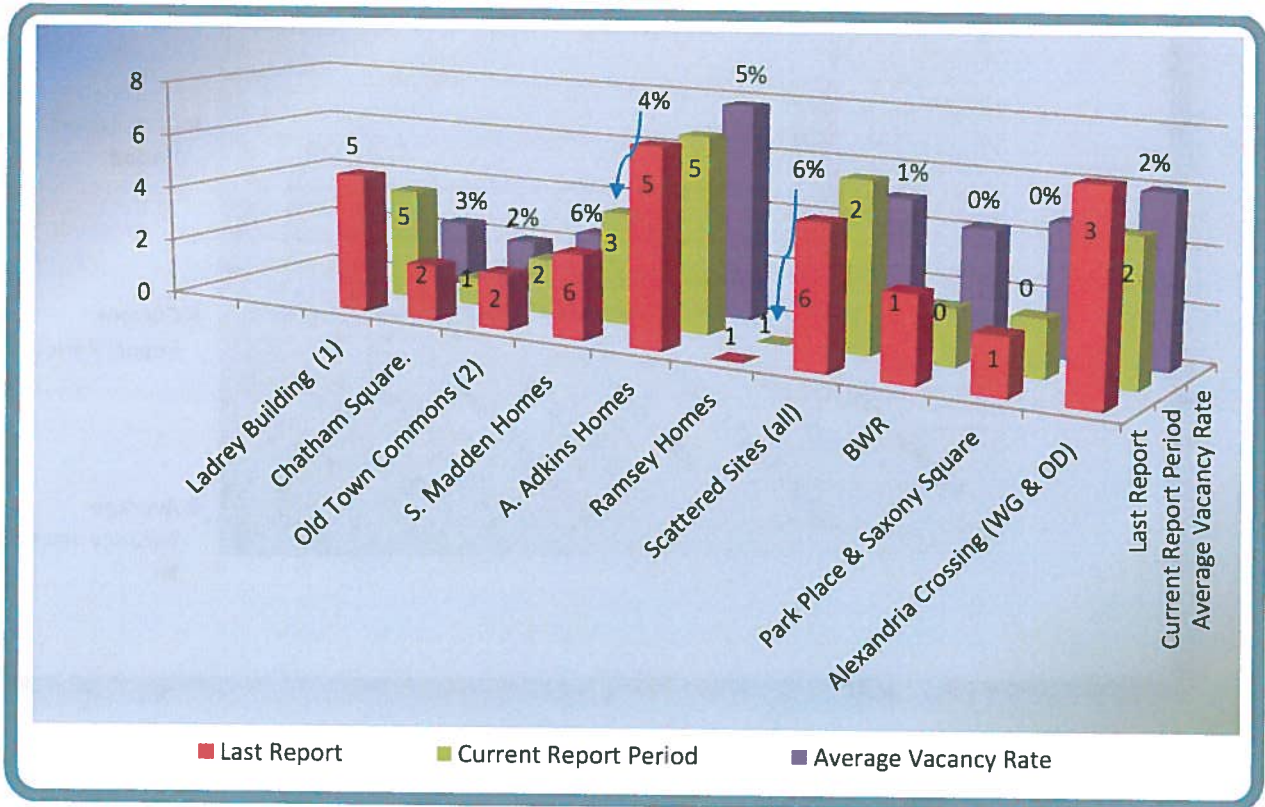


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (August 2015) & Projected Vacancy for next reporting period (September 2015)

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	5	5	3%	1	0	4
Chatham Square.	52	2	1	2%	1	0	1
Old Town Commons (2)	80	2	2	2%	0	0	0
S. Madden Homes	66	6	3	4%	4	1	4
A. Adkins Homes (3)	90	5	5	5%	3	3	2
Ramsey Homes	15	1	1	6%	0	0	0
Scattered Sites (all)	121	6	2	1%	6	2	3
BWR	48	1	0	0%	1	0	2
Park Place & Saxony Square	43	1	0	2%	1	0	1
Alexandria Crossing (WG & OD)	84	3	2	2%	1	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 (September 2015)



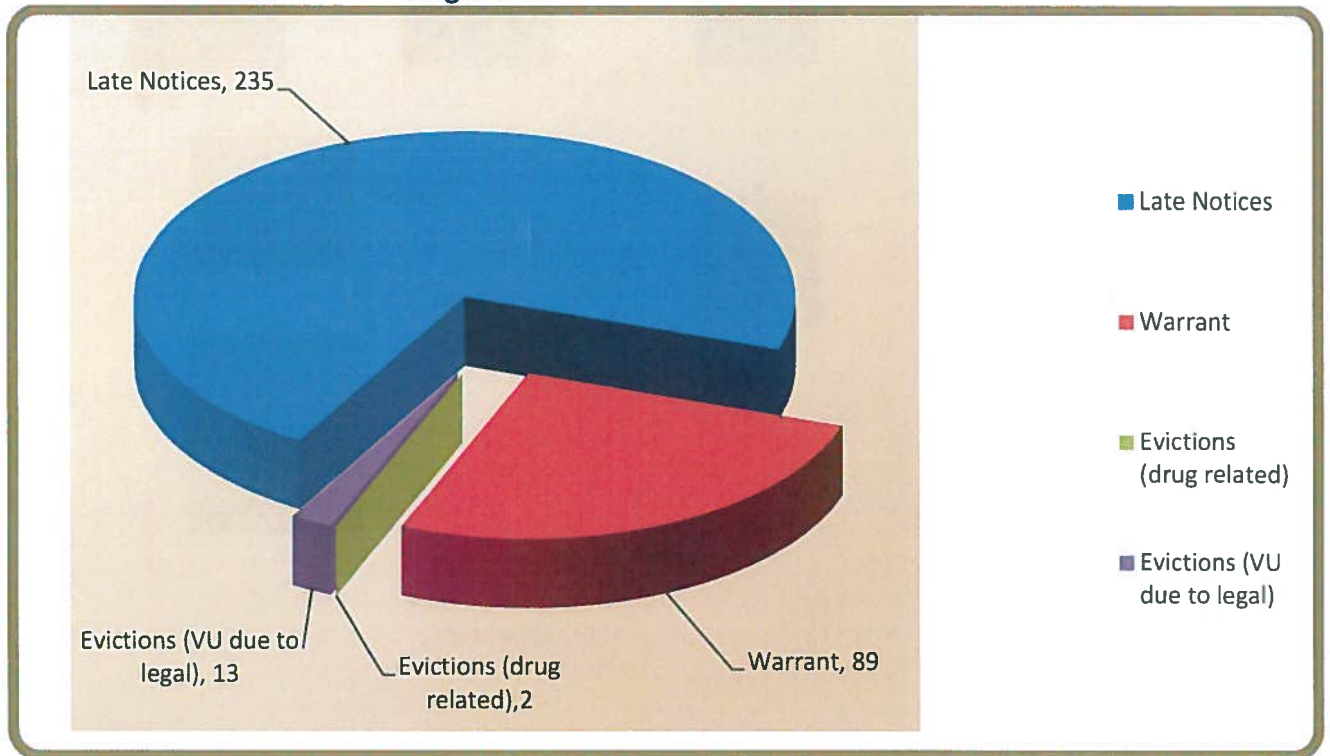
II. Year-to-Date Administrative & Legal Activities

