



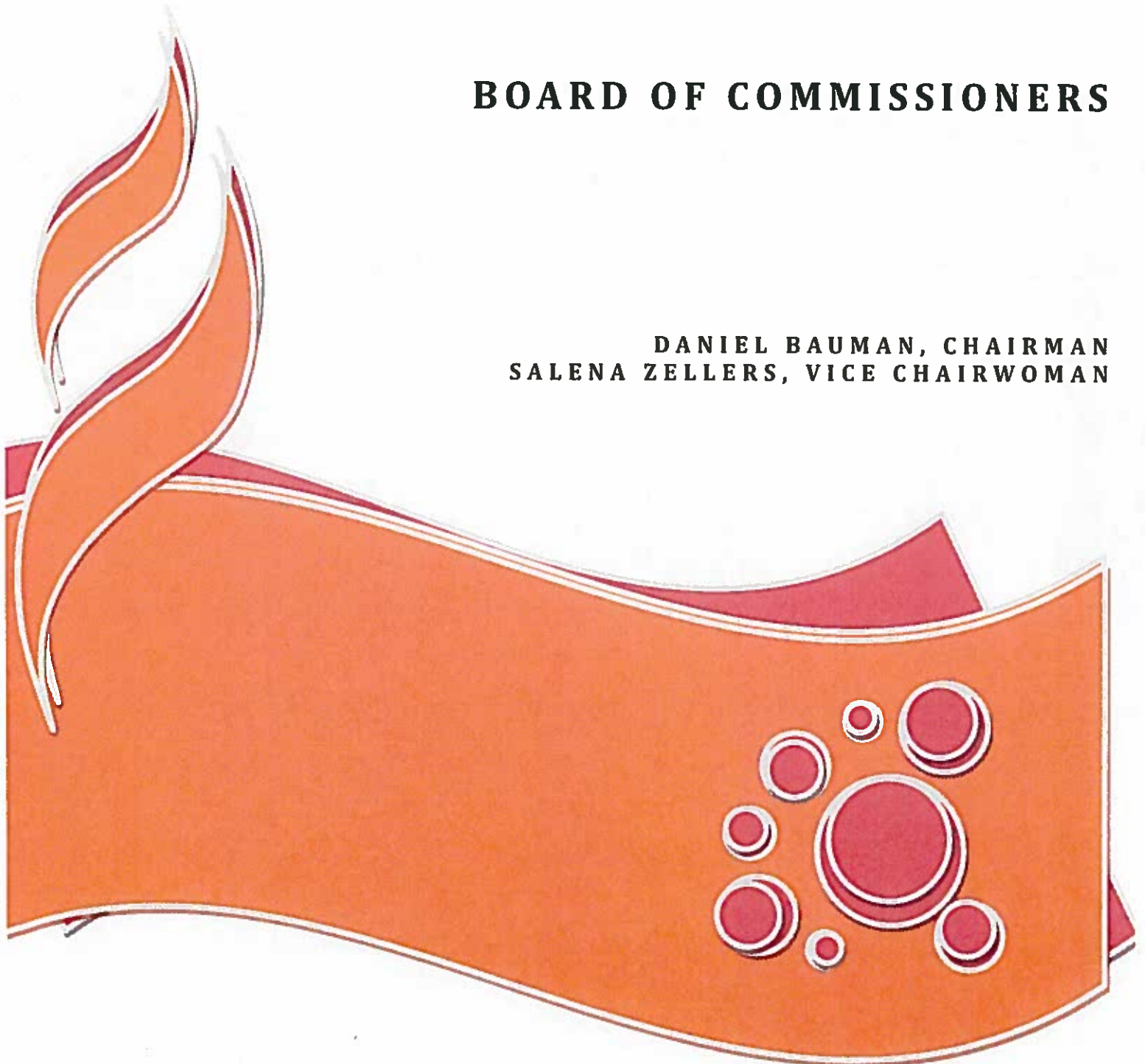
Monday, November 28, 2016

**ALEXANDRIA REDEVELOPMENT  
AND HOUSING AUTHORITY**

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

**BOARD OF COMMISSIONERS**

**DANIEL BAUMAN, CHAIRMAN  
SALENA ZELLERS, VICE CHAIRWOMAN**



ALEXANDRIA  
REDEVELOPMENT &  
HOUSING AUTHORITY



**DANIEL BAUMAN**  
*Chairman*

**SALENA ZELLERS**  
*Vice Chairwoman*

**Commissioners:**  
**Anitra Androh**  
*Commissioner*

**Christopher Ballard**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**Peter Kleeblatt**  
*Commissioner*

**Merrick Malone**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

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

November 21, 2016

Mr. Daniel Bauman  
1404 Key Drive  
Alexandria, VA 22302

**Re: Monday, November 28, 2016 Regularly Scheduled Board Meeting**

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, November 28, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There are three Consent items and no Action item submitted for the docket.

Sincerely,

Roy O. Priest,  
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)  
ARHA Commissioners (9 electronically)  
Mark Jinks, City Manager (1, electronically)  
Helen McIlvaine, Director of Housing (1, electronically)  
Alexandria Libraries (4, delivered by U.S. Mail)  
Alexandria Resident Advisory Board (1 electronically)  
Ladrey High Rise Advisory Board (1, delivered by ARHA Staff)

**BOARD OF COMMISSIONERS  
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, November 28, 2016

7:00pm

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) – Mr. Otis Weeks, President
  - ARHA Resident Association (ARA) – Kevin Harris, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
3. Family Self Sufficiency (FSS) Graduation
4. Adopt Minutes of Special Board Meeting held on Wednesday, October 5, 2016
5. Adopt Minutes of Regular Meeting held on Monday, October 24, 2016
6. Adopt Minutes of Special Board Meeting held on Wednesday, November 16, 2016
7. Vote Receipt of the Secretary-Treasurer's Report as of Monday, November 28, 2016
8. **CONSENT DOCKET**
  - 6.1 ***VOTE APPROVAL OF RESOLUTION NUMBER 628, THE ADOPTION OF THE ARHA EMPLOYEE TELECOMMUTING POLICY***
  - 6.2 ***VOTE APPROVAL OF RESOLUTION NUMBER 629, APPROVING A RESIDENT SELECTION AND RELOCATION PLAN FOR THE RAMSEY HOMES REDEVELOPMENT ACTIVITIES***
  - 6.3 ***VOTE APPROVAL OF RESOLUTION NUMBER 630, 2016 RESIDENTIAL DWELLING LEASE REVISIONS***
9. **ACTION DOCKET**
10. Other Business
11. Executive Session to Discuss Personnel, Legal and Real Estate Issues

# MINUTES

MINUTES

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

**SPECIAL BOARD MEETING  
401 WYTHE STREET (Large Conference Room)  
ALEXANDRIA, VA 22314**

**Wednesday, October 5, 2016  
8:00 A.M.**

**THOSE PRESENT:** Daniel Bauman, Chairman  
Chris Ballard, Commissioner  
Peter Kleeblatt, Commissioner  
Merrick Malone, Commissioner  
Carter Flemming, Commissioner  
Karl Sandberg, Commissioner  
Chyrell Bucksell, Commissioner – Arrived 8:40 AM

**ABSENT:** Salena Zellers, Vice Chairwoman  
Anitra Androh, Commissioner

**RECORDER:** Connie Staudinger, Recorder

Chairman Bauman called the Special Board meeting to order at 8:13 a.m. Others present were Roy Priest, Chief Executive Officer, and other Directors.

**ITEM 1. VOTE TO APPROVE AGENCY PLAN**

Roy Priest provided an overview of the Agency Plan, stating the plan is meant to inform HUD of what we intend to do annually with resources we are provided (including Capital Funds). Mr. Priest likened the Agency Plan to a yardstick that HUD uses to measure the progress of the PHA compared to previous years. He added that the 5-year plan works in the same manner.

Mr. Priest highlighted that the intent to dispose of the five sites included in the RFP (Samuel Madden, Andrew Adkins, Hopkins-Tancil, the ARHA Administrative Building, and Cameron Valley), as well as Park Place and Saxony Square is included in the Agency Plan. He added that one of the required attachments to the Plan is a City letter indicating that the Agency Plan is consistent with City-adopted plans.

Commissioner Ballard moved to approve the Agency Plan and Commissioner Malone seconded the motion. The motion passed by (6) Yea; (0) Nays to accept the Agency Plan.

**ITEM 2. EXECUTIVE SESSION**

At 8:35 a.m. motion was made by Commissioner Sandberg, seconded by Commissioner Ballard and unanimously adopted to convene into Executive Session to discuss the disposition of publicly held real property as allowed by Va. Code § 2.2-3711 (A)(3), because public discussion at this time would adversely affect ARHA's bargaining position or negotiating strategy.

At 9:07 a.m. the Board reconvened in public session.

Thereupon, Commissioner Flemming made a motion, seconded by Commissioner Kleeblatt, that no other actions were taken in 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 close meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays.

Chairman Bauman adjourned the meeting at 9:10 a.m.

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

**REGULARLY SCHEDULED BOARD MEETING  
401 WYTHE STREET (East Conference Room)  
ALEXANDRIA, VA 22314**

**MONDAY, OCTOBER 24, 2016**

**7:00 P.M.**

**THOSE PRESENT:** Daniel Bauman, Chairman  
Salena Zellers, Vice Chairwoman  
Anitra Androh, Commissioner  
Carter Flemming, Commissioner  
Christopher Ballard, Commissioner – Conference in @ 8:00 pm  
Chyrell Bucksell, Commissioner – Arrived 7:48 pm  
Karl Sandberg, Commissioner – Arrived 8:41 pm  
Merrick Malone, Commissioner  
Peter Kleeblatt, Commissioner

**ABSENT:** N/A

**RECORDER:** Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:13 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, Alexandria Office of Housing staff and community citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, past President of the Ladrey High Rise Advisory Board, spoke to the ARHA Board regarding the recent process for the Board member elections and advised the Board that there were some improprieties in the process and the counting of the votes.

Other Ladrey Residents and Board members from Ladrey spoke either for or against the process; all the speakers were advised by the Chairman that the Board would discuss the matter in Executive Session and Mr. Priest would notify them of any decisions made at a later time.

Natalie Burch presented documentation to the Board in support of making a case concerning her position on the waiting list. Chairman Bauman replied he would have the appropriate staff look into this matter and follow up with her.

Ms. Diane Murphy reported that there has been several instances where the water has not been getting hot enough for the residents. Mr. Priest direct the appropriate staff to inspect this issue and get back to him on the following day with a report.

**ITEM 2. VOTE TO APPROVE MINUTES FOR MONDAY, SEPTEMBER 26, 2016 BOARD OF COMMISSIONERS MEETING:**

Chairman Bauman presented the minutes for Monday, September 26, 2016. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Kleeblatt. The motion was approved with (7) Yeas and (0) Nays to accept the minutes of Monday, September 26 2016.

**ITEM 3. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, OCTOBER 24, 2016**

Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Commissioner Sandberg moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Androh. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, October 24, 2016.

**ITEM 4. CONSENT DOCKET:**

*4.1 VOTE TO APPROVE RESOLUTION 627, APPROVAL TO AWARD A CONTACT FOR PHYSICAL NEEDS ASSESSMENT FOR FISCAL YEARS 2016-20121.*

*Chairman Bauman made a request to approve Resolution 627, Commissioner Malone moved to approve Resolution 627; seconded by Commissioner Kleeblatt. The motion was passed by (8) Yeas; (0) Nays to accept Resolution 627.*

**ITEM 5. ACTION DOCKET:**

**ITEM 6. OTHER BUSINESS:**

**ITEM 7. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:**

A motion was made by Commissioner Kleeblatt and seconded by Commissioner Androh and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 9:28 pm.

At 10:27 p.m. the Board reconvened in public session.

Thereupon, Commissioner Sandberg made the following motion, seconded by Commissioner Flemming, 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 Executive Session. The motion was unanimously approved on a roll call vote of (8) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairman Bauman adjourned the meeting 10:27 pm.

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

**SPECIAL BOARD MEETING  
401 WYTHE STREET (*Large Conference Room*)  
ALEXANDRIA, VA 22314**

**Wednesday, November 16, 2016  
8:00 A.M.**

**THOSE PRESENT:** Daniel Bauman, Chairman  
Salena Zellers, Vice Chairwoman  
Peter Kleeblatt, Commissioner  
Merrick Malone, Commissioner  
Anitra Androh, Commissioner  
Karl Sandberg, Commissioner  
Carter Flemming, Commissioner – Arrived 8:31 AM

**ABSENT:** Chris Ballard, Commissioner  
Chyrell Bucksell, Commissioner

**RECORDER:** Connie Staudinger, Recorder

The Special Board meeting was called to order by Chairman Bauman at 8:14 a.m. Others present were Roy Priest, Chief Executive Officer, and other Directors.

**ITEM 1. EXECUTIVE SESSION**

A motion was made by Vice Chairwoman Zellers and seconded by Commissioner Malone and unanimously adopted to convene into Executive Session to discuss the disposition of publicly held real property as allowed by Va. Code § 2.2-3711 (A)(3), because public discussion at this time would adversely affect ARHA's bargaining position or negotiating strategy, in addition to a personnel matter.

At 9:57 a.m. the Board reconvened in public session.

Thereupon, Vice Chairwoman Zellers made a motion, seconded by Commissioner Malone, that no other actions were taken in 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 close meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays.

Chairman Bauman adjourned the meeting at 10:00 a.m.