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

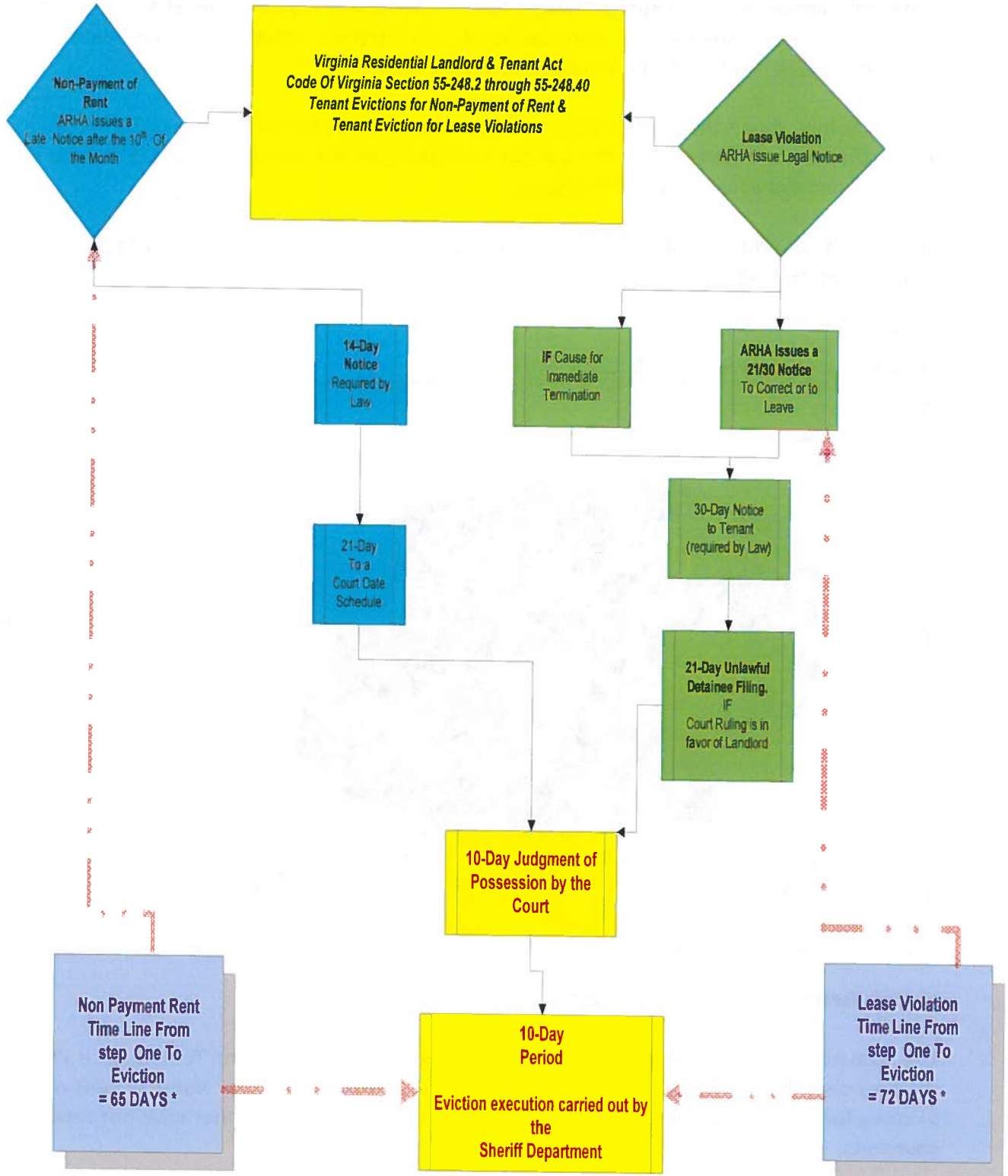


Virginia Residential Landlord-Tenant Legal Process

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

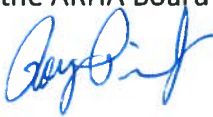
Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 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 142 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 17 new leases and 7 end of participations for the month.

The primary focus for the remainder of the year for this department is 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 saw a slight increase in the month of September. The majority of vouchers issued continue to be ported into other jurisdictions due to the high cost of living and small number of affordable units available in the City.



Voucher Management System (VMS) Data reported for September 2015

Homeownership	17
Homeownership New this Month	0
Family Unification	42
Portable Vouchers Paid	186
Tenant Protection	93
All Other Vouchers	1168
Total Vouchers	1506
Number of Vouchers Under Lease on the last day of the month	1516
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	142
Portable Vouchers Administered (Port In)	16
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	1658
Total Vouches Available	274

*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 Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1504	08/15	184	17	1337	1299	97

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
1300	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
931	0

Indicator 11: Precontract HQS Inspections

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract	99%
Number of Families in Current Database	Number of Inspections On or Before Effective Date
192	191

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
1201	0




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

Christopher Ballard
 Chyrell Bucksell
 Karl Sandberg

Michelle Millben
 Peter Kleeblatt
 Salena Zellers

Roy Priest, Chief Executive Officer

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

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

Staff: Yolanda Littlejohn, Dorothy Mwawasi, April Collie, Lenin Lopez

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	54	2				8
Public Housing	53	42	0			47
Housing Choice	50	3	4	2		49
Agency wide	0	0	6	0		134
TOTALS	158	47	42	2		238

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0.00			\$100.00

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
33	\$155,998.38	101	\$18,854.27	\$1,626,980.66

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V	1	2	2				
Public Housing	47	23	1	1	2		47
Housing Choice	49	7	1	2	7		49
Agency wide	13	1	0		1		
TOTAL S	110	33	4	3	10		96

Partnerships:

- Goodwill of Greater Washington- Workforce Development
- Together We Bake

Special Notes/Upcoming Events:

- Supplemental Nutritional Assistance Program Employment and Training (SNAPET) Information Session 09/28/15. Total of 30 residents in attendance. Each received three (3) hours towards community service. In addition, four (4) residents won \$25 gift cards to Goodwill towards the purchase employment attire.
- Common Help Supplemental Nutritional Assistance Program (SNAP) Satellite Office based at ARHA Resource Room – October 21, 2015
- Lenin Lopez was hired on a part-time basis to provide additional support to the FSS program.

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
36	25	70	35

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
96	5	30	12

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	347
Financial	9
Daily living skills and entitlements	25
Transportation	513
Enrollments and registrations	3
Sick and shut-in	8
Family planning & Assessments	4

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
	\$810		\$ 0

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
1	7	32	22

Partnerships:

- DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group Resumed, October 7th
- Marymount University Nursing Department sponsored Blood Pressure Clinic & Disease Prevention Program Resumes on October 19th

Special Notes/Upcoming Events:

- September 18th: 20th Annual Ladrey, Annie B. Rose and Charles Houston Senior Appreciation Cookout
- September 23rd: Ladrey High Rise 1st Annual Bake Off. 10 Ladrey residents are competing for 1st place prize and best dessert bragging rights.
- October 21st: Ladrey will start their 6 weeks introductory Computer 101 course.
- October 23rd: Ladrey Oldies but Goodies Harvest Bash, Ladrey Community Room.
- October 30th: Harvest Day: Fun filled day with health & educational activities, entertainment & more.

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

Staff: Gaynelle Diaz, Kimberly Artis, Sabrina Walker

Activities:

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	2	1	2	2	69%	45%
Youth (4-18)	21	8	0	4	56%	81%

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	3
School visits/ PTA meeting	4
Food distribution	218
Clothing distribution	4
Resident Association attendance	10

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	57	71	38

Partnerships:

- *No new partnerships*

Special Notes/Upcoming Events:

- *Pumpkin Decorating for Families, October 28th – 6:30pm @ Ladrey High Rise (sponsored by DBC)*
- *Parent Support Group Meeting (Weekly) on Mondays, – 6:30pm@ ARHA Headquarters*
- *ARHA received \$22,000 in funding from Alexandria City Public Schools to cover programmatic expenses related to the Family and Community Engagement (FACE) Center and the Momentum Leadership Program.*

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Merrick Malone, Chairman

Daniel Bauman, Vice Chairman

Christopher Ballard

Chyrell Bucksell

Carter Flemming

Karl Sandberg

Michelle Millben

Peter Kleeblatt

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 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: 9/1/2015 to 9/30/2015

Issued WO’s	345	Includes all work orders generated during this period
Completed WO’s	302	Includes all work orders completed during this period
Emergency WO’s	32	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	47	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:

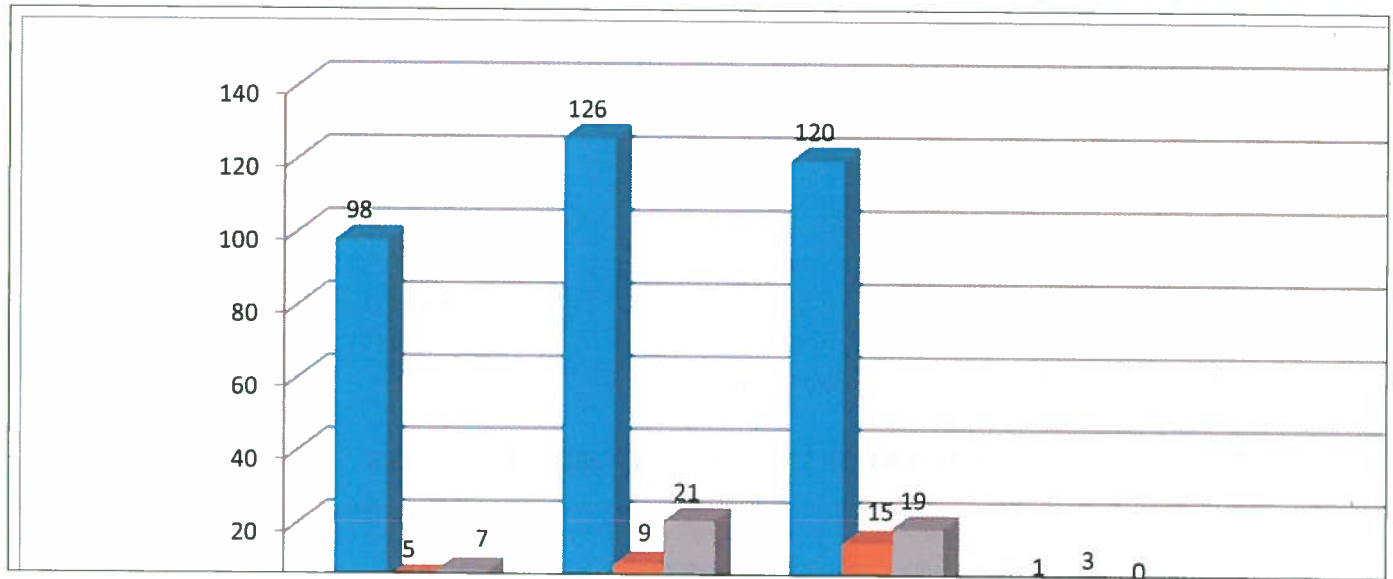
Region I = 2.03 %

Region II = 6.10 %

Region III = 5.52 %



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)

a. During this reporting period, nine (9) additional units added for rehabilitation and turnover work. Seven (7) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the current reporting period. Refer to the Asset Management reports for additional details.