# FINANCE

FINANCE



**Commissioners:**

Daniel Bauman, *Chairman*  
 Salena Zellers, *Vice Chairwoman*  
 Anitra Androh

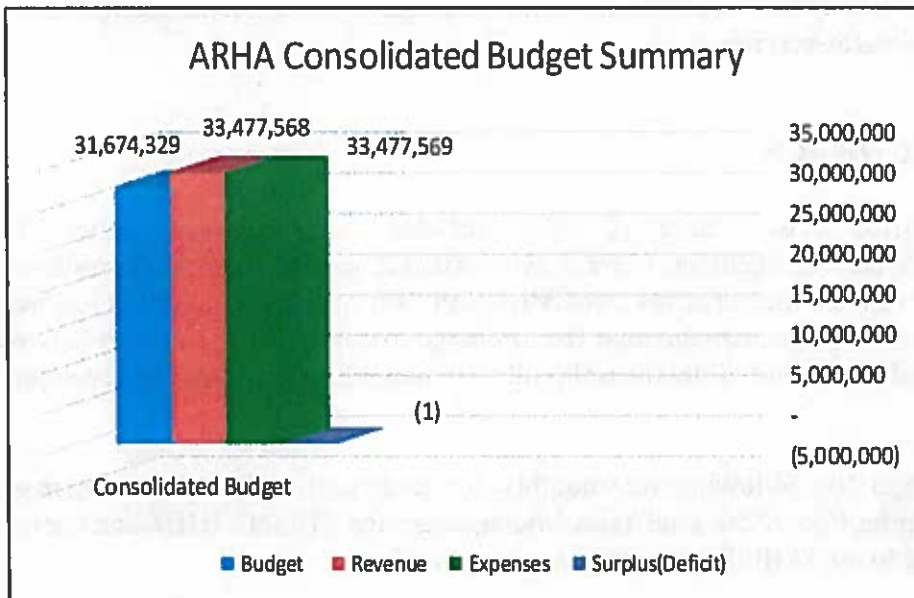
Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell

Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

**DATE:** November 22, 2016  
**TO:** Chairperson Daniel Bauman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary Treasurer *Roy Priest*  
**SUBJECT:** ARHA FINANCIAL REPORT: JANUARY 1, 2016 – OCTOBER 31, 2016

**CONSOLIDATED BUDGET SUMMARY**

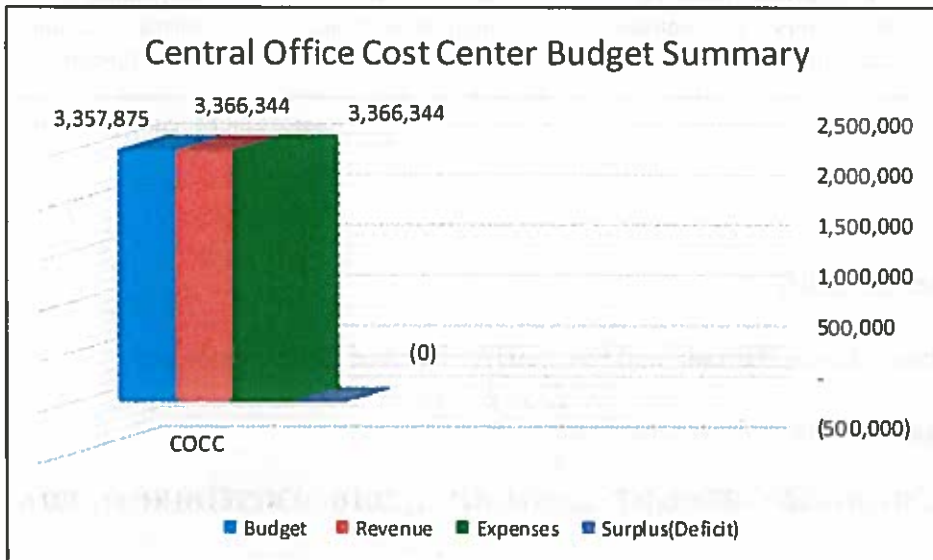


For the period ending October 31, 2016 ARHA generated CY reserves of \$1.89MM, which \$1.17MM is restricted and \$716K is unrestricted.

Revenue/Transfers were \$1.80MM or 5.69% above our budget projection due to the HCVP landlord payments and Operating Subsidy being higher than projected. There were not any revenue projections that were under budget by more than \$10K.

Expenses/Reserves were \$1.80MM or 5.69% higher than budgeted. Expenses that were over the budget projections by more than \$50K were Ordinary Maintenance & Operations \$436K or 14% and Housing Assistance Payment (HAP) \$1.29MM or 7%. The increase in HAP expense is related to the HCVP operating at 103% utilization and HUD providing more funding than predicted. The increase in maintenance expense is as a result of higher than projected costs in AMP's 3, 4, 6, 7, 10, 11, 12, Hopkins Tancil, and Quaker Hill. As a result of higher operating subsidy, controlling costs, and the re-organization, current year reserves were significantly higher than projected in the following cost centers: AMP's 1, 3, & 12, OTC Phase V, Miller Homes, Hopkins Tancil, Princess Square, Pendleton Park, and MOD Rehab Program.

## CENTRAL OFFICE SUMMARY



Overall revenues and expenses were \$8K or .25% higher than the budget. We only had to transfer \$34K of the \$265K budgeted reserves to support the Central Office as of October 31, 2016. There were not any other revenue projections under the budget by more than \$50K.

The only expenses over the budget by more than \$50K was Ordinary

Maintenance and Operations (\$223K), which was a result of work-orders and vacant unit turnovers completed internally by Central Maintenance, which subsequently is billed directly to the AMP's and other properties as a fee-for-services.

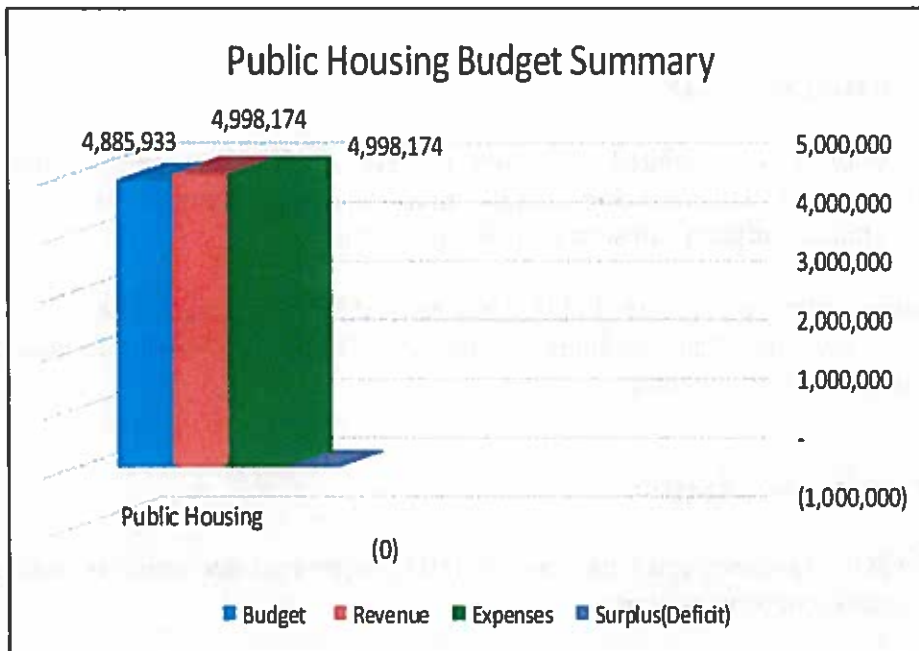
### I. CENTRAL OFFICE

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

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

For the period ending October 31, 2016, the COCC generated a deficit of \$34,007, which is \$231,968 or 87% less than the budgeted deficit. The deficit will be funded with current year unrestricted reserves.

**PUBLIC HOUSING SUMMARY**



Properties include; Ladrey, Andrew Adkins, 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 I, James Bland Phase II, and James Bland Phase IV.

Revenues were \$112K or 2.3% higher than budgeted as a result of an increase in Operating Subsidy and use of CY reserves.

Expenses were \$112k or 2.3% higher than budgeted, mainly due to maintenance costs and reserves being higher than anticipated. Also worth noting, there was a significant amount of savings in Tenant Services and General Expenses that off-set against the increase in other expenses.

Among our PH properties, three (3) AMPs yielded restricted reserves of \$323K and eight (8) AMPs produced deficits in the amount of \$362K. Staff is aware of these operating losses and as part of the reorganization we are continuously exploring creative ways to reduce expenses and operate all properties more efficiently. With the exception of Amp 6 (Chatham Square), Amp 7 (BWR), Amp 9 (West Glebe), and AMP 11 (OTC Phase II) all the deficits in Public Housing were below the amounts anticipated in the FY 2016 Budget.

**II. PUBLIC HOUSING- AMP 1**

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

For the period ending October 31, 2016, Public Housing- AMP 1 generated a restricted reserve of \$128,904, which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

**III. 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 October 31, 2016, Public Housing-AMP 3 generated a restricted reserve of \$138,322, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

#### **IV. PUBLIC HOUSING- AMP 4**

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

For the period ending October 31, 2016, Public Housing- AMP 4 generated a deficit of \$162,712, which is \$58,713 or 27% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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

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

For the period ending October 31, 2016, Public Housing- AMP 5 generated a deficit of \$17,427, which is \$5,661 or 25% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

#### **VI. 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 October 31, 2016, Public Housing- AMP 6 generated a deficit of \$80,356, which is \$58,881 or 274% higher than the budgeted deficit. The reasons for the higher than projected deficit is because rental income was \$25K lower than budgeted and the following expenses were higher than anticipated, utilities (\$4K), maintenance labor (23.7K), fee-for-service (\$19K) and maintenance contracts (\$7K). The deficit will be funded by partnership reserves.

#### **VII. PUBLIC HOUSING- AMP 7**

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

For the period ending October 31, 2016, Public Housing- AMP 7 generated a deficit of \$40,174, which is \$16,195 or 68% higher than the budgeted deficit. The reasons for the higher than projected deficit is because fee-for-service costs were over budget by \$66K. The deficit will be funded by current year Public Housing operating revenue.

## **VIII. 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 October 31, 2016, Public Housing- AMP 8 generated a deficit of \$18,144, which is \$24,681 or 58% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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

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

For the period ending October 31, 2016, Public Housing- AMP 9 generated a deficit of \$25,416, which is \$2,112 or 9% more than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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

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

For the period ending October 31, 2016, Public Housing- AMP 10 generated a deficit of \$12,037, which is \$7,334 or 38% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

## **XI. PUBLIC HOUSING- AMP 11**

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

For the period ending October 31, 2016, Public Housing- AMP 11 generated a deficit of \$6,531 which was not anticipated in the budget. The deficit is a result of correcting expense allocation to the all the James Bland redevelopment sites. The deficit is consistent with James Bland Phase I which is similar in unit type and mix. The deficit will be funded by current year Public Housing operating revenue.

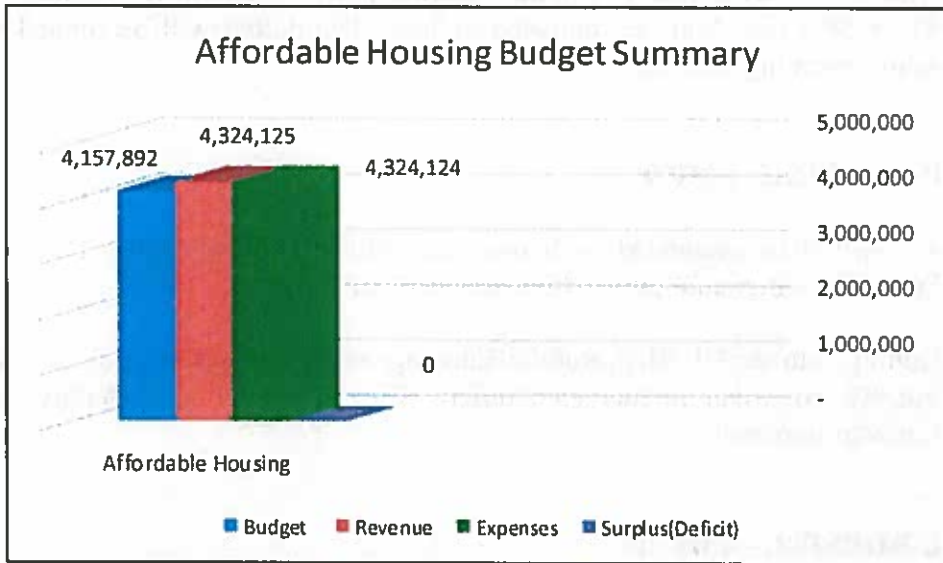
## **XII. PUBLIC HOUSING- AMP 12**

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



For the period ending October 31, 2016, Public Housing- AMP 12 generated a restricted reserve of \$56,385, which is restricted to the Limited Partnership and is used to fund replacement reserves and residual receipts obligation to ARHA.

**AFFORDABLE HOUSING SUMMARY**



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

Revenues were \$166K or 4% more than budgeted mostly due to dwelling rent being higher than projected at Hopkins Tancil and Princess Square.

Expenses were \$166K or 4% more than budgeted

mainly due to the net effect of the increase in reserves (cash flow) at Hopkins Tancil, Miller Homes, and Princess Square.

Among our affordable units, three properties James Bland V, Pendleton Park and Quaker Hill generated a restricted reserve of \$736K, Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted income of \$708K, which is available to support any current year deficits.

**XIII. OLD TOWN COMMONS V- (JB V)**

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

For the period ending October 31, 2016, OTC V generated a restricted reserve of \$413,276, which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

**XIV. 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 the old James Bland and James Bland Additions. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending October 31, 2016, Miller Homes generated an (unrestricted) surplus of \$104,692, which is designated to fund current year operating deficits in the COCC or other affordable housing needs.

**XV. HOPKINS- TANCIL COURTS**

This property includes 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and debt was retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending October 31, 2016, Hopkins Tancil generated an (unrestricted) surplus of \$408,368, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

**XVI. QUAKER HILL, LP**

This property consists of 60 LIHTC rental units.

For the period ending October 31, 2016, Quaker Hill generated a restricted reserve of \$292,222, which 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.

**XVII. PRINCESS SQUARE**

This property consists of 69 affordable housing rental units.

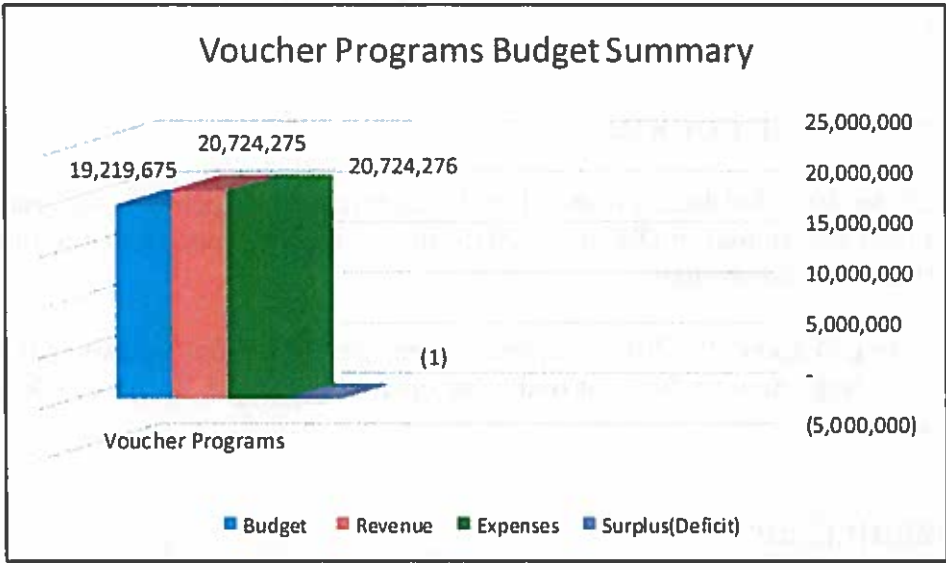
For the period ending October 31, 2016, Princess Square generated an (unrestricted) surplus of \$195,560, which is designated to fund current year operating deficits in the COCC other affordable housing needs.

**XVIII. PENDLETON PARK**

This property consists of 24 LIHTC rental units.

For the period ending October 31, 2016, Pendleton Park generated a restricted reserve of \$31,237, which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

**Voucher Programs Summary**



Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$1.50MM or 7.83% more than projected as a result of higher subsidy and higher housing assistance payments.