2. Capital Fund Program

a. During the current reporting period, one unit is off-line undergoing substantial rehab.

b. Other Capital Fund projects include building improvements at the Ladrey Building (Door Security Access and CCTV systems), preventive maintenance work addressing seasonal work related to heating systems, erosion control at various scattered sites, and the CCTV security system at Alexandria Crossing are ongoing projects.

DEVELOPMENT

DEVELOPMENT



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

Christopher Ballard
 Chyrell Bucksell
 Karl Sandberg

Michelle Millbin
 Peter Kleeblatt
 Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 20, 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

Ian Hawkins will be reaching out to the Board members to schedule a date for an Executive Session workshop related to this process and next steps.

RAMSEY HOMES

On Tuesday, October 13, ARHA was made aware of a civil action filed against the City of Alexandria by Ninette Sadusky, and related to the City Council action of September 12th to overturn the April 22nd decision of the Board of Architectural Review to deny a Permit to Demolish the Ramsey Homes. The ARHA Board was provided a copy of the pleading the same day in a special meeting of the Board. We will have further discussion of this matter in Executive Session.

LADREY HIGHRISE (4% LIHTC + BOND FINANCING)

During this reporting period staff issued a Request for Qualifications for Design Services, and received responses. Staff is seeking approval from the Board of Commissioners to negotiate and execute a Model Form of Agreement Between Owner and Design Professional with Tyson and Billy Architects. The recommended firm has extensive experience serving dozens of housing authorities and senior residences providing rehabilitation as well as new construction design services. We will work with this firm to develop a program for the rehabilitation of the building and site.

Staff has also selected a market/appraisal firm, Allen and Associates. Work is on-going on HUD required Disposition Application and Mixed-Finance Application. As part of the Disposition Application we are working with City Staff to implement the Part 58 Environmental Review. Staff attended the monthly Ladrey High-rise residents' meeting to provide an update on the status of the rehabilitation plan, and to respond to questions.

We continue to struggle with the HUD regulations relating to project-basing Tenant Protection Vouchers and our ability to execute this required action. Without the ability to receive either the Fair Market Rent (FMR) that a voucher would pay, or the full tax credit rent, there is no ability to repay the bond financing that is required with 4% Low Income Housing Tax Credits. We continue to look at best practices in this region that have been able to implement this and to talk with legal counsel regarding same.

PORTFOLIO MANAGEMENT

JAMES BLAND V

The Final Cost Certification is complete and the approved 8609's received from VHDA on October 19, 2015. Part II of the forms is being completed, will be forwarded to the investor and Certified Public Accountant certifying costs and ultimately submitted to the IRS. With this ARHA will be able to request the remaining capital contributions. ARHA Staff is working diligently with our Investor Partner on the residual tasks order to receive the two remaining capital contribution requests. Once James Bland V is closed out the final reconciliation of the Project Account (surplus land sale proceeds from the Bland redevelopment) can be completed and the HUD Disposition Application for Bland must be amended and submitted to HUD for approval. This amended Disposition Application shall include a breakdown of how ARHA intends to use the surplus proceeds. The use of the proceeds is governed by federal regulation.

It is intended that the Board will be updated on the use of the proceeds in the work session related to Part 2B, Request for Proposals, Developer Partners, and Multiple Sites.

CONSENT DOCKET

CONSENT
DOCKET



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

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 15, 2015
TO: Merrick Malone, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Chief Executive Officer 
SUBJECT: VOTE TO APPROVE RESOLUTION NO. 606, 2015 UTILITY ALLOWANCE SCHEDULE

ISSUE:

Pursuant to 24 CFR 982.517, Staff is required to obtain Board of Commissioners approval for the annual revision of the Utility Allowance Schedule.

DISCUSSION:

A PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule. The utility allowance must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the estimate, the PHA must use normal patterns of consumption for the community in its entirety and current utility rates.

The utility allowance for an individual family must include the utilities and services that are necessary in the locality to provide housing that complies with the housing quality standards. However, the PHA may not provide any allowance for non-essential utility costs, such as costs of cable or satellite television. A comparison of the utility company rates from 2014 to 2015 indicates there was no increase of 10 percent or more for any individual utility.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. XXX to adopt the 2015 Utility Allowance Schedule

FISCAL IMPACT:

None

THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY BOARD OF COMMISSIONERS

AUTHORIZES APPROVAL OF THE 2015 UTILITY ALLOWANCE SCHEDULE

RESOLUTION No. 606

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board's approval for the annual revision of the Utility Allowance Schedule; and

WHEREAS, ARHA is required to review its schedule of utility allowances each year and revise its allowance if there has been a change of 10 percent or more; and

WHEREAS, there was no utility service provider with an increase of 10 percent or more the Utility Allowance Schedule will not reflect an increase

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 to approve the 2015 Utility Allowance Schedule.