\$685k of reserves was utilized to support current year HAP expense and administrative expenses,

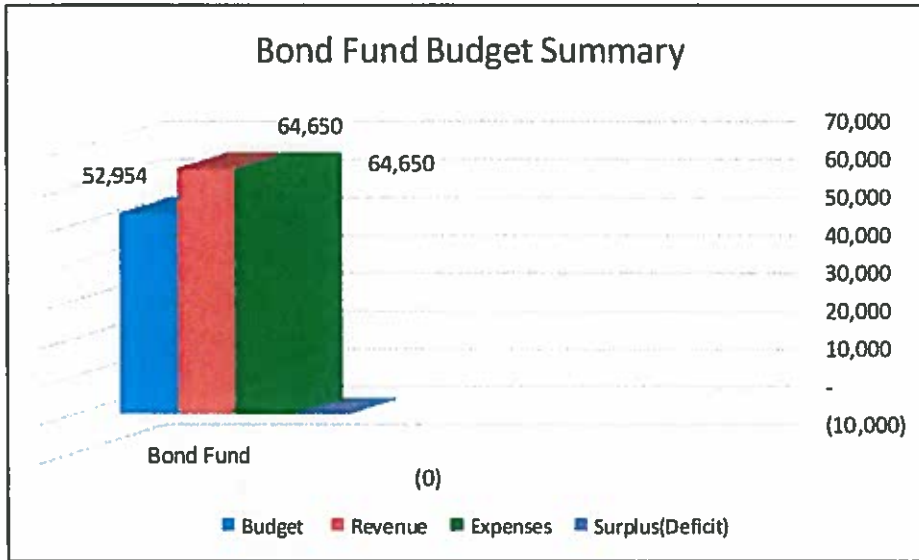
**XIX. HOUSING CHOICE VOUCHER PROGRAM**

For the period ending October 31, 2016, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$685,209, which is \$611,701 or 832% higher than the budgeted deficit. The deficit will be funded with Administrative Fee and HUD held HAP Reserves. In November, we received \$600k in HUD held reserves which will be reflected in next month’s financial report.

**XX. MOD REHAB PROJECT-BASED VOUCHERS**

For the period ending October 31, 2016, the Housing Mod-Rehab operated with a surplus of \$119,394, which is restricted for future housing assistant payments within the Mod Program.

## **Bond Fund Summary**



Revenue and Expenses were \$11.6K or 22% above budgeted projection.

### **XXI. TAX EXEMPT BOND INCOME**

For the period ending October 31, 2016, The Bond Fund generated an (unrestricted) surplus of \$7,859.

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

**Alexandria Redevelopment & Housing Authority**  
**Rent Roll Summary**  
**FY 2016**

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	Total	Avg. Rental Income/Unit
<b>Public Housing Units</b>														
*Ladrey High-rise	170	\$ 44,933	\$ 44,077	\$ 43,741	\$ 43,731	\$ 44,049	\$ 42,992	\$ 43,694	\$ 43,760	\$ 43,753	\$ 43,944	\$ 43,206	\$ 481,880	\$ 259
*Samuel Madden	66	6,280	6,875	7,108	5,234	9,097	8,397	7,187	7,181	7,355	6,901	6,587	\$ 78,202	\$ 111
*Ramsey Homes	15	3,832	2,830	1,364	3,741	3,569	3,323	3,386	3,319	3,530	3,595	3,535	\$ 36,024	\$ 218
*Andrew Adkins	90	15,508	14,779	15,287	15,571	13,157	13,985	13,652	14,062	13,522	14,872	13,537	\$ 157,932	\$ 161
*4-10 Scattered Sites	50	13,334	13,514	13,347	14,676	15,715	15,507	16,090	16,636	17,133	16,956	17,610	\$ 170,518	\$ 310
*4-12 Scattered Sites	30	6,292	6,336	7,003	8,044	7,844	7,095	7,095	7,755	7,325	7,325	7,676	\$ 80,499	\$ 244
*Park Place	41	9,468	9,144	8,966	10,232	10,187	10,232	9,800	10,575	10,148	10,085	9,517	\$ 108,354	\$ 240
*Saxony Square	38	9,187	9,397	9,376	9,526	9,138	8,577	8,732	9,499	9,484	9,711	10,049	\$ 102,676	\$ 246
*Chatham Square	5	1,152	1,993	1,366	1,337	1,126	1,126	1,198	1,198	1,266	1,266	1,266	\$ 14,294	\$ 260
*Braddock	52	17,187	17,258	16,450	15,815	15,097	15,760	15,627	14,572	14,743	15,043	15,278	\$ 172,830	\$ 302
*Whiting	6	1,953	1,972	2,597	2,331	2,973	2,973	2,973	2,973	2,973	2,973	2,930	\$ 29,621	\$ 449
*Reynolds	24	3,239	3,343	3,300	3,617	3,569	3,519	2,960	2,897	3,377	4,041	4,747	\$ 38,609	\$ 146
*Old Dominion	18	5,763	4,695	6,677	7,581	7,671	7,671	7,887	7,887	8,337	7,154	8,438	\$ 79,761	\$ 403
*West Glebe	36	5,853	6,123	5,647	5,758	5,773	6,082	6,658	5,829	6,052	5,927	6,381	\$ 66,083	\$ 167
*James Bland I	48	4,914	5,180	4,066	4,199	4,241	4,341	4,547	4,900	5,161	4,443	4,614	\$ 50,606	\$ 96
*James Bland II	18	4,918	6,015	5,598	6,619	6,099	4,848	3,558	3,788	3,225	3,432	3,809	\$ 51,909	\$ 262
*James Bland IV	18	1,554	2,408	2,291	2,370	2,805	2,805	3,501	2,321	3,614	3,421	3,631	\$ 30,721	\$ 155
	44	11,556	14,387	16,000	17,722	19,287	19,174	16,552	14,760	14,801	15,258	14,788	\$ 174,285	\$ 360
<b>**Total Public Housing</b>	<b>769</b>	<b>\$ 166,923</b>	<b>\$ 170,326</b>	<b>\$ 170,184</b>	<b>\$ 178,104</b>	<b>\$ 181,397</b>	<b>\$ 179,156</b>	<b>\$ 175,097</b>	<b>\$ 173,872</b>	<b>\$ 175,799</b>	<b>\$ 176,347</b>	<b>\$ 177,599</b>	<b>\$ 1,924,804</b>	
<b>Non-Public Housing Units</b>														
*Quaker Hill LP	60	\$ 97,745	\$ 97,047	\$ 93,568	\$ 96,608	\$ 96,637	\$ 96,637	\$ 90,808	\$ 92,808	\$ 88,514	\$ 91,567	\$ 89,068	\$ 1,031,007	\$ 1,562
Pendleton Park I	20	26,089	25,075	23,461	26,151	26,151	26,151	23,574	27,136	24,511	24,364	26,064	\$ 278,727	\$ 1,267
Pendleton Park II	4	27	3,252	795	795	795	795	795	795	1,372	911	911	\$ 11,243	\$ 256
Hopkins Tancil (Mod Rehab)	111	88,037	96,278	144,519	80,174	126,949	121,129	105,502	100,491	129,632	118,252	109,495	\$ 1,220,458	\$ 1,018
*James Bland V	54	68,687	65,068	57,109	73,721	67,304	64,322	66,344	71,370	71,697	71,257	65,069	\$ 741,948	\$ 1,249
*Miller Homes	16	25,233	25,233	26,852	23,528	25,233	25,233	25,223	25,233	24,338	23,305	24,788	\$ 274,199	\$ 1,558
*Princess Square	69	83,489	85,429	72,795	92,041	86,854	90,643	90,722	94,948	95,432	89,993	89,536	\$ 971,882	\$ 1,299
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 389,307</b>	<b>\$ 397,382</b>	<b>\$ 419,099</b>	<b>\$ 393,018</b>	<b>\$ 429,923</b>	<b>\$ 424,910</b>	<b>\$ 402,968</b>	<b>\$ 412,781</b>	<b>\$ 435,496</b>	<b>\$ 419,649</b>	<b>\$ 404,931</b>	<b>\$ 4,529,464</b>	
<b>Totals</b>	<b>1103</b>	<b>\$ 556,230</b>	<b>\$ 567,708</b>	<b>\$ 589,283</b>	<b>\$ 571,122</b>	<b>\$ 611,320</b>	<b>\$ 604,066</b>	<b>\$ 578,065</b>	<b>\$ 586,653</b>	<b>\$ 611,295</b>	<b>\$ 595,996</b>	<b>\$ 582,530</b>	<b>\$ 6,454,268</b>	
Total Monthly Average- (Actual)	223												\$ 586,752	
Total Monthly Budget													\$ 575,513	

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

\*Resolution 830 units  
 \*\* Public Housing total above does not include operating subsidy received from HUD.

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	Total		Over / (Under)		Public Housing		*Central Office (C.O.)				Public Housing AMP 1		Over / (Under)			
	Actual	Budget	Total	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>																
Dwelling Rent	5,984,608	5,803,000	1,756,185	181,608									439,304	430,000	9,304	
Governmental Grants	18,549,593	17,771,667	206,109	777,926												
Local Grants	206,109	72,000	2,263,926	134,109	206,109	72,000										
Management/Fee for Service	3,639,375	3,494,167	78,323	145,208	2,263,926	2,244,167										
Bookkeeping Fee	78,323	79,750	109,900	(1,427)	78,323	79,750										
Asset Management Fee	109,900	106,375	412,101	3,525	109,900	106,375										
HCVP Asset Management Fee	524,942	455,675	2,721,405	69,267	412,101	347,342										
Operating Subsidy	2,721,405	2,597,167	1,113	124,239	2,721,405											
Investment Income	13,975	5,267	8,708	8,708	1,113	1,113										
CY Transfers	1,081,995	714,950	396,786	367,045	396,786	265,975										
Other Income	567,343	574,313	418,671	(6,969)	418,671	242,167										
<b>Total Operating Revenue</b>	<b>33,477,568</b>	<b>31,674,329</b>	<b>8,364,518</b>	<b>1,803,239</b>	<b>8,364,518</b>	<b>3,357,875</b>	<b>8,469</b>	<b>1,052,391</b>	<b>1,057,875</b>	<b>1,052,391</b>	<b>1,057,875</b>	<b>(5,484)</b>				
<b>Operating Expenses</b>																
Administration	5,332,209	5,421,895	3,192,814	(89,686)	3,192,814	1,531,958										
Tenant Services	396,474	734,821	285,777	(338,346)	285,777	393,583										
Utilities	1,191,823	1,357,021	859,369	(165,198)	859,369	59,667										
Ordinary maintenance & operations	3,565,994	3,129,092	2,727,879	436,902	2,727,879	863,042										
Protective Services	29,904	34,417	23,746	(4,513)	23,746	10,417										
General expense	1,866,761	2,217,067	951,322	(350,306)	951,322	499,208										
Housing Assistance Payments	19,066,095	17,771,667	-	1,294,428	-	-										
Debt Service	132,090	131,333	323,611	757	323,611	-										
CY Reserves	1,896,219	877,018	-	1,019,202	-	-										
Transfers	-	-	-	-	-	-										
<b>Total Operating Expense</b>	<b>33,477,569</b>	<b>31,674,329</b>	<b>8,364,518</b>	<b>1,803,240</b>	<b>8,364,518</b>	<b>3,357,875</b>	<b>8,469</b>	<b>1,052,391</b>	<b>1,057,875</b>	<b>1,052,391</b>	<b>1,057,875</b>	<b>(5,484)</b>				
<b>NET INCOME (LOSS)</b>																
Less: Restricted Income	(1)	-	(1)	(1)	(1)	(1)										
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>(1)</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>										

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	245,416	259,000	418,764	397,000	13,028	17,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	947,728	877,417	440,168	408,417	13,895	12,833
Investment Income	-	-	-	-	-	-
CY Transfers	-	-	162,712	221,425	17,427	23,088
Other Income	19,590	53,125	17,741	23,167	50	250
<b>Total Operating Revenue</b>	<b>1,212,734</b>	<b>1,189,542</b>	<b>1,039,385</b>	<b>1,050,008</b>	<b>44,400</b>	<b>53,171</b>
						<b>(8,771)</b>
<b>Operating Expenses</b>						
Administration	282,214	288,498	374,088	383,313	35,367	33,513
Tenant Services	89	84,417	139	417	3	17
Utilities	368,057	428,042	140,082	154,792	85	9,583
Ordinary maintenance & operations	346,788	267,633	404,828	338,704	6,617	6,292
Protective Services	-	-	-	-	-	-
General expense	77,264	112,417	120,249	172,783	2,328	3,767
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	138,322	8,535	-	-	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>1,212,734</b>	<b>1,189,542</b>	<b>1,039,385</b>	<b>1,050,008</b>	<b>44,400</b>	<b>53,171</b>
						<b>(8,771)</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	158,001	183,000	140,203	131,000	60,041	65,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	103,894	96,167	133,866	122,917	103,235	95,750
Investment Income	-	-	-	-	290	275
CY Transfers	80,356	21,475	40,174	23,979	18,144	42,825
Other Income	2,928	5,000	12,041	6,875	12,671	5,917
<b>Total Operating Revenue</b>	<b>345,178</b>	<b>305,642</b>	<b>326,284</b>	<b>284,771</b>	<b>194,381</b>	<b>209,767</b>
						<b>Over / (Under) Budget</b>
						<b>(4,959)</b>
<b>Operating Expenses</b>						
Administration	178,864	177,938	91,880	105,305	87,130	87,475
Tenant Services	27	125	25	142	19	333
Utilities	6,861	2,750	4,081	3,208	17,213	15,750
Ordinary maintenance & operations	117,273	72,558	182,708	116,350	69,196	81,500
Protective Services	-	-	2,763	2,667	371	417
General expense	42,153	52,271	44,828	48,392	20,453	24,292
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	8,708	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>345,178</b>	<b>305,642</b>	<b>326,284</b>	<b>284,771</b>	<b>194,381</b>	<b>209,767</b>
						<b>Over / (Under) Budget</b>
						<b>(15,386)</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>-</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>



**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>								
Dwelling Rent	47,694	51,000	45,320	40,000	27,650	25,000	160,763	135,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-
Operating Subsidy	181,332	186,250	67,608	63,583	83,720	77,500	95,184	88,000
Investment Income	372	333	-	39	-	-	-	292
CY Transfers	25,416	23,304	12,037	19,371	6,513	-	-	-
Other Income	4,004	7,000	3,936	1,300	2,503	1,417	19,367	15,808
<b>Total Operating Revenue</b>	<b>258,818</b>	<b>267,888</b>	<b>128,901</b>	<b>124,254</b>	<b>120,386</b>	<b>103,917</b>	<b>275,315</b>	<b>239,100</b>
<b>Operating Expenses</b>								
Administration	102,014	94,325	60,294	56,629	56,415	50,125	115,842	113,517
Tenant Services	563	83	9	2,667	9	167	23	9,000
Utilities	9,833	9,875	1,422	4,083	4,512	3,938	24,285	28,000
Ordinary maintenance & operations	118,101	130,854	55,623	44,792	48,685	22,292	42,568	23,500
Protective Services	1,073	1,083	1,552	2,083	1,312	1,667	4,249	4,583
General expense	27,234	31,667	10,001	14,000	9,453	10,604	31,962	45,417
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	15,125	56,385	15,083
Transfers	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>258,818</b>	<b>267,888</b>	<b>128,902</b>	<b>124,254</b>	<b>120,386</b>	<b>103,917</b>	<b>275,315</b>	<b>239,100</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	LIHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Over / (Under) Budget		Actual	Over / (Under) Budget		Actual	Over / (Under) Budget	
		Budget			Budget			Budget	
<b>Operating Revenue</b>									
Dwelling Rent	680,726	675,000	5,726	249,462	254,000	(4,538)	1,224,541	1,072,000	152,541
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	13	17	(4)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	27,826	15,500	12,326	5,865	4,292	1,573	10,238	23,333	(13,095)
<b>Total Operating Revenue</b>	<b>708,552</b>	<b>690,500</b>	<b>18,052</b>	<b>255,327</b>	<b>258,292</b>	<b>(2,965)</b>	<b>1,234,792</b>	<b>1,095,350</b>	<b>139,442</b>
<b>Operating Expenses</b>									
Administration	173,608	165,917	7,691	85,864	111,521	(25,656)	206,918	235,375	(28,457)
Tenant Services	523	75,833	(75,310)	-	41,667	(41,667)	36,740	45,833	(9,094)
Utilities	17,786	17,333	452	547	750	(203)	183,250	207,083	(23,833)
Ordinary maintenance & operations	65,840	101,833	(35,994)	53,815	56,042	(2,227)	334,534	302,333	32,200
Protective Services	2,462	4,167	(1,704)	45	167	(122)	986	667	319
General expense	35,057	52,833	(17,776)	10,364	19,458	(9,095)	63,998	112,500	(48,502)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	413,276	272,583	140,693	104,692	28,688	76,005	408,368	191,558	216,810
Transfers	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>708,552</b>	<b>690,500</b>	<b>18,052</b>	<b>255,327</b>	<b>258,292</b>	<b>(2,965)</b>	<b>1,234,792</b>	<b>1,095,350</b>	<b>139,442</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	LIHTC/Quaker Hill LP		Princess Square		LIHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	891,040	955,000	906,590	834,000	276,064	280,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	12,338	500	-	-	213	83
CY Transfers	-	-	-	-	-	-
Other Income	19,072	16,563	6,167	21,063	13,970	6,542
<b>Total Operating Revenue</b>	<b>922,450</b>	<b>972,063</b>	<b>912,758</b>	<b>855,063</b>	<b>290,246</b>	<b>286,625</b>
<b>Operating Expenses</b>						
Administration	321,678	332,563	128,045	147,438	39,085	61,438
Tenant Services	242	6,250	33,953	10,000	-	83
Utilities	3,998	2,250	78,642	78,333	39,265	27,833
Ordinary maintenance & operations	107,036	97,125	217,896	261,667	47,797	50,292
Protective Services	168	-	679	833	72	83
General expense	120,596	165,500	257,983	334,833	77,210	86,083
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	76,510	75,500	-	-	55,580	55,833
CY Reserves	292,222	292,875	195,560	21,958	31,237	4,979
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>922,450</b>	<b>972,063</b>	<b>912,758</b>	<b>855,063</b>	<b>290,246</b>	<b>286,625</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING OCTOBER 31, 2016**