The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

Merrick Malone, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Alexandria Redevelopment and Housing Authority		Garden Walk up/High-rise Apartment					11/01/2015
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	56	64	78	97	117	
	b. Bottle Gas	0	0	0	0	0	
	c. Oil / Electric	63	68	89	113	131	
	d. Coal / Other	0	0	0	0	0	
Cooking	a. Natural Gas	14	15	20	21	21	
	b. Bottle Gas	0	0	0	0	0	
	c. Oil / Electric	12	13	14	15	18	
	d. Coal / Other	0	0	0	0	0	
Other Electric		15	25	33	35	41	
Air Conditioning		14	15	21	25	29	
Water Heating	a. Natural Gas	28	35	42	48	56	
	b. Bottle Gas	0	0	0	0	0	
	c. Oil / Electric	33	35	46	55	61	
	d. Coal / Other	0	0	0	0	0	
Water		12	27	32	51	69	
Sewer		4	5	8	8	10	
Trash Collection		2	3	3	3	3	
Range/Microwave		6	7	7	7	7	
Refrigerator		9	9	9	9	9	
Other – specify		9	9	9	9	9	

Actual Family Allowances To be used by the family to compute allowance.
Complete below for the actual unit rented.

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

Name of Family _____

Address of Unit _____

Number of Bedrooms _____

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Alexandria Redevelopment and Housing Authority		Duplex/Semi-Detached Townhouse					11/01/2015
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	0	61	112	136	175	193
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	54	76	126	143	168
	d. Coal / Other	0	0	0	0	0	0
Cooking	a. Natural Gas	0	11	14	15	21	24
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	13	13	15	18	21
	d. Coal / Other	0	0	0	0	0	0
Other Electric	0	30	33	35	40	46	
Air Conditioning	0	22	24	26	29	33	
Water Heating	a. Natural Gas	0	33	39	47	57	69
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	35	46	55	63	73
	d. Coal / Other	0	0	0	0	0	0
Water	0	25	32	41	53	59	
Sewer	0	8	10	12	16	18	
Trash Collection	0	7	7	7	7	7	
Range/Microwave	0	7	7	7	7	7	
Refrigerator	0	9	9	9	9	9	
Other -- specify	9	9	9	9	9	9	

Actual Family Allowances		Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family _____ Address of Unit _____ Number of Bedrooms _____		Heating	\$ _____
		Cooking	_____
		Other Electric	_____
		Air Conditioning	_____
		Water Heating	_____
		Water	_____
		Sewer	_____
		Trash Collection	_____
		Range/Microwave	_____
		Refrigerator	_____
		Other	_____
		Total	\$ _____

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Alexandria Redevelopment and Housing Authority		Single Family/Detached House					11/01/2015
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	0	112	149	171	187	211
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	143	155	184	204	224
	d. Coal / Other	0	0	0	0	0	0
Cooking	a. Natural Gas	0	11	15	20	23	26
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	20	20	20	25	28
	d. Coal / Other	0	0	0	0	0	0
Other Electric	0	31	31	35	41	46	
Air Conditioning	0	29	30	35	41	45	
Water Heating	a. Natural Gas	0	39	45	50	59	73
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	35	46	55	63	73
	d. Coal / Other	0	0	0	0	0	0
Water	0	25	33	44	57	61	
Sewer	0	8	10	13	17	18	
Trash Collection	0	7	7	7	7	7	
Range/Microwave	0	7	7	7	7	7	
Refrigerator	0	9	9	9	9	9	
Other – specify	0	9	9	9	9	9	

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service	per month cost
Name of Family	Address of Unit	Heating	\$
		Cooking	
		Other Electric	
		Air Conditioning	
		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range/Microwave	
		Refrigerator	
Number of Bedrooms		Other	
		Total	\$



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: October 15, 2015

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

FROM: Roy Priest, Chief Executive Officer

SUBJECT: **VOTE TO APPROVE RESOLUTION NO. 607, REVISION OF THE 2015 APPLICABLE PAYMENT STANDARD FOR THE HOUSING CHOICE VOUCHER PROGRAM**

ISSUE:

The Housing Choice Voucher program desires to update the Applicable Payment Standard for 2015. Pursuant to the Housing Choice Voucher Program Administrative Plan, ARHA will review the Applicable Payment Standard annually to determine whether an affordability adjustment should be made.

The 2014 payment standard was approved at 110% of the HUD published FMR. Analysis of the data available at the time of the 2015 standard review indicates that ARHA should continue to operate at 110% of the 2014 published FMR to maintain its current level of program participation. The Fair Market Rents published for 2015 were decreased from the previous year's rents. An adjustment to the payment standard would have an adverse impact on applicants actively seeking housing and create impediment of gross rents that exceed the applicable payment standard rendering the units ineligible to lease.

DISCUSSION:

Payment standards are used to calculate the housing assistance payment (HAP) that the PHA pays to the owner on behalf of the family leasing the unit. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the PHA has jurisdiction. FMRs are based on either the 40th or 50th percentile of rents charged for standard rental housing in the FMR area. A PHA may set its payment standard amounts from 90 percent to 110 percent of the published FMRs, and may set them higher or lower with HUD approval.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with a gross rent at or below the payment standard for the family, the family's share of the rent will

be its Total Tenant Payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than the TTP.

When the PHA changes its payment standards or the family's situation changes, new payment standards are applied at the following times:

If the PHA's payment standard amount changes during the term of the HAP contract, the date on which the new standard is applied depends on whether the standard has increased or decreased.

If the payment standard amount has *increased*, the increased payment standard will be applied at the *first annual* reexamination following the effective date of the increase in the payment standard.

If the payment standard amount has *decreased*, the decreased payment standard will be applied at the *second annual* reexamination following the effective date of the decrease in the payment standard.

If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the current payment standard applicable to the family will be used when the new HAP contract is processed.

If the payment standard amount is too *low*:

- Families may need to pay more than they can afford; or
- Families may have a hard time finding acceptable units or units in more desirable areas;
- Housing choices will be narrowed and the PHA's efforts to affirmatively further fair housing will be undermined.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. XXX to adopt the 2015 Housing Choice Voucher Applicable Payment Standard.