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
		Over / (Under)		Over / (Under)		Over / (Under)
<b>Operating Revenue</b>						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	17,434,816	16,810,000	624,816	1,114,777	961,667	153,110
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,375,449	1,250,000	125,449	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	112,841	108,333	4,508	-
Operating Subsidy	158	3,608	(3,450)	95	58	37
Investment Income	685,209	73,508	611,701	-	-	46
CY Transfers	930	12,500	(11,570)	-	-	-
Other Income	-	-	-	-	64,604	52,954
<b>Total Operating Revenue</b>	<b>19,496,563</b>	<b>18,149,617</b>	<b>1,346,946</b>	<b>1,227,713</b>	<b>1,070,058</b>	<b>157,655</b>
<b>Operating Expenses</b>						
Administration	1,087,268	1,004,167	83,102	79,378	74,175	5,203
Tenant Services	-	-	-	-	-	-
Utilities	8,966	6,250	2,716	-	-	-
Ordinary maintenance & operations	10,354	17,783	(7,429)	844	-	844
Protective Services	1,745	2,917	(1,171)	-	-	-
General expense	337,914	308,500	29,414	12,318	24,292	(11,974)
Housing Assistance Payments	18,050,315	16,810,000	1,240,315	1,015,780	961,667	54,113
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	119,394	9,925	109,469
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>19,496,563</b>	<b>18,149,617</b>	<b>1,346,946</b>	<b>1,227,713</b>	<b>1,070,058</b>	<b>157,655</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

# ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /  
RESIDENT & COMMUNITY SERVICES



**Commissioners:**

Daniel Bauman, *Chairman*  
 Salena Zellers, *Vice Chairwoman*  
 Anitra Androh

Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell

Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblat

Roy Priest, Chief Executive Officer

**DATE:** November 22, 2016  
**TO:** Chairman Daniel Bauman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer *Roy Priest*  
**SUBJECT:** ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING OCTOBER 31, 2016

**SUMMARY OF PROGRAM ACTIVITIES:**

**Priority Assignments**

Activity	Overview	Status
Public Housing, Moderate Rehabilitation, Tax Credit and Market Lease Revision	The public comment period has concluded. The leases are ready for Board approval.	11/28/2016
Waiting list Opening	Bedroom and site specific waiting list are nearing the minimum number of applicants required to open some list. A review and implementation of fully integrated electronic application options will be completed in advance of list opening.	TBD
FMR Analysis/Payment Standard Revision	Each year HUD publishes Fair Market Rents to be used by PHAs to update the applicable payment standards used for all voucher funded programs. The proposed FMR has been released for review and preparation of 2017 APS.	December 2016
Reasonable Accommodation Under Fair Housing Lunch and Learn	This lunch and learn objective is to ensure staff understands the legal requirements of processing of a request for reasonable accommodation. The training will review the definition of accommodation and disability. When an accommodation is needed, Deference between an accommodation and modification, Understanding of companion animal/ service animal issues and Understanding what is "reasonable".	TBD

<p><b>HQS/UPCS-V Demonstration and Streamlining</b></p>	<p>HUD has proposed to change its Housing Quality Standards inspection protocol to voucher version of the Public Housing Uniform Physical Conditions Standards. Solicitations for PHA to participate in the demonstration are now complete and ARHA has been selected as a participant. Staff is currently being trained for implementation. ARHA will also streamline its inspections and move to the biennial inspections allowed during this process.</p>	<p>In progress</p>
<p><b>Tax Credit Continuing Education Training</b></p>	<p>As a requirement of the Certified Managing Agent designation ARHA has received from the Virginia Housing Development Agency (VHDA) staff associated with the management of tax credit properties must receive continuing education annual. This year's training will take place at the ARHA headquarters and is being administered by Quadel.</p>	<p>12/1 – 12/2</p>

**PERFORMANCE INDICATORS**

Performance Indicators for Board Monitoring of Public Housing, PBV, MOD & Market Rent						
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS	
1 Occupancy Rate ACC units (PH) (*)	98%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)	
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	97%	96%	98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP	
3 Tenant Account Receivables (TARs) - Occupied Units (*)	1.6	1.6	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts	
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	2.4	2.4		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance	
5 Vacant Unit Turnaround Time	19 days	19 days	19 days			
6 Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%			
7 Outstanding Routine Work Orders Number of Days (average)	5 days	9 days	15 days			

(\*) values are estimated and rounded up/down.



**SEMAP & PHAS MONITORING**

**Section Eight Management Assessment Program (SEMAP) Indicators Report  
As of October 31, 2016**

Indicator	Possible Number of Points	October 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 Re-examination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 – Pre-contract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentration)		
<b>Total</b>	<b>145</b>	<b>145</b>

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of 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	1643	8/16	198	17	1,462	1,413	97

**Indicator #9: Annual Re-examinations**

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
3	1

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

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold)	0%
Number of Families in Current Database	Number of Rent Discrepancies
1016	0

**Indicator 11: Pre-contract HQS Inspections**

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract	100%
Number of Families in Current Database	Number of Inspections On or Before Effective Date
215	215

**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	
1320	2	

**Indicator 14: Family Self Sufficiency Enrollment**

Enrolled		Escrow Balance		Points
80% or more		30% or more		10
60%-79%		30% or more		8
80% or more		Less than 30%		5
Less than 60%		30% or more		5
60%-79%		Less than 30%		3
Less than 60%		Less than 30%		0
Number of mandatory slots*	Number of families enrolled (#)	Percent of families enrolled (%)	Number of families with progress report and escrow balances	Percent of families with progress report and escrow balances (%)
12	41	342	22	69

**Public Housing Assessment System (PHAS) Forecasting Report  
As of October 31, 2016**

The Public Housing Assessment System was created by HUD to evaluate the overall condition of each housing authority in order to obtain results that are objective, uniform, and verifiable. The methodology uses four evaluation tools referred to as PHAS indicators. The four indicators are:

Physical condition	40 Points
Financial condition	25 Points
Management Operations	25 points
Capital Funds	10 points

Each indicator is separately evaluated and scored for an overall available score of 100 points. Upon completion of the housing authority's independent audit, HUD calculates a score for each indicator. These scores are then accumulated and the housing authority is categorized based on its overall score as either:

High Performer	90 – 100 points overall
Standard Performer	70 – 89 points overall
Standard Performer	60 – 69 points overall (additional oversight & improvement plan required)
Troubled Performer	0 – 59 points overall (recovery plan & memorandum of agreement required)

Below is a forecast of the score for the Management Operations Indicator:

**Management Assessment Sub-System Indicator**

Sub-Indicators	Maximum Possible Points	AMP 1	AMP 3	AMP 4	AMP 5
OR	16	8.00	0.00	4.00	16.00
AR	5	5.00	0.00	2.00	5.00
AP	4	4.00	4.00	4.00	4.00
<b>Total MASS</b>	<b>25</b>	<b>17.00</b>	<b>4.00</b>	<b>10.00</b>	<b>25.00</b>

<b>ACC # Units</b>	<b>168</b>	<b>167</b>	<b>159</b>	<b>5</b>
--------------------	------------	------------	------------	----------

OR Score >= 98%	16
OR Score from 96% to 98%	12
OR Score from 94% to 96%	8
OR Score from 92% to 94%	4
OR Score from 90% to 92%	1
OR Score < 90%	0
AR < 1.5%	5
AR Score from 1.5% to 2.5%	2
AR Score > 2.5%	0
AP Score < .75	4
AP Score from .75 to 1.5	2
AP Score >= 1.5	0

**KEY**

- OR=Occupancy Rate
- AR=Accounts Receivable
- AP=Accounts Payable

**PROGRAM UTILIZATION & VACANCY REPORTING**

The current program utilization rates for all housing programs are as follows:

- Housing Choice Voucher = 84%
- Moderate Rehabilitation = 97%
- Project Based Section 8 = 100%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 98%
- Market Rate (Affordable Dwelling Units) = 96%

The utilization summary is as follows:

- 3 - New admissions for HCV tenant based rental assistance
- 3 - End of participations for HCV tenant based rental assistance
  
- 0 - New admissions for project based rental assistance
- 0 - End of participations for project based rental assistance
  
- 1 – New admissions for project based section 8
- 0 – End of participation for project based section 8
  
- 0 - New admissions for Moderate Rehabilitation rental assistance
- 1- End of participations for Moderate Rehabilitation rental assistance

**Voucher Management System (VMS) Data reported for October 2016**

Homeownership	18
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	232
Tenant Protection	75
All Other Vouchers	1,262
Total Vouchers	1,626
<b>Number of Vouchers Under Lease on the last day of the month</b>	<b>1,623</b>
HA Owned Units Leased – included in the units lease above	178
<b>New vouchers issued but not under contract as of the last day of the month</b>	<b>37</b>
Portable Vouchers Administered (Port In)	16
Number of Vouchers Covered by Project-Based AHAPs and HAPs	75
Number of Hard to Housed Families Leased	0
<b>Total ACC</b>	<b>1,926</b>
<b>Total Vouchers Allocated</b>	<b>1660</b>
<b>Total Vouches Available</b>	<b>266</b>

### Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 9/30/16	October move-in	October move-out	VU as of 10/31/16	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	3	0	0	3	2%	2
Chatham Square.	52	0	0	0	0	0%	0
Old Town Commons I	18	0	0	0	0	0%	0
Old Town Commons II	18	2	0	0	2	11%	0
Old Town Commons IV	44	0	0	0	0	0%	1
S. Madden Homes	66	1	0	0	1	2%	0
A. Adkins Homes	89	2	0	0	2	2%	3
Ramsey Homes	15	0	0	0	0	0%	0
Scattered Sites 410	50	0	0	0	0	0%	0
Scattered Site 411	32	1	0	0	1	3%	0
Scattered Site 412	41	0	0	0	0	0%	0
Braddock	6	0	0	0	0	0%	0
Whiting	24	0	0	0	0	0%	0
Reynolds	18	0	0	0	0	0%	0
Saxony Square	5	0	0	0	0	0%	0
Park Place	38	1	1	0	0	0%	0
West Glebe	48	1	1	0	0	0%	0
Old Dominion	36	0	0	0	0	0%	1
<b>TOTALS: (values are rounded up/down)</b>	<b>769</b>	<b>11</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>2%</b>	<b>7</b>
NOTES: Projected vacancies are based on notice to vacate and pending evictions							

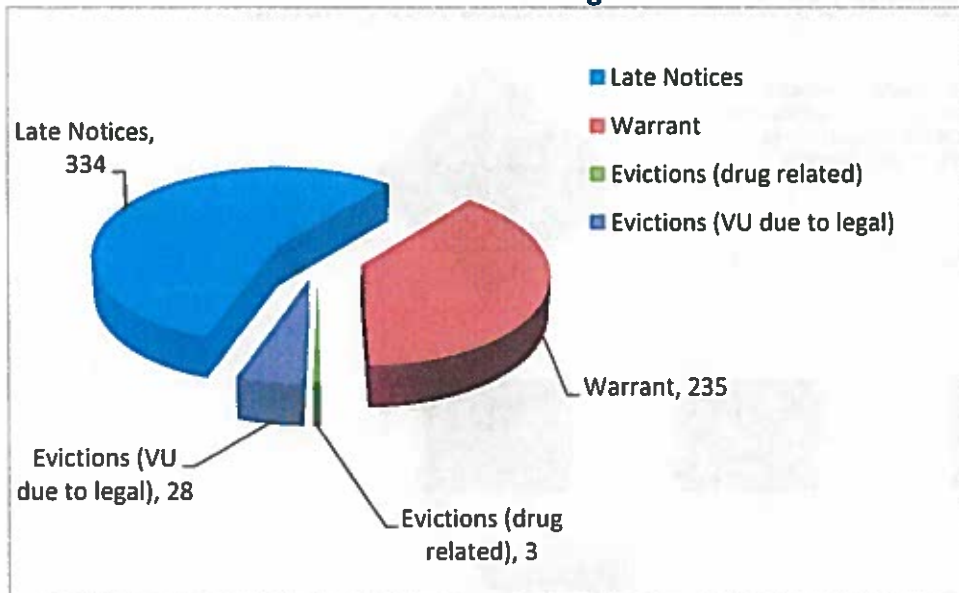
### Vacancy Activity Tracking Report Market Rate Units

DEVELOPMENTS	Total Number of Units	VU as of 9/30/16	October move-in	October move-out	VU as of 10/31/16	Vacancy Rate	Projected VU next period
Princess Square	68	7	3	2	6	9%	1
Quaker Hill	60	0	0	1	1	2%	2
Hopkins-Tancil Courts	108	2	0	1	3	3%	0
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	1	1	0	0	0%	0
Old Town Commons V	54	1	1	0	0	0%	0
<b>TOTALS (3)</b>	<b>330</b>	<b>11</b>	<b>5</b>	<b>4</b>	<b>10</b>	<b>3%</b>	<b>3</b>
NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report							

## 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: Year to Date Administrative & Legal Activities**

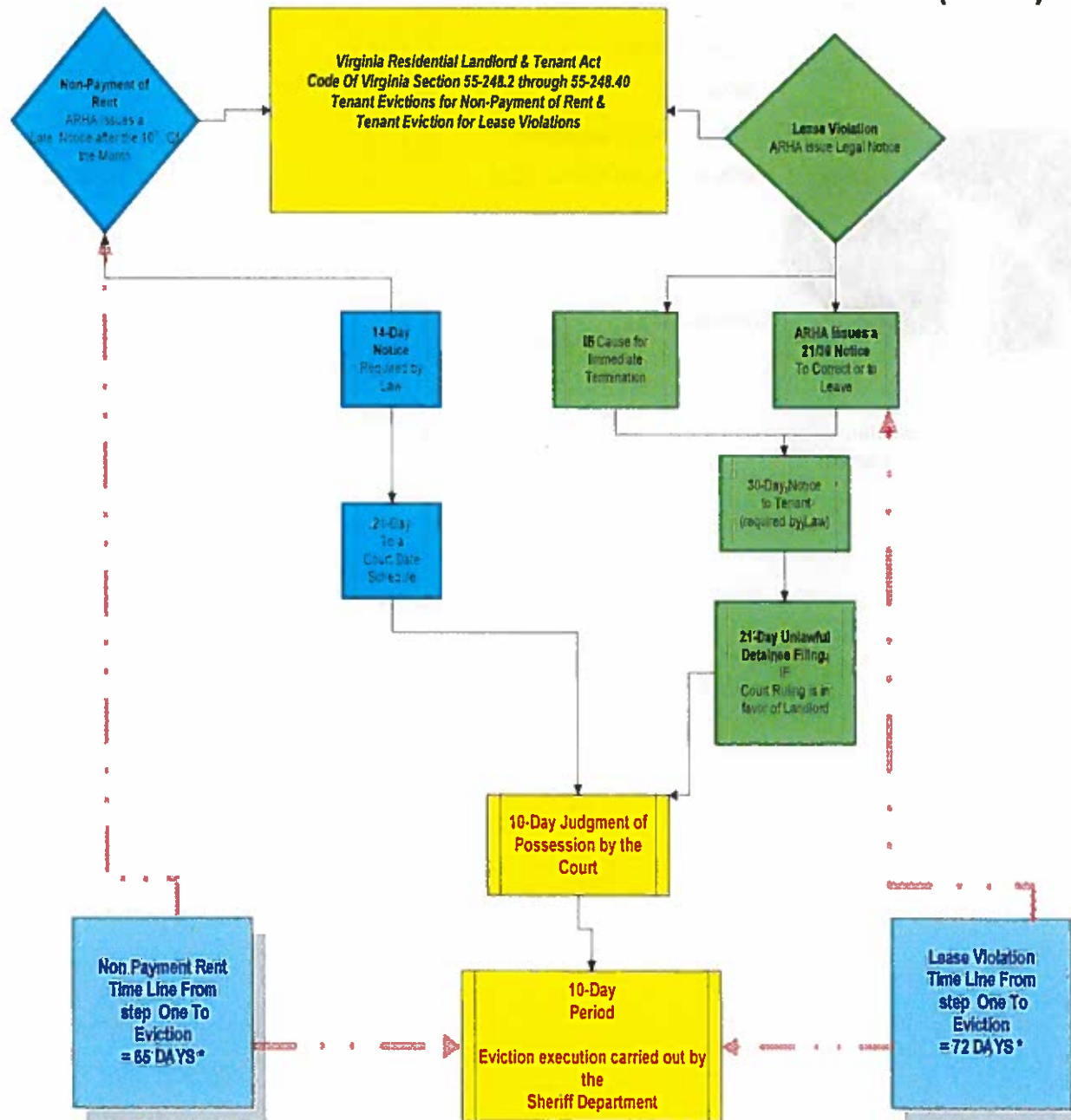


## Virginia Residential Landlord-Tenant Legal Process

The legal process as established by the Virginia Residential Landlords and Tenant Act (VRLTA) 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 cases 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



## ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, Chief Executive Officer

**DATE:** November 22, 2016

**TO:** Roy O. Priest, Secretary-Treasurer 

**FROM:** Daniel Bauman, Chairman and the ARHA Board of Commissioners

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

---

The month of October was a very busy month for the staff of the Resident and Community Services Department. In addition to the regular program activities provided to our youth, adults, and seniors, a cadre of additional activities were made available to our clients, to include;

### Ruby Tucker Learning Center

1. The Harvest Festival/Halloween Celebration held at the Ruby Tucker Learning Center.
2. A tour of the new African American Museum for thirty of our youth from the Ruby Tucker Learning Center.
3. A science festival and college fair held at T.C. Williams High School for our Middle School and our High School youth.

### Family and Supportive Services (JB V)

1. Ten James Bland V residents completed the Employment Development Workshop series and received their Certificates of completion.
2. The Open House held on 10/11/16 was successful. Families learned about available childcare services in the City of Alexandria.
3. The Life Skills Workshop for James Bland V residents really who enjoyed and learned from it by sharing their personal life experiences with each other.
4. On 10/25/16, Mr. Owens and the Family Supportive Services Specialist held a community meeting for James Bland V residents located at 905 and 935 N. Patrick Street.

### The Senior Program: The Senior Center @ Charles Houston; LaDrey High Rise

1. The Cognitive and Memory program hosted by Howard University.
2. The "Burgandy Buddies Program", where seniors are paired with fourth and fifth grade students for social engagement (Adopt a Grandparent).

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

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

[www.arha.us](http://www.arha.us)



An Equal Opportunity Employer  
Fostering Housing Community





**Staff:** Dorothy Mwawasi

**Activities:**

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	-	-	-	-	-	-
Public Housing	27	5	0	0	4	15
Housing Choice	47	7	5	0	4	30
Agency wide	0	2	5	0	1	4
<b>TOTALS</b>	<b>74</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>9</b>	<b>48</b>

**Finances:**

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

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
35	\$225,500	47	\$15,768	\$1,214,155

**Referrals:**

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V							
Public Housing	1	1	0	1	0	0	2
Housing Choice	2	3	0	1	2	0	5
Agency wide	0	0	10	0	0	1	0
<b>TOTALS</b>	<b>3</b>	<b>4</b>	<b>10</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>7</b>

**Special Notes:**

2 FSS participants: Ms. Davis (PH) and Ms. Coles (HCV) completed 8-week training at Together We Bake at Downtown Baptist Church and graduated on 11-03-16. They also received their Food Certification license.

**Partnerships: Renewed with the following organizations:**

Matthew Walsh, Hogan Immigrant Services, Catholic Charities of the Diocese of Arlington, Virginia  
Michael Fleck, Vice President, BB&T Bank, Del Ray Branch, Alexandria  
Megan Foster, Programs Manager, Friends of the Guest House  
Florence King, FMK Credit Education Center, Alexandria  
Nancy Spencer, Father Forward Program, Linden Resources, Arlington, VA

**Upcoming Events:**

**Presented by: Ms. Cynthia Pearce**

Event: Life Skills: Making the Most out of Life – Part II

When: November 17th: 11:00 am – 12 noon

Where: Multipurpose Room, ARHA offices

**Presented by: FSS Coordinator**

Event: Budgeting 101 Workshops

Dates: November 8<sup>th</sup>, November 14<sup>th</sup> and November 29<sup>th</sup>

Where: Large Conference Room, ARHA offices

**Presented by: Shante Johnson, Computer CORE**

Event: Information Session on computer classes offered

Date: Monday, December 5, 2016 at 10:00 am

Where: Large Conference Room, ARHA Offices

**The Senior Program: The Senior Center @ LaDrey High Rise**

**Staff:** Starr Robertson

**Activities:**

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
7	6	17	12

**Participation:**

Active participants	New Registrants/ New Participants	Drop-ins	Partner Participants
72	6	22	4

**Referrals/Ancillary Services:**

Support Services	Service delivery numbers (indvl. count)
Health & Medical	20
Financial	11
Daily living skills and entitlements	27
Transportation	6
Enrollments and registrations	0
Sick/shut-in/Hospital	4
Family planning & Assessments & Check-Ups	<u>5</u>

**Finances:**

<b>Expenditures: ARHA</b>	<b>Expenditures: External Funding</b>	<b>Fundraising: (YTD)</b>	<b>Cash</b>	<b>Donation/In-kind gifts valuation (month)</b>
0	0	0		\$372.00 (Food Donation/Party Donation)

**Volunteers:**

<b>New recruitment</b>	<b>Active #</b>	<b>Hours of service: Resident</b>	<b>Hours of service: Community</b>
0	3	49	8

**Partnerships:**

**Special Notes/Upcoming Events:**

Sunday, November 6, 2016: Third Street Baptist Thanksgiving Luncheon & Service

Friday, November 11, 2016: Veterans Day Program for Ladrey resident

Saturday, November 12, 2016: Alexandria Lodge & Israel Temple Senior Thanksgiving Dinner

Tuesday, November 15, 2016: Alive Canned Food & Non Perishable Food Distribution

Thursday, November 17, 2016: Alfred Street Thanksgiving Dinner- 6:00pm @ American County Buffett

Thursday, November 17, 2016: First Assembly Thanksgiving Baskets Distribution @ Ladrey in conjunction with the RTFLC

Saturday, November 19, 2016: Victory Temple Thanksgiving Basket Distribution @ Ladrey 10:00am – 12:00pm

Thursday, November 24, 2016: I'm Still Alive Foundation (ISAF) Thanksgiving Treat Basket Distribution @ Ladrey 10:00am

**The Senior Program: The Senior Center @ Charles Houston**

The Senior Center @ Charles Houston is a multipurpose program providing a variety of activities to prevent isolation of seniors and promote their wellness, happiness and independence. The Center provides congregate lunch meals and a wide variety of wellness, exercise, social, recreational, educational and entertainment activities as well as field trips.

**Staff:** Vanessa Greene, Kiyah Tyler, and Theresa Gibson

**Activities:**

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
25	13	15	33

**Participation:**

Active participants	New Registrants	Drop-ins	Partner Participants
43	3	10	9

**Referrals/Ancillary Services:**

Support Services	Service delivery numbers (indvl. count)
Health & Medical	308
Financial	
Daily living skills and entitlements	
Transportation	475
Enrollments and registrations	3
Sick and shut-in	8
Family planning & Assessments	

**Finances:**

Expenditures: ARHA	Expenditures: External Funding	Fundraising: (YTD)	Cash	Donation/In-kind gifts valuation (month)
\$500				\$182

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	12	4	20

**Partnerships:**

DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group  
 Marymount University Nursing Department Sponsored Blood Pressure Clinic & Disease Prevention Program

Burgundy Farm Country Day School "Senior Buddies" Program  
 Zeta Chi Omega Chapter, Alpha Kappa Alpha Sorority (Annual Seniors' Holiday Luncheon)  
 Alfred Street Baptist Church Seniors' Ministry (Tri-Annual Senior Special Events)  
 I Heart Seniors, LLC (Nutrition, Physical & Cognitive sponsored Activities)

Successful Aging Committee of Alexandria, VA (Quarterly Sponsored Activities)  
 Partnership for a Healthier Alexandria (Quarterly Sponsored Discussions and Presentations)  
 AARP (Bi Annual Sponsored Presentations)  
 Hogan Lovells, LLC (Law Firm, Assorted Volunteer Activities)

**Upcoming Highlights:**

- 11/22 – Thanksgiving Distribution to Domestic Violence Program (7 Baskets)
- 12/2 – US Army Annual Holiday Concert @ Constitution Hall, 7:00 p.m.
- 12/6 – "Jingle in the Park" Christmas Lights @ Watkins Mills Park, Upper Marlboro, MD, 6 p.m.
- 12/9 – Successful Aging Sponsored Annual Seniors' Holiday Part @ First Baptist Church, Alexandria, 10:30 a.m. – 1:30 p.m.
- 12/14 – Field Trip to Winchester, VA African American Story Quilts Exhibit, 9:30
- 12/16 – Senior Center's Annual Holiday Celebration, 10:30 – 1:30

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

**Staff:** Cynthia Pearce,  
 Family Supportive Services Specialist

**Activities:**

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	65	16	9	8	11	25
Public Housing						
Housing Choice						
Agency wide						
<b>TOTALS</b>	<b>65</b>	<b>16</b>	<b>9</b>	<b>8</b>	<b>11</b>	<b>25</b>

**Referrals:**

<b>Category</b>	<b>Financial</b>	<b>Employment &amp; Training</b>	<b>Housing Assistance</b>	<b>Health &amp; Wellness</b>	<b>Home-ownership Counseling</b>	<b>Childcare</b>	<b>Professional Dev'tment</b>
James Bland V	3	10	4	12	3	4	8
Public Housing							
Housing Choice							
Agency wide							
<b>TOTALS</b>	<b>3</b>	<b>10</b>	<b>4</b>	<b>12</b>	<b>3</b>	<b>4</b>	<b>8</b>

**Special Notes:**

*A James Bland V resident, earned an A. A. Degree in Clinical Medical Assistance. She is the first member in her family to go to college.*

*Ten James Bland V residents completed the Employment Development Workshop series and received their Certificates of completion.*

*The Open House held on 10/11/16 was successful. Families learned about available childcare services in the City of Alexandria.*

*The Life Skills Workshop went very well and James Bland V residents really enjoyed and learned from it by sharing their personal life experiences with each other.*

*On 10/25/16, Mr. Owens and the Family Supportive Services Specialist held a community meeting for James Bland V residents located at 905 and 935 N. Patrick Street.*

**Partnerships with the following organizations:**

*Workforce Development; National Council on Aging; Early Childhood Division, City of Alexandria  
Alexandria Department of Community Services; Salvation Army*

**Upcoming Events:**

- Life Skills Workshop November 16<sup>th</sup> for JBV and FSS participants.
- The Workforce Development Employment series will begin a new series in January 2017.

**Family Resource Learning Centers**

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis

Date: November 15, 2016

**Engagement:**

Group Type	Average attendance	Programming hours	% of Enrolled
Elementary students	27	30	91%
Middle school students	12	23	86%
High School students	5	12	83%
Adults	23	11	62%

**Finances:**

Program Expenses	YTD Expenses	Grant funding balance	Donations
\$1325.94	\$22,340	\$1,003	\$ 550.00

**Support**

- Staff attended Night of Science/Annual College Fair with 21 students and 12 parents at TC Williams High School (Bus Transportation arranged)
- Staff held quarterly Parent Meeting to discuss goals, changes, and expectations for students registered in programming this year
- Staff organized field trip to the National African American Museum in Washington, DC for 27 students and 9 parents

**Services:****Volunteers:**

Type	Enrolled	New Recruits	Service hours
Resident	18	0	84
Community	3	2	6
Partner	29	0	31

**Partnerships:**

Special	Notes/	Upcoming	Events:
---------	--------	----------	---------

- Reading Families Workshop, November 29, 6:30 PM @ Ruby Tucker Family Center

**Family Resource Learning Centers**

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis

Date: November 15, 2016

**Engagement:**

Group Type	Average attendance	Programming hours	% of Enrolled
Elementary students			

**Partnerships:**

ARHA is currently in discussions with DC Metro Church to assist with our Middle School Program. ARHA is also one of 9 finalists selected by ACPS eligible to receive funding through their Academic Intervention Services grant.

**Special Notes/ Upcoming Events:**


The ACPS Family and Community Engagement Center Contest committee selected three finalists based on creativity, strength of message, and production. These submissions can now be viewed on our Facebook page at <https://www.facebook.com/acpsface>. ARHA's middle school kids are one of the finalists so please vote for the "YOLO smoke free" video by liking it on Facebook. It aligns with the agency's current smoke free initiative.





## ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

**DATE:** November 22, 2016  
**TO:** Daniel Bauman, Chair and the ARHA Board of Commissioners  
**FROM:** Roy O. Priest, Secretary-Treasurer   
**SUBJECT:** ARHA RESIDENT ASSOCIATION MONTHLY PROGRAMS AND ACTIVITY REPORT

---

**Kevin Harris, President of ARA**

I am pleased with the progress of the redevelopment of the ARA. These past weeks of transitioning into the role of president have been challenging but not overwhelming. The staff of ARHA have been of great assistance. They have really made a concerted effort to help during this period of restructuring the ARA. Their eagerness to lend their time and resources has displayed their level of passion to get the ARA functioning properly. Therefore, we are grateful for their partnership on this journey. In addition, we would like to thank the Board of Commissioners for their willingness to make the ARA a success.

There are several steps that the ARA have taken to get us closer to being fully functioning. Over the past week I have done the following:

- Toured all ARHA properties with Mr. Priest & Mr. Owens
- Met with Daniel Bauman, Chairman of the Board of Commissioners
- Held the first Resident Association meeting under my tenure as president
- Received ARHA resident statistics
- Established the mission and purpose of the ARA (advocate, inform, empower, and unite)
- Met with Cindy Thompson, Director of Asset Management, to discuss the ARHA organizational structure
- Attended the asset managers meeting to introduce myself as president and discuss partnering with the asset managers to create a better living experience for residents
- Obtained the North American Management guide to resident leadership
- Researched the history of public housing and social services



In terms of next steps as an association, the ARA plan to do the following:

- Restructure the by-laws (December)
- Appoint additional officers and committees (December)
- Research available funding channels (December)
- Develop communication channels with residents (resident database, text alerts, social media, newsletter, and webpage) (January)
- Establish ARA function plans and implementation strategy (January)
- Connect with residents formally (February)
- Implement Function plans– ARA initial endeavor (March)

The members of the ARA are hopeful about the future and potential of the resident association. We look forward to embarking on many endeavors for the betterment of the residents, ARHA, and the City of Alexandria.

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION




**Commissioners:**

Daniel Bauman, *Chairman*  
 Salena Zellers, *Vice Chairwoman*  
 Anitra Androh

Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell

Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

**DATE:** November 22, 2016  
**TO:** Chairman Daniel Bauman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Secretary-Treasurer   
**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

**PART I FACILITIES MANAGEMENT REPORT**

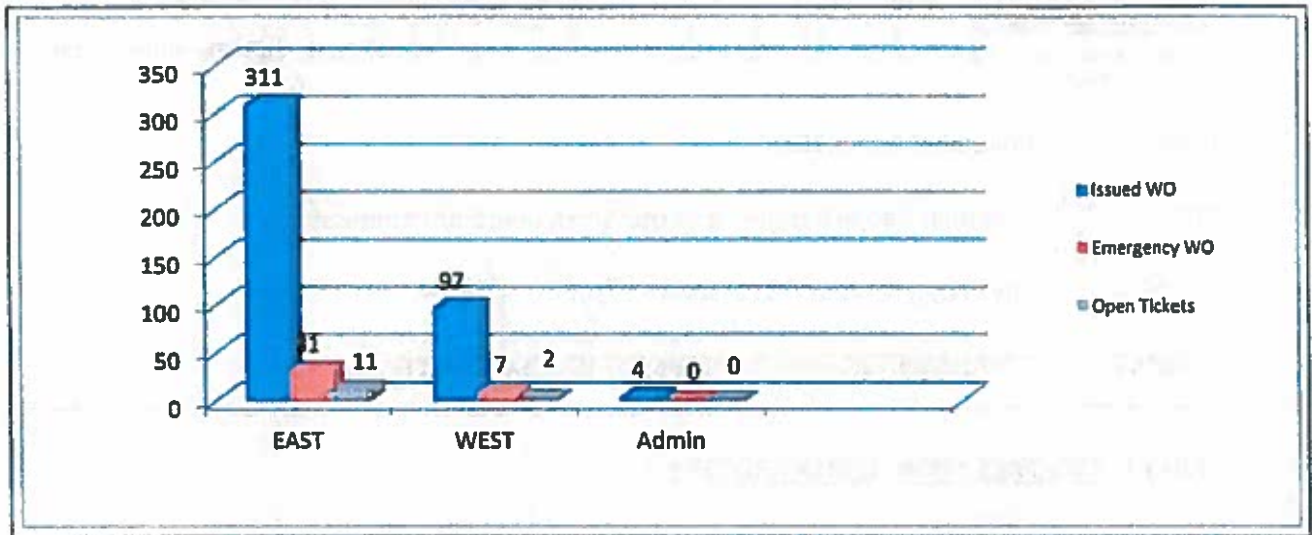
**A. Work Order Summary**

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 East and West.

Table I – Reporting Period: 10/01/2016 to 10/31/2016

Issued WO's	412	Includes all work orders generated during this period
Completed WO's	399	Includes all work orders completed during this period
Emergency WO's	38	Includes all emergency work orders issued and completed within 24-hours
Open WO's	13	Routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending

**Chart I – Work Orders by Regions**



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

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

**1. Vacant Unit Turn Over (Vacant Unit Make Ready)**

During this reporting period, nine (9) additional units were added for rehabilitation and turnover work. Four (4) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the current reporting period. Refer to the Asset Management report for additional details.

# DEVELOPMENT



**BUILDING COMMUNITY  
PARTNERSHIPS**

**Commissioners:**

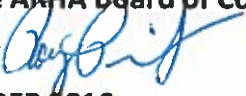
**Daniel Bauman, *Chairman***  
**Salena Zellers, *Vice Chairwoman***  
**Anitra Androh**

**Carter Flemming**  
**Christopher Ballard**  
**Chyrell Bucksell**

**Karl Sandberg**  
**Merrick T. Malone**  
**Peter Kleeblatt**

---

**Roy Priest, Chief Executive Officer**

**DATE:** November 21, 2016  
**TO:** Daniel Bauman, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy O. Priest, Secretary-Treasurer   
**SUBJECT:** DEVELOPMENT UPDATE, NOVEMBER 2016

---

**REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES**

This will be discussed in Executive Session.

**PROJECT MANAGEMENT**

**RAMSEY HOMES**

LEROY BATTLE, PROJECT MANAGER

**PLANNING COMMISSION CITY COUNCIL APPROVAL**

On November 1, 2016, the Planning Commission unanimously approved the Development and Special Use Permit (DSUP #2014-0035) and Transportation Management Plan SUP #2015-0081. This action was followed by the City Council as it approved the same actions for Ramsey Homes on November 12, 2016. As a result, the Ramsey Homes development is fully entitled with the requested rezoning and special permit approvals.

The next step is to go before the Board of Architectural Review (BAR) for approval of a Certificate of Appropriateness. In preparation for this approval, a package was submitted on November 14, 2016 to the BAR for a meeting to be held on December 14, 2016. We expect to receive the Certificate of Appropriateness at this meeting.

**BOARD OF ARCHITECTURAL REVIEW – PARKER GRAY**

On December 14, 2016, ARHA must return to the Parker-Gray Board of Architectural Review for approval of the Certificate of Appropriateness. There were several items for which the BAR requested additional study or design modifications. Below is a list of the specific items that we were requested to address and the responses included in our submission for this action. The full submission is available for viewing at [www.vhdlc.us/ramsey-homes](http://www.vhdlc.us/ramsey-homes).

**Comment 1:** The pergola as proposed was the wrong typology for the overall architecture and the scale was too small and delicate. In addition, the materials, including the brick piers needed refinement and suggested steel in place of the wood as there was no wood in the remainder of the building.

**Response 1:** The pergola elements have been redesigned to depict a simpler, more durable structure, as a reflection of the transitional architecture of the building. The steel frame will connect directly to the structure of the building. Cross beams which generally bear on top of the pergola frame, are now recessed into the frame, simplifying the profile while still achieving sun coverage, rain coverage at the entry using glass on spider clips and a single story connection to the Watson Reading Room along Wythe Street. The steel columns are wrapped in brick to match the building, with a precast cap to further relate the design of the pergola to the building. The masonry wrapped columns are suited within the context of this site as they reflect the canopy column design of the Charles Houston Recreational Center across Wythe Street.

**Comment 2:** Add slight variation to the parapets to complement the symmetrical hierarchy and organization of the building bays. Parapets can be raised 8-12" in a few key locations to promote variety and relate to historic buildings in the vicinity.

**Response 2:** The parapet height has been increased by 8" in key locations where the building jogs to create a natural break for the roof line. The center bump out of the southern and northern building legs along North Patrick Street now have an 8" raised parapet. The center leg of North Patrick Street was also raised by 8" to maintain the hierarchy along this elevation. The building jogs at the secondary entries along Wythe and Pendleton Street have also been raised 8". This continues onto Private Street elevations to provide variety. The fourth floor parapets could not be raised due to height restrictions.

**Comment 3:** The proposed use of split-face block in lieu of cast stone will have too many vertical joints and will not look like real stone. Battered cast stone masonry units are a better alternative and a better scale for this size building. Study other means of adding wall texture thru brick patterns and coursing.

**Response 3:** The split-face block material has been changed to precast as requested. The use of molded brick, additional steel in the pergola/canopy design as well as the use of metal panel in key locations including the building entries along the 1st floor provide added texture to the building façade.

**Comment 4:** The Board questioned the size and overall functionality of the sunshades and asked that a sun study be performed.

**Response 4:** A sun study has been completed as requested. These studies modeled for seasonal changes, i.e., Spring/Summer/Winter and each season is modeled at 3 different times of the day. The study clearly shows that although we do not have any sun shades on the south elevation, the sun shades are functional and not just aesthetic on the east and west elevations of our current design.

**Comment 5:** Fencing and other site elements should relate to the style and details of the building.

**Response 5:** ARHA will specify fencing and other site elements that relate to the style and detail of the building. The final design and specification of the fencing will be provided as a part of the Final Site Plan approvals.



**Comment 6:** The Board supported the use of more expensive spandrel and panel materials closer to the ground and the entrances where they would be more visible to pedestrians.

**Response 6:** Exterior materials have been revised to show metal panel in lieu of cementitious panel at all building entries as well as key locations including areas around Juliette balconies and panels between windows.

**Comment 7:** Juliette balconies should relate to the internal organization of the units wherever possible. Railings should be unique and artistic and not generic.

**Response 7:** Upon review of all balcony locations, KTGy has confirmed that all rooms with a Juliette balcony can be furnished such that a tenant can maintain proper clearance to operate the sliding glass doors.

**Comment 8:** All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. No vents shall be permitted on street-facing elevations, unless approved by the Board of Architectural review.

**Response 8:** The design team has studied the location of all wall mounted vents to keep them off of street-facing elevations as much as possible. For units with street facing vents, placement was carefully considered to provide symmetry and alignment both vertically and with adjacent design elements. All vents will be finished to match the adjacent building material.

## NATIONAL HISTORIC PRESERVATION ACT (NHPA) SECTION 106

The next step in the Section 106 process is to negotiate a Memorandum of Agreement (MOA) with Consulting Parties. The next public meeting on the Section 106 process will take place at the Charles Houston Recreation Center on November 29, 2016 at 6:30 PM. This will be the fourth Section 106 meeting.

## SCHEDULE

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	Submission Date	Meeting Date
City Council - Preferred Concept	June 28, 2016	
Notify BAR Staff by June 30 of intent to Docket	June 30, 2016	
ARHA Board - Final Resolution on Preferred Concept	July 5, 2016	
BAR Submission	July 7, 2016	
ARHA/City Redevelopment Work Group		July 14, 2016
Concept 2 Submission	July 22, 2016	
Parker-Gray BAR Concept Review	July 27, 2016	
Concept 2 Comments to Applicant	August 12, 2016	

<b>Preliminary Plan Completeness Submission</b>	<b>August 26, 2016</b>	
<b>Parker-Gray BAR Submission</b>	<b>August 26, 2016</b>	
<b>Completeness Comments to Applicant</b>	<b>September 9, 2016</b>	
<b>Parker-Gray BAR Submission</b>	<b>September 12, 2016</b>	
<b>Parker-Gray BAR Hearing</b>		<b>September 14, 2016</b>
<b>Verification of Completeness Submission</b>	<b>September 16, 2016</b>	
<b>Plans Deemed Complete</b>	<b>September 23, 2016</b>	
<b>Parker-Gray BAR Hearing</b>		<b>September 27, 2016</b>
<b>Documents for Staff Review (PC Hearing)</b>	<b>October 7, 2016</b>	
<b>Planning Commission Hearing</b>		<b>November 1, 2016</b>
<b>City Council Hearing</b>		<b>November 12, 2016</b>
<b>Parker-Gray BAR for COA (Certificate of Appropriateness)</b>		<b>December 14, 2016</b>
<b>Tax Credit Application Submission</b>	<b>March 3, 2017</b>	
<b>Announce Initial Rankings</b>	<b>May 3, 2017</b>	
<b>Announce Final Rankings</b>	<b>May 24, 2017</b>	
<b>Begin Relocation</b>	<b>August/September, 2017</b>	
<b>Reservation Agreement Executed</b>	<b>December 15, 2017</b>	
<b>Financial Closing</b>	<b>December 22, 2017</b>	
<b>Construction Commencement</b>	<b>January 2018</b>	

## LADREY HIGHRISE

Howard Middleton has been performing land use consulting services on this project and this has proven to be quite valuable. After locating the existing records available for Ladrey Highrise (170 units), Annie B. Rose House (90 units) and the ARHA Administrative Building, we had an initial meeting with the City of Alexandria Office of Planning and Zoning to discuss the original approvals, especially as it related to the number of parking spaces. A 1982 plat prepared by our current consulting engineer, Walter L. Phillips shows all 3 buildings with the parcels added together and calculations of parking and FAR for the full block. We are trying to determine if there was a subdivision of the block after that time, and if so, whether a rezoning from the current RC zone to CRMU-X with a 2.5 Floor Area Ratio (FAR) would allow us to maintain compliance with the sale of the Administration Building. The 1982 SUP approvals for Annie B. Rose House which was the latest building constructed on the block indicate that the Administration Building was required to provide 16 parking spaces, Ladrey Highrise 42.5 and Annie B. Rose House 22.5, for a total of 81 parking spaces required; 84 parking spaces were provided. As of now, Ladrey Highrise and Annie B. Rose conform to all FAR and parking requirements and Mr. Middleton is analyzing ways we can maintain compliance with the sale of the Administration Building.

The outcome of the meeting with City staff is that there is further need to discuss what ARHA and its development partner will require for the disposition and redevelopment of the ARHA Administrative Building parcel. Based on preliminary information, it is our understanding that the Selected Developer, EYA, is confining their proposed development to the 17,768 sf parcel that is 600 North Fairfax Street (065.01-01-04) but the limits of disturbance do extend slightly offsite of the Admin Building parcel. The area of the full block is 87,172 sf. The existing parking and FAR is based on the existing use. Mr. Middleton should be able to do further work on this now that we have received the title work.

As a part of the ongoing due diligence for Ladrey, the following actions have occurred:

- A Phase I Environmental Analysis concluded that a Phase II was required. A consultant has been retained to conduct a Phase II Environmental Analysis.
- Title work for the Ladrey High-rise, Annie B Rose House and ARHA Administration Building has been received.
- A civil engineer was engaged and the initial ALTA survey for the Ladrey Highrise will be complete by November 30. He has been asked to do additional work related to the determination of any subdivision that may have occurred.

## PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

The portfolio management team has worked with the Asset Management, Finance and Facilities Departments to deliver property performance and financial forecasts of replacement reserves at our Tax Credit properties with the respective syndicators/investors. These investors have presented multiple inquiries on projected income, operating expenses, accounts receivables, and major capital expenditures in preparation for their annual fund audits. The coordination and completion of investor inquiries is expected to continue through year-end. The team has also focused oversight efforts on constructing financial models and maintaining updated underwriting metrics for the operating proformas, tax credit applications, HUD's development proposal computations and HUD Mixed-finance proposals for development properties in the pipeline - Ramsey Homes and Ladrey Highrise.

## COMMUNICATIONS & CIVIC ENGAGEMENT

ALISHA AULT, COMMUNICATIONS AND CIVIC ENGAGEMENT COORDINATOR

### CIVIC ENGAGEMENT

A letter campaign was carried out for Ramsey Homes, in which emails were sent to advocates asking each advocate to show his/her support for Ramsey Homes by testifying and/or submitting a letter to the Planning Commission and City Council prior to their November 1<sup>st</sup> and November 12<sup>th</sup> hearings, respectively. This campaign was successful, achieving an average 10% response rate, and certainly increasing civic engagement in the City development process.

### VHDLLC WEBSITE

VHDLLC's website was nominated for a Virginia Governor's Housing Conference Award in the category of "In My Back Yard (IMBY) Award," as an innovative method for combating nimbyism through education. Awards are being presented at the Virginia Governor's Housing Conference this month, but unfortunately the website was not among the winning proposals.

### UPDATES

The VHDLLC website was continuously updated with announcements of upcoming meetings, such as the ARHA Redevelopment Work Group meetings, and Planning Commission and City Council Hearings in the months of October and November. Following each meeting, materials presented were also posted to the website, including all handouts from the ARHA Redevelopment Work Group held on November 10<sup>th</sup>, 2016. Current announcements include posting of the upcoming Section 106 Consultation Meeting on November 29<sup>th</sup> and the Parker-Gray District BAR Hearing on December 14<sup>th</sup>, 2016.

### NEWS

All news articles featuring discussion of ARHA Development or Ramsey Homes have been placed in the VHDLLC News page, and the Industry News continues to feature the latest news pertaining to affordable housing, both locally and nationwide. This month, several local news articles have featured the Planning Commission and City Council's landmark approvals of the DSUP for Ramsey Homes.

### SITE STATISTICS (SEE ATTACHMENT 1)

Attachment 1 features a comparison of last month's reporting period (August 31- September 30) website statistics to this month's reporting period (October 1-31). In October, site traffic was not as heavy as in September, most likely due to decline in media coverage and lack of City hearings. There were a total of 304 sessions on the website in October and 693 page views. It is expected that site traffic reporting for November will show increased numbers due to both the Planning Commission and City Council Hearings on Ramsey Homes.

The "Ramsey Homes Redevelopment" page continues to be the most-frequented of the website, after VHDLLC's homepage, indicating that community interest in the redevelopment effort remains high. There has been a 200% increase in page views for the "Projects in Planning" compared to the previous reporting period. This indicates that interest in ARHA's future five development sites is increasing.

Site traffic broken down by geographic area continues to indicate that the highest percentage of known users in the United States visiting the website are located in Alexandria City (26.8%), followed by the Washington D.C., (17.7%). A significant percentage of site traffic last month also originated in Woodbridge and Hybla Valley, demonstrating an expansion in the reach of the website throughout the metropolitan area.

VHDLIC.US site statistics

Attachment 1: Website Data, October 1-31, 2016

Oct 1, 2016 - Oct 31, 2016  
Compare to Aug 31, 2016 - Sep 30, 2016

All Users  
+0.00% Sessions

DEFINITIONS (from Google Analytics)

**Sessions:** The period of time a user is active on your site or app. By default, if a user is inactive for 30 minutes or more, any future activity is attributed to a new session. Users that leave your site and return within 30 minutes are counted as part of the original session.

**% New Sessions:** An estimate of the percentage of first time visits

**Users:** Users that have had at least one session within the selected date range. Includes both new and returning user

**New Users:** The number of first-time users during the selected date range

**Pageviews:** Pageviews is the total number of pages viewed. Repeated views of a single page are counted

Sessions

Oct 1, 2016 - Oct 31, 2016

304

% of Total 100.00% (304)

Aug 31, 2016 - Sep 30, 2016

321

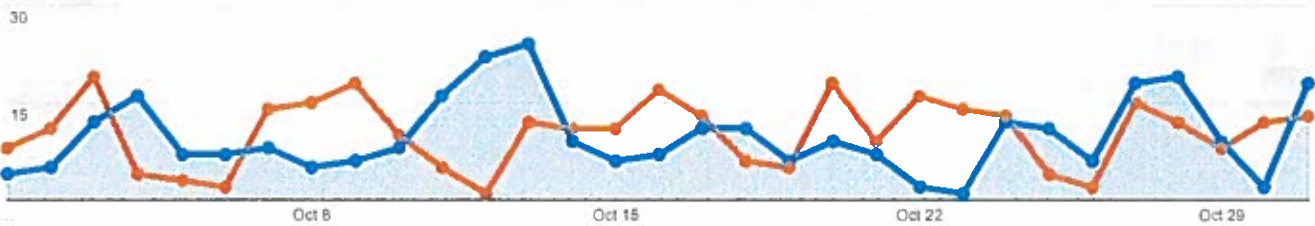
% of Total 100.00% (321)



Sessions

Oct 1, 2016 - Oct 31, 2016: Sessions

Aug 31, 2016 - Sep 30, 2016: Sessions



Users

Oct 1, 2016 - Oct 31, 2016

262

% of Total 100.00% (262)

Aug 31, 2016 - Sep 30, 2016

222

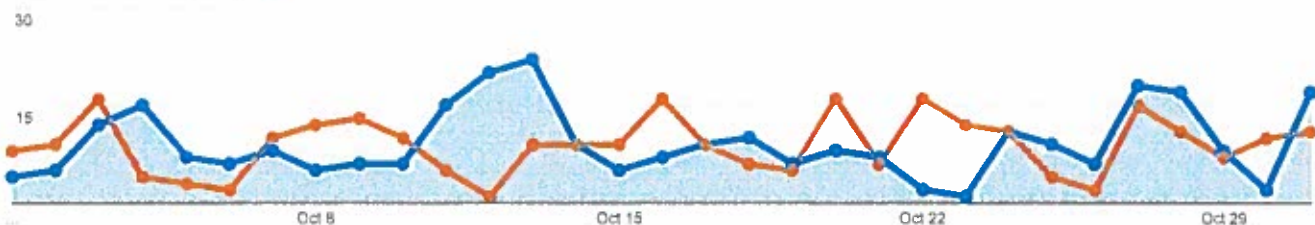
% of Total 100.00% (222)



Users

Oct 1, 2016 - Oct 31, 2016: Users

Aug 31, 2016 - Sep 30, 2016: Users



## Pageviews

Oct 1, 2016 - Oct 31, 2016

**693**

% of Total 100.00% (693)

*ndw*

Aug 31, 2016 - Sep 30, 2016

**799**

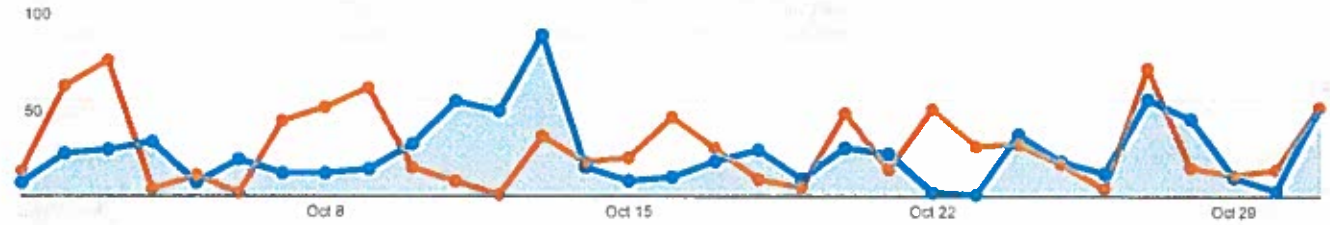
% of Total 100.00% (799)

*ndw*

## Pageviews

Oct 1, 2016 - Oct 31, 2016: ● Pageviews

Aug 31, 2016 - Sep 30, 2016: ● Pageviews



## % New Sessions

Oct 1, 2016 - Oct 31, 2016

**80.59%**

Avg for View 80.59% (0.00%)

*ndw*

Aug 31, 2016 - Sep 30, 2016

**62.93%**

Avg for View 62.93% (0.00%)

*ndw*

## Pageviews by Page Title

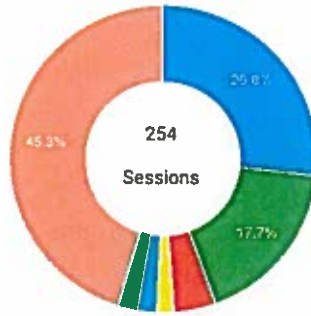
Page Title	Pageviews
Virginia Housing Development LLC - Home	
Oct 1, 2016 - Oct 31, 2016	203
Aug 31, 2016 - Sep 30, 2016	301
<b>% Change</b>	<b>-32.56%</b>
Ramsey Homes Redevelopment - Virginia Housing Development LLC	
Oct 1, 2016 - Oct 31, 2016	162
Aug 31, 2016 - Sep 30, 2016	228
<b>% Change</b>	<b>-28.95%</b>
www1.free-share-buttons top	
Oct 1, 2016 - Oct 31, 2016	71
Aug 31, 2016 - Sep 30, 2016	0
<b>% Change</b>	<b>100.00%</b>
sharebutton to	
Oct 1, 2016 - Oct 31, 2016	64
Aug 31, 2016 - Sep 30, 2016	0
<b>% Change</b>	<b>100.00%</b>
Old Town Commons - Virginia Housing Development LLC	
Oct 1, 2016 - Oct 31, 2016	45
Aug 31, 2016 - Sep 30, 2016	44
<b>% Change</b>	<b>2.27%</b>
About VHDLLC - Virginia Housing Development LLC	
Oct 1, 2016 - Oct 31, 2016	26
Aug 31, 2016 - Sep 30, 2016	47
<b>% Change</b>	<b>-44.68%</b>
VHDLLC Projects in Planning - Virginia Housing Development LLC	
Oct 1, 2016 - Oct 31, 2016	24
Aug 31, 2016 - Sep 30, 2016	8
<b>% Change</b>	<b>200.00%</b>



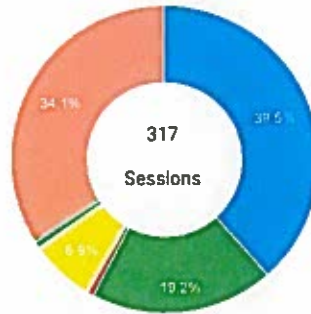
Sessions by City, US Only

Alexandria Washington New York Arlington Woodbridge Hybla Valley Other

Oct 1, 2016 - Oct 31, 2016



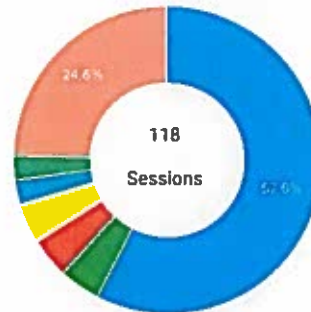
Aug 31, 2016 - Sep 30, 2016



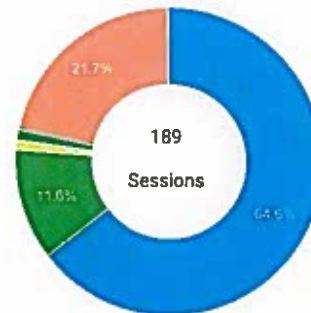
Sessions by City, Virginia only

Alexandria Arlington Woodbridge Hybla Valley Chantilly Richmond Other

Oct 1, 2016 - Oct 31, 2016



Aug 31, 2016 - Sep 30, 2016



# CONSENT DOCKET

CONSENT  
DOCKET



**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

---

**Roy O. Priest, Chief Executive Officer**

**DATE:** November 15, 2016

**TO:** Roy O. Priest, Secretary-Treasurer 

**FROM:** Daniel Bauman, Chair and the ARHA Board of Commissioners

**SUBJECT:** VOTE APPROVAL OF RESOLUTION NO. 628, APPROVAL TO ADOPT THE PROPOSED ARHA EMPLOYEE TELECOMMUTING POLICY

---

**ISSUE:**

The Alexandria Redevelopment and Housing Authority (ARHA) strives to create a work environment that encourages staff to operate at their full potential, and challenges staff to perform their best work as housing and community development professionals. ARHA is constantly reviewing and considering various organizational strategies and incentives to enhance staff efficiency and productivity. The ARHA Employee Telecommuting Policy was created to provide a mechanism for staff to work from home or an alternative work space, on a short term basis, particularly when they are short on leave and are recovering from an illness or providing caregiver support.

**DISCUSSION:**

The business workplace is constantly evolving. Consequently, senior managers have to consider incentives that will serve to generate innovative approaches to effective service delivery. The idea of providing telecommuting privileges to staff was previously considered by the senior staff a few years ago, but at that time most of the administrative work required staff to be physically present to interview and provide services to the residents. The computer systems we were utilizing at that time were not web-based, so most of the administrative frontline assistance had to be conducted on site. In addition, the re-organization of the Asset Management Division

Although the nature of the work ARHA administrative staff performs has not changed; the advent of new technological applications has afforded staff new options that were previously non-existent. In addition, the re-organization of the Asset Management Division created a new approach to service delivery, which requires staff to be proficient in multiple disciplines (public housing, tax credit, housing choice voucher, market rate, etc. The proposed telecommuting policy and procedures will favor ARHA and staff in the following manner:

Increased flexibility in balancing work and home needs

- Improved morale and productivity
- Reduced workers' compensation costs
- Reduced commuting stress

**RECOMMENDATION:**

ARHA Board of Commissioners vote to approve Resolution 628 to adopt the proposed Employee Telecommuting Policy.

**FISCAL IMPACT:**

The implementation and monitoring of the telecommuting policy will require some additional oversight by the supervisors and managers. However, since the participants will be the more productive and efficient staff, the negative impact should be minimal. Conversely, it is also difficult to quantify the upside impact, however every day that ARHA creates a favorable work environment that affords flexibility, respect, confidence, work/life balance and supportive co-workers is an opportunity to witness and experience the continuous improvement of quality service delivery.

**THE ARHA BOARD OF COMMISSIONERS**  
**APPROVING THE ADOPTION OF THE**  
**ARHA EMPLOYEE TELECOMMUTING POLICY**

**RESOLUTION No. 628**

**Whereas**, the Alexandria Redevelopment and Housing Authority (ARHA) is committed and dedicated to providing a favorable work environment to encourage staff to operate to their full potential; and

**Whereas**, ARHA is a family-friendly employer that is seeking approval for the adoption of the Employee Telecommuting Policy, which was designed as an incentive to meet the ever-changing needs of staff to achieve a constructive work/life balance, while providing quality customer service delivery; and

**Whereas**, if approved, ARHA will adopt and implement the policies and procedures noted in the Employee Telecommuting Policy.