FISCAL IMPACT:

Bedrooms	2014 FMR	2014 APS @ 110%	2015 FMR	Proposed 2015 APS
0	\$1176.00	\$1294.00	\$1167.00	\$1294.00
1	\$1239.00	\$1363.00	\$1230.00	\$1363.00
2	\$1469.00	\$1616.00	\$1458.00	\$1616.00
3	\$1966.00	\$2163.00	\$1951.00	\$2163.00
4	\$2470.00	\$2717.00	\$2451.00	\$2717.00
5	\$2840.00	\$3124.00	\$2819.00	\$3124.00
6	\$3211.00	\$3532.00	\$3186.00	\$3532.00

THE ALEXANDRIA REDEVELOPMENT AND HOUSHING BOARD OF COMMISSIONERS

**AUTHORIZES APPROVAL OF THE 2015 APPLICABLE PAYMENT STANDARD
FOR THE HOUSING CHOICE VOUCHER PROGRAM**

RESOLUTION No. 607

WHEREAS, the Alexandria Redevelopment and Housing Authority administers a Housing Choice Voucher program under the guidance of the U.S. Department of Housing and Urban Development; and

WHEREAS, the previous fiscal year payment standard is 110% of the HUD published FMR. Analysis of the most recent data indicates that ARHA should not adjust the previously approved 2014 payment standard and continue to operate at 110% of the previous years published FMR to maintain its current level of program participation ; and

WHEREAS, ARHA is required to review its applicable payment standard annually and obtain Board approval for its revision pursuant to its Housing Choice Voucher Administrative Plan.

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 to approve the revision of the 2015 Housing Choice Voucher Applicable Payment Standard.

The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

Merrick Malone, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date

ACTION DOCKET



OTHER BUSINESS

OTHER
BUSINESS



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- **Valid Virginia DMV issued Veteran's ID card**
- **Valid United States Passport**
- **Other government-issued photo identification cards (must be issued by US Government, the Commonwealth of Virginia, or a political subdivision of the Commonwealth)**
- **Valid college or university student photo identification card (must be from an institution of higher education located Virginia)**
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- **or a Virginia Voter Photo ID Card obtained through any local general registrar's office**





Dear Residents,

The Alexandria Resident Association invites you to attend a meeting to learn how you can become an active participant and representative of your community with the Resident Association.

Also, learn what's going on politically, and how this upcoming election can impact you as a resident in the City of Alexandria. It's time to organize so that we could have an active role in the election of persons who would represent and support our interest.

Remember, you can attend one or all of the scheduled meetings listed below.

Please come out and join with other residents to start building a strong advocacy for the preservation and expansion of affordable housing in this city.

YOU SHOULD CARE ABOUT WHERE YOU LIVE!

I hope to see you at one or all of the scheduled meetings.

Sincerely,

Shanelle Gayden, President
Alexandria Resident's Association

LIGHT REFRESHMENTS WILL BE SERVED

	LOCATIONS:	
	<p>Tuesday, October 20th First Agape Church 2423 Mount Vernon Ave, Alexandria, VA 22301 <u>Developments: WEST GLEBE and OLD DOMINION</u> Time: 6:00 pm – 7:30 pm</p>	
	<p>Wednesday, October 21st EBNEZER BAPTIST CHURCH, 909 QUEEN STREET, ALEXANDRIA, VA 22314 <u>Developments: PENDLETON PARK, ANDREW ADKINS and PRINCESS SQUARE</u> Time: 6:00 pm – 7:30 pm</p>	
	<p>Thursday, October 22nd QUAKER HILL CLUBHOUSE (POOL AREA) 1100 Quaker Hill Drive, Alexandria, VA <u>Developments: QUAKER HILL and SCATTERED SITES</u> Time: 6:00 pm – 7:30 pm</p>	
	<p>Monday, October 26th ST. JOSEPH CHURCH 711 N. COLUMBUS STREET, ALEXANDRIA, VA 22314 <u>Developments: OLD TOWN COMMONS, SAMUEL MADDEN and RAMSEY</u> Time: 6:00 pm – 7:30 pm</p>	
	<p>SUNDAY, NOVEMBER 1st HOPKIN-TANCIL (COURT YARD), ALEXANDRIA, VA 22314 <u>Developments: HOPKINS-TANCIL, CHATHAM SQUARE and ANNIE B. ROSE</u> Time: 6:00 pm – 7:30 pm</p>	

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Alexandria City Council Approves Oakville Triangle Small Area Plan, Robinson Terminal North Redevelopment

October 21st 2015



By Carla Branch
alexandrianews.org



Oakville Triangle / Route 1 Corridor Plan Study Area (courtesy image)

The Alexandria City Council on Saturday unanimously approved the Oakville Triangle Small Area Plan and the Robinson Terminal North redevelopment.

City staff presentations, dozens of speakers and

questions from City Council members on both docket items led to a nine-hour meeting and finally unanimous approval. The Oakville Triangle Small Area Plan process is new and, according to members of the community, the developer and members of Council will serve as a model going forward.

Oakville Triangle Small Area Plan

The Oakville Triangle/Route 1 Corridor boundaries are Simpson Field to the south, Lynhaven Drive to the north, Route 1 to the east and the residential neighborhood of Del Ray to the west. The Plan, which Council approved on Saturday, Oct. 17, is an illustrative plan with design guidelines that will be further refined as developments come forward for approval. The guidelines approved include building heights, mix of uses, open space, affordable housing and transportation.



Family Field Fest

Saturday, October 24,
11 a.m. - 4 p.m.

NEW Multi-Purpose Field
1820 Limerick Street in Carlyle Neighborhood

Celebrate community on Alexandria's newest multi-purpose field! Interactive demonstrations, classes, live music and local vendors!



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- VOLUNTEER OPPORTUNITIES

Uses will include residential, retail, hotel, office and 'maker' spaces for light industrial and other uses. The Plan is a vision for the next 20 years and the mix of uses could change as the area develops and as the market changes. Building heights will vary from a maximum of 100 feet along Route 1 near the middle transit stop and proposed Potomac Yard Metrorail Station decreasing to a maximum of 55 feet nearer to the residential neighborhoods. Going north, heights will be stepped down to 75 feet at Swann Avenue and the Metroway stop to a maximum of 45 feet for the area adjacent to Mt. Jefferson Park.

City staff negotiated 65 affordable housing units in the development that includes the Oakville Triangle. They hope obtain an additional 35-40 affordable housing units on the remainder of the site as development occurs. Staff asked for the flexibility to leave open the possibility that some of these units could be converted to replacement public housing units at some later time should that become appropriate.

One of the key transportation improvements is work on the intersection at East Glebe Road and Route 1. This intersection is currently a failing intersection and something must be done to accommodate current traffic as well as future traffic from additional development. One proposal is to put a traffic light at Montrose Avenue and Route 1, which will divert approximately 100 cars from East Glebe and Route 1. Montrose is already a through street and a light will help with turning, according to staff.

Mayor Bill Euille asked about putting traffic lights in such close proximity. A traffic engineer for the City explained that the light will help with turning and with pedestrians crossing Route 1 to Potomac Yard.

One of the key open space improvements is enhancements to the 4.7-acre Mt. Jefferson Park. These include: maintain the existing topography created by the old rail line; enhance the off-leash dog area; provide better separation between the dog exercise area and the trail; enhance the trail with a pervious surface treatment; provide landscape berms along the new park road and the park; improve access and wayfinding at East Raymond Avenue and Route 1; improve a new pedestrian/bicycle access point at Stewart Avenue; and enhance native buffer plantings along the trail.

The Plan calls for additional open space throughout the Plan area. This includes a 4500-square foot expansion of Ruby Tucker Park to create a larger public open space in the northern portion of the Plan Area. The Plan also calls for five new open spaces within the Oakville Triangle adjacent to Mt. Jefferson Park to build on and connect to the park, totaling 1.5 acres in new ground-level open space. These open spaces will offer a range of places to gather and enjoy ranging from a hardscaped

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American Cancer Society

Saturday, Oct 17 Druid Hill Park Baltimore, MD

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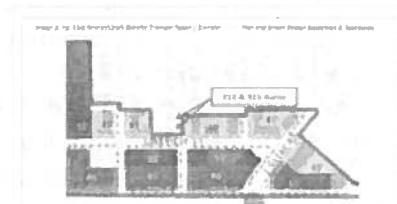
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urban plaza and pedestrian walkways to green passive recreation spaces. One of these will include a new plaza at the foot of Swann Avenue as a central public gathering space for daily enjoyment and special events.

All new development in the Plan Area will provide a required percentage of ground-level open space and rooftop amenities. Rooftop amenity space will offer new residents' access to the outdoors and will be designed to minimize impacts on adjoining neighborhoods.

Residents of 413 and 415 Hume Avenue requested that their properties be included in the Plan Area. These properties will be surrounded by new development as the Plan evolves and, according to the property owners, will make it difficult for them to enjoy their homes. They made the request to have their property included in the Plan area to staff and to the Planning Commission but were told there was nothing that could be done at this time.



Location of 413 and 415 Hume Avenue in relation to Plan Area (courtesy image)

Working with a representative from the City Attorney's office, Council agreed that staff should bring back an amendment to the new Small Area Plan in December when they return to Council with the necessary zoning changes for the Plan's guidelines.

Robinson Terminal North Development Approved



Rendering of Robinson Terminal North site (courtesy image)

Alexandria City Council identified three primary parcels of land for redevelopment in the Waterfront Plan. A new Carr hotel is being built on one of those parcels and Council recently approved a redevelopment plan for

Robinson Terminal South. On Saturday, Robinson Terminal North, the last of those three parcels, came to Council and was approved unanimously.

The new development includes 66 multi-family units, a 132-room hotel and approximately 25,000 square feet of commercial space. There will also be improved access to the Potomac River with .95 acres of open space creating a connection between Founders Park and Oronoco Bay Park at a value of approximately \$3 million. The developer also will dedicate 18,000 square feet of a rehabilitated pier, including a new floating

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City Council
School Board

dock and gangway to accommodate active uses such as a seasonal outdoor retail opportunity, space for programmed events and passive seating, river cruise ships at a total investment of approximately \$2.9 million. The developer will also contribute \$585,617 to the City's Affordable Housing Trust Fund. The developer has agreed to highlight the history of West's Point through signage, historical markers and other interpretive elements.

The pier and promenade will be given to the City five years after it is complete. Thereafter, the developer will make an annual contribution of \$175,000 in perpetuity dedicated to the long-term operation and maintenance of the Waterfront Plan area.

The developer will underground utilities along North Union and Oronoco Streets, will lay new sidewalks, install new street lights, plant new street trees and convert Oronoco Street between North Union Street and the Potomac River into a street end garden. The developer will also make a \$60,000 contribution for installation or maintenance for Capital Bikeshare.

The Robinson Terminal North site is subject to compliance with the 1983 settlement agreement between the Robinson Terminal Warehouse Corporation and the United States of America (Settlement Agreement), which resulted from a 1973 lawsuit by the federal government regarding ownership of the edge of the property along the Potomac River. The Settlement Agreement guides the use of the subject sites and establishes restrictions on land use, building height and floor area ratio. The Settlement Agreement specific to Robinson Terminal North permits a mixture of uses on the sites, including residential and commercial, and a maximum floor area ratio of 3.0. It also establishes a range of maximum building heights, from 66 feet for the west side of N. Union Street (Tract 1), 45 feet for Parcel D on the east side of N. Union Street, and 30 feet for Parcel C, located to the east side of Parcel D. In addition, the Settlement Agreement requires the remaining three parcels (Parcels A, B-1 and B-2) to serve as publicly accessible open space. Parcels B-1 and B-2 have some additional flexibility and may be used for "open air shops or restaurants (with or without canopies), entrance ways ...plantings...patio areas, sun decks, lighting and security devices" per the terms of the Settlement Agreements.

The proposal includes two mixed-use buildings, identified as the West and East Buildings, based on their locations in relation to N. Union Street. The west building is proposed at six stories in height, with a 132-room hotel within the central section of the building. The top level will include a 10-foot tall mechanical penthouse, with a central section at 14 feet to provide the elevator overrun for public access to the rooftop. The hotel use is flanked to the north and south by five levels of residential condominiums, with 12 units on the north end, and 13 units on the south end. Consistent with the Waterfront Plan, ground floor

uses will be active. This includes the hotel lobby and a 4,000 square foot restaurant with outdoor seating facing N. Union and Pendleton Streets. Smaller residential lobbies front on Pendleton and Oronoco Streets.

The building on the east side of N. Union Street is comprised of a four-story building fronting N. Union and Oronoco Streets and a two-story waterfront pavilion facing the water. Commercial uses and residential lobby space are proposed for N. Union Street, and restaurant space with outdoor seating is located on the southern end facing Founders Park. The north end of the building contains the parking garage entrance and loading dock. In order to activate this end of the site, the applicant proposes a landscaped seating and walkway area with artistic and historic elements. Staff asked the applicant to study the feasibility of introducing an active commercial use along this face of the building. The applicant was concerned about the viability of this frontage. As a result, staff emphasized that the treatment of this area would be critical in terms of design, landscape treatment, and strategies to encourage activity.

The pavilion building faces the Potomac River to the east. The entire ground floor of this seemingly free-standing structure is proposed to be an active restaurant or other commercial use, with two residential units on the upper level. The upper levels of the east building include a total of 39 residential units, with three levels of units facing N. Union Street, two levels over residential amenity space on the east side and two units within the second floor of the pavilion.

Both buildings are served by a single level of below-grade parking. Each building has a single parking entrance, which accommodates both the residential and commercial uses for that building. Neither building has a traditional "back of house" side, so these garage entrances have been strategically placed to minimize disruption of pedestrian connections and visibility from the adjacent City parks. The west building parking entrance is located at the north end of that building, on Pendleton Street. The east building parking entrance is located on N. Union Street, on the northwest side of the building. Loading docks for each building are accessed through the same single opening as the parking and have been designed to accommodate all necessary turning movements within the building.

Tiered valet parking will be used for the hotel and restaurants. Should there be a need for additional parking, the hotel and restaurant will make arrangements with a nearby garage where there is space available. Council directed City staff to review parking arrangements six months after the buildings open and one year after operations begin to insure that there is sufficient parking in the garages. At the request of neighborhood residents, Council agreed that residents of the two new multi-family buildings will not be allowed to obtain residential parking

permits until the Old Town Area Parking Study Group has completed its work and Council has adopted new parking regulations for Old Town.

As the site is located within the floodplain, the applicant proposes to re-grade the property by adding approximately 16,600 cubic yards of material to officially remove the site from the floodplain, a process administered by the Federal Emergency Management Agency. The applicant is considering other means to raise the grade that may reduce or eliminate the need to bring in new fill material. This may include using debris from the demolition of the existing buildings and shifting soil between the two sites.

Following the raising of the grade, the applicant proposes to excavate approximately 85,000 cubic yards of material, including the fill noted above, to complete the improvements proposed in the preliminary plan. Because of the slope of land towards the river, the southern end, at the N. Union Street intersection with Oronoco Street, requires the greatest amount of grade change. However, the existing townhomes on the southwest corner of the site are a fixed point, where the grade cannot be altered. This has resulted in the introduction of low landscape walls and wider terrace areas for both buildings, turning a site constraint into a design opportunity

In order to accommodate the underground parking garages while maintaining the existing grade at this location, the garages must be raised out of the ground at this portion of the site. This creates opportunities for the plaza areas to be placed above the adjacent sidewalks, extending up to approximately 36 inches at the intersection of N. Union and Oronoco Streets, and tapering to grade by the midblock on N. Union Street.

The developer has agreed to use barges to bring new fill soil to the site. Trucks will be used to haul contaminated soil away from the site. When asked why barges could not be used to remove the contaminated soil from the site, the City's Director Environmental Quality Bill Skrabak told Council that it was safer for workers and for the environment to haul the contaminated soil in covered trucks.

"If we use barges, the contaminated soil must be handled several times, whereas if we use trucks, it has to be touched only once," Skrabak said. "Also, there are many more places where the soil can be taken by truck. Barges are also more expensive."

Skrabak assured Council that City staff will closely monitor all truck activity, particularly the hauling of contaminated soil. Staff will make certain that haul routes are clearly marked and that all contractors are aware of City codes and regulations regarding the hauling of all construction materials. The soil is believed contaminated with petroleum, which has leaked from

underground storage tanks over the years and site sampling has found high concentration of arsenic and lead on some portions of the site.

Leave a Reply

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« Prosecution Rests; Judge Denies Defense Motion To Dismiss In Severance Trial

No Charges Sought In Fatality Accident »

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Roy Priest

From: Cummins Eisenhour, Jeannette <Jeannette.CumminsEisenhour@fairfaxcounty.gov>
Sent: Friday, October 23, 2015 10:00 AM
To: Roy Priest; Douglas D. Owens
Cc: Fairburn, Sharon (Sharon.Fairburn@VHDA.com); Eric L; Phil Caldwell; 'Helen.McIlvaine@alexandriava.gov'; 'Eric.Keeler@alexandriava.gov'; Connie Juntunen (connie.juntunen@alexandriava.gov)
Subject: Congratulations on approval of the DOJ target population set-aside

Good morning, Mr. Priest and Mr. Owens:

I learned earlier this week at our Virginia Housing & Supportive Services 100 Day Challenge Sustainability Review that HUD officially approved Alexandria Redevelopment & Housing Authority's request for 8 set-aside vouchers for the Department of Justice Settlement Agreement target population last Thursday. What wonderful news – congratulations and thank you so much for taking the initiative to move this forward among the Authority's many other important projects!

We understand that some of the next steps will include going through the local PHA Plan approval process and setting an implementation date and a referral process. Please let us know what our HSS NoVA team may do to support your efforts to obtain approval of this proposal, and how we may assist to ensure implementation and referrals of individuals with intellectual and developmental disabilities in the target population go as smoothly as possible.

Best wishes,

Jeannie Cummins

Jeannie Cummins Eisenhour
Investment & Development Manager
Fairfax-Falls Church Community Services Board
Merrifield Center
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