**Now, Therefore Be It Resolved**, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to adopt and implement the policy and procedures associated with the Employee Telecommuting Policy, is hereby approved.

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

\_\_\_\_\_  
Daniel Bauman, Chairman  
ARHA Board of Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
Roy Priest, Secretary-Treasurer  
ARHA Board of Commissioners

\_\_\_\_\_  
Date



**Commissioners:**

Daniel Bauman, *Chairman*  
Salena Zellers, *Vice Chairman*  
Carter Flemming

Christopher Ballard  
Chyrell Bucksell  
Karl Sandberg


Merrick Malone  
Peter Kleeblatt  
Anitra Androh

---

Roy Priest, Chief Executive Officer

**DATE:** November 15, 2016

**TO:** Chairman Daniel Bauman and the ARHA Board of Commissioners

**FROM:** Roy Priest, CEO 

**SUBJECT:** VOTE TO APPROVE RESOLUTION NO. 629, APPROVING A RESIDENT SELECTION AND RELOCATION PLAN FOR THE RAMSEY HOMES REDEVELOPMENT ACTIVITIES

---

**ISSUE:**

In accordance with Title 24 CFR Part 970.21, the PHA must offer each family displaced by demolition or disposition comparable housing that meets housing quality standards (HQS). In addition, there are other requirements for a Relocation Plan relative to the tax credit funding and the local government development approvals and city loan application.

**DISCUSSION:**

Development of a plan for the relocation of the existing Ramsey residents will satisfy one of the many requirements for federal, state and local government approvals. The activities that require a relocation plan are:

- Relocation activities governed by a Mixed-finance housing development, must meet the requirements of 24 CFR 905.308(b)(9) and must be approved by the PHA Board and submitted with the HUD Mixed-finance Proposal to HUD or the Mixed-finance Proposal will not be approved by HUD; and,
- Virginia Housing Development Agency provides guidelines for relocation activities and requires that a Relocation Plan be submitted with any application for tax credit funding; and,
- The Ramsey Homes development conditions require that the Developer submit a project-specific Relocation Plan for residents of the existing units to be reviewed and approved by the Landlord-Tenant Relations Board; and,
- The loan application for the City Loan required that a Relocation Plan be submitted.

In preparation for the submission of all of the evidentiary and ancillary documents for multiple applications, staff prepared a Resident Relocation and Relocation Plan (the "Plan") for the disposition of Ramsey Homes. The Plan was provided to the residents and a presentation and meeting were held. The Plan was also provided to the City Office of Housing. We did receive minor comments back from the City, which we have incorporated into the document being provided to the Board for approval. This will also meet the requirement for a Relocation Plan that was included in the Development and Special Use Permit Conditions.

Staff has consulted with residents on the plan at a community meeting. There will be a follow up meeting at their request to present the difference in the public housing and Section 8 programs so that they can make an informed decision regarding the program they wish to be in should we receive funding and the project move forward. We also provided a FAQ at that meeting and have updated it as a result of the questions they asked in that meeting. We will continue to provide continuous updates and individual counseling sessions for any household. If adopted, this Plan will become a policy document and will govern the day-to-day activities of the Asset Management staff as they carry out the relocation activities.

ARHA will be applying for Tenant Protection Vouchers for the existing households at the time that we submit a HUD Disposition Application. Households that chose to remain on the public housing program will be offered a comparable public housing unit and ARHA will pay to move the household into that unit. The household also has the option of accepting a Tenant Protection Voucher (TPV) and relocating to another ARHA-owned market rate unit or finding a unit in the private market. They will have housing choices.

It is important to note that, the displaced households in past redevelopment efforts were provided a TPV, however, if they chose to return to redeveloped public housing or, as in the case of James Bland V, a Project-Based Voucher unit, they had to relinquish their TPV to do so. A TPV provides mobility and some families did not want to give that up. In the case of Ramsey, the returning residents will have the ability to remain in the public housing program, or accept a Tenant Protection Voucher and move to the Section 8 program. On either program, the families will have the ability to return without giving up their TPV. There will be six (6) public housing units and the remaining extremely low existing households can use their TPV to subsidize the unit rent.

**RECCOMENDATION:**

That the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners Approve the Resident Selection and Relocation Plan for the activities related to the redevelopment of Ramsey Homes.

**FISCAL IMPACT:**

Based on the reimbursement schedule of cost contained in the plan and anticipated cost for utility disconnects and reconnects, the overall estimated costs are \$23,250.

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

**APPROVING A RESIDENT SELECTION AND RELOCATION PLAN FOR THE  
RAMSEY HOMES REDEVELOPMENT ACTIVITIES**

**RESOLUTION NO. 629**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority (“ARHA”) seeks to dispose of the Ramsey Homes public housing community in order that it can be redeveloped under the HUD Mixed-finance regulations; and,

**WHEREAS**, the redevelopment activities will result in the demolition of all existing improvements and the displacement of household; and,

**WHEREAS**, relocation activities governed by a Mixed-finance housing development, must meet the requirements of 24 CFR 905.308(b)(9) and must be approved by the PHA Board and submitted with the HUD Mixed-finance Proposal to HUD or the Mixed-finance Proposal will not be approved by HUD; and,

**WHEREAS**, the Virginia Housing Development Agency provides guidelines for relocation activities and requires that a Relocation Plan be submitted with any application for tax credit funding; and,

**WHEREAS**, the Ramsey Homes development conditions required that, the Developer submit a project-specific Relocation Plan for residents of the existing units to be reviewed and approved by the Landlord-Tenant Relations Board; and,

**WHEREAS**, the loan application for the City Loan required that a Relocation Plan be submitted.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that Resolution 630 be approved, adopting the Resident Selection and Relocation Plan for use by staff as the Board approved policy that will govern the activities relating to the relocation of the Ramsey Homes households.

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2016

ATTEST: ALEXANDRIA REDVELOPMENT & HOUSING AUTHORITY

By: \_\_\_\_\_  
Daniel Bauman, Chairman

By: \_\_\_\_\_  
Roy O. Priest, Secretary





**Commissioners:**


**Daniel Bauman, Chairman**  
**Salena Zellers, Vice Chairwoman**  
Anitra Androh

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell

Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

---

Roy Priest, Chief Executive Officer

**DATE:** November 15, 2016  
**TO:** Daniel Bauman, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Chief Executive Officer   
**SUBJECT:** VOTE TO APPROVE RESOLUTION NO. 630, 2016 RESIDENTIAL DWELLING LEASE REVISIONS

---

**ISSUE:**

Pursuant to 24 CFR 882 & 966, Section 42 of the Internal Revenue Code, the Virginia Landlord Tenant Act and all other applicable programmatic requirements, staff is seeks to obtain Board of Commissioners approval for substantial revisions to the residential lease agreements.

**DISCUSSION:**

The Alexandria Redevelopment and Housing Authority has reviewed and revised all of its residential dwelling lease agreements. Pursuant to the lease, modifications must be accompanied by a written rider to the Lease executed by Landlord and Resident, except for rent redetermination, eligibility for low-rent housing, appropriateness of dwelling size, and schedules of special charges for services, repairs and utilities, and rules and regulations which are incorporated in Lease by reference. Matters incorporated in the Lease by reference shall be available for review at the ARHA headquarters located at 401 Wythe Street, Alexandria, Va. by Resident upon request. If such schedules or rules and regulations are modified, Landlord shall give at least a thirty (30) day written notice to each affected Resident setting forth the proposed modification, the reason therefore, and provide Resident an opportunity to present written comments which shall be considered by Landlord prior to the effective date of the proposed modification. The revisions made were to updated specific programmatic policies to conform to regulatory requirements as well as discretionary Authority policies. A series of resident meetings and information sessions have been held to review the proposed changes to the residents. All questions, comments and concerns have been addressed with residents. The following outlines the most substantial policy changes;

**Payments under the Lease**

Language for where rent will be received was updated to reflect the ARHA headquarters  
Grace period for late payment penalties was updated to 5pm on the 5<sup>th</sup> of the month  
Late payment penalty was updated to \$30 or 10% of the monthly contract rent; whichever is greater  
Language was updated to state no partial payments or cash shall be accepted

---

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



### **Security Deposit**

A new paragraph was inserted to explain a security deposit equal to one month's rent is due at the time of application. Other language was added to include:

1. Landlord will withhold security deposit until Resident vacates premises in good condition
2. The security deposit will be returned to Resident within 45 days of vacating premises less any charges for damages
3. Landlord will furnish any portion of security deposit after 45 days of the termination of lease with an itemized account of the proceeds retained and state reasons
4. Resident will notify the Landlord of his/her new address at the time of vacating the premises
5. Resident may not under any condition deduct rental payments from the security deposit.
6. At the sole discretion of the landlord, Resident may be allowed to pay one half of their security deposit at lease signing and the balance in 2 equal payments within 60days of the Resident moving into premises.
7. Resident agrees to pay security deposit which is greater of either the Resident rent or \$500.
8. Language added to outline acceptable forms of payment as money order or check

### **Utilities**

A schedule of charges to residents for maintenance or repair beyond normal wear and tear shall be posted at 401 Wythe Street, Alexandria, VA. Charges shall be due and collectible 2 weeks after Landlord has given written notice to Resident.

### **Redetermination of rent, dwelling, size and eligibility**

Resident shall give Landlord authorization to verify all sources of income. These determinations will be made in accordance to Landlord's approved ACOP (Admissions and Continued Occupancy Plan) available for review at 401 Wythe Street, Alexandria, VA.

Resident must schedule an agreed upon time and be present for a move out inspection with a designated Housing Inspector. Resident will sign a move out inspection form and turn in keys to the vacated unit to the Housing Inspector at 401 Wythe Street, Alexandria, VA.

### **Occupancy**

Language was added that only the persons identified in this lease as residing at the premises may live at the premises.

Language was added referring to guests at the Resident's premises. Written consent of Landlord must be obtained prior to adding more members to Resident's household, unless such additional members are added to Resident's household solely by means of births and adoptions. The foregoing restriction against adding more members to Resident's household includes caring for foster children and providing live-in care of a member of the Resident's family.

### **Defects, hazards to life, health and safety**

Language was added about repairs that are not with accordance with subparagraph C of this section. Rent shall be abated in proportion to the seriousness of the damage suffered by Resident, provided, however, no abatement of rent shall occur if Resident rejects the alternative accommodations or if the damage was caused by the Resident, Resident's household, or guests.

### **Pre-occupancy and pre-determination inspections**

Entry of premises during tenancy

Language was changed

The Landlord will provide written statement notifying purpose of entry delivered to premises at least 24 hours (instead of 48 hours previously) before such entry shall be considered advance notification. Response to requests by Residents for repairs and services would not require a 24 hour (instead of 48 hour) notice.

### **Termination of Lease**

Language was changed to state; This lease may be terminated by Resident at any time by giving 30 calendar days (instead of 15 calendar days) advance written notice, to be effective at the end of a monthly rental period, to Landlord in the manner specified in this lease.

### **Smoking Cessation**

An addendum will be added to the lease and must be signed by families in compliance with the No Smoking Policy. If there is a violation of the House Rules and Regulations as it pertains to the No Smoking policy ARHA may take enforcement action. All complaints must be submitted in writing and will be investigated to the best of ARHA's ability. If a complaint regarding the violation of the policy is confirmed this constitutes a material breach of these House Rules and Regulations and of the Lease by the resident, the resident's family members, or guests/invitees and immediate termination may result.

### **Parking Policy**

The addendum was updated to require license and registration with an address reflecting the leased premise before issuance of a permanent parking permit. Permanent visitor permits will also be issued to residents residing at developments that allow for visitor parking. Commercial vehicles will not be allowed to park on the lots. All vehicles must be in operating condition to park on the lot.

### **RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution No. 630 to adopt the 2016 Lease Revisions.

### **FISCAL IMPACT:**

None

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

**AUTHORIZES APPROVAL OF THE 2016 RESIDENTIAL DWELLING LEASE REVISIONS**

**RESOLUTION No. 630**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority is required to obtain Board's approval for substantial revisions to the residential dwelling lease; and

**WHEREAS**, the program and affordable dwelling unit leases impacted by the proposed changes have been identified as the Public Housing Lease, Tax Credit Lease, Moderate Rehabilitation Lease, and the Market Rate Residential Lease agreements; and

**WHEREAS**, the proposed changes such impact key areas such as Payment under the lease, Smoking Cessation, Parking Policy, Occupancy and Lease Termination, constitute a substantial and/or material change requiring Board approval;

**NOW, THEREFORE**, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, the Approval of the 2016 Residential Dwelling Unit Lease Agreement.

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

\_\_\_\_\_  
Daniel Bauman, Chairman  
ARHA Board of Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
Roy Priest, Secretary-Treasurer  
ARHA Board of Commissioners

\_\_\_\_\_  
Date

# ACTION DOCKET

ACTION  
DOCKET

# OTHER BUSINESS

OTHER  
BUSINESS



ARHA, RPCA & ACPS  
PRESENTS THE 7TH ANNUAL

# *Santa's Winter Wonderland*

TUESDAY, DECEMBER 20, 2016

"T'WAS THE NIGHT BEFORE CHRISTMAS" READ BY THE MAYOR 5:00 PM - 6:00 PM

WEDNESDAY, DECEMBER 21, 2016

SANTA'S TOY DISTRIBUTION 5:00 PM TO 8:00 PM

KICK OFF THE SEASON WITH GIVING  
CHARLES HOUSTON RECREATION CENTER  
901 WYTHE STREET  
ALEXANDRIA, VA 22314

CHILDREN MUST BE ACCOMPANIED BY AN ADULT  
INFANTS TO 17 (TICKET REQUIRED)

CONTACT IAN HAWKINS FOR MORE INFORMATION:  
703.549.7115 EXT. 219 / IHAWKINS@ARHA.US  
SANTA WELCOMES YOUR UNWRAPPED GIFTS  
AND TAX DEDUCTIBLE DONATIONS



---

Produced by Hanley Wood Strategic Marketing Services sponsored by PNC Real Estate

## **HUD's New Leadership**

The Presidential election has turned the prospects for the U.S. Department of Housing and Urban Development (HUD) upside down.

"Folks are generally feeling that there is a lot of defense that will need to be played here," says Carol Galante, faculty director of the Turner Center for Housing Innovation at the University of California, Berkeley. Galante also served as the Assistant Secretary for Housing and Federal Housing Commissioner at HUD.

The changes proposed by the Presidency of Donald Trump could potentially upend HUD's progress. Over recent years, the agency has moved slowly out of the shadows to partner with other agencies and private capital sources. That includes bringing private capital to housing subsidized by HUD, bringing broad change to communities with distressed public housing and asking local governments to engage to significant planning efforts.

It's not certain how the new Presidential administration and Congress will view these efforts. However, housing advocates aren't entirely pessimistic. "Some of the emphasis that the Trump administration has put on infrastructure might find its way to housing," says Galante. "You could advocate for and see some additional funding for RAD."

**HUD's Latest Effort for Public Housing**  
The Rental Assistance Demonstration (RAD) program brings private capital to public housing by turning operating subsidies into new long-term, project-based Sec. 8 contracts that can support a mortgage.

It's the latest effort by HUD to bring new stakeholders and new capital to the portfolio of more than 1.2 million public housing units across the country and help public housing residents. "Prior programs resulted in a lot of tenant displacement," says Diane Yentel, president and CEO of the National Low Income Housing Coalition. "With RAD, the tenant protections are strong."





Just over three years after HUD made its very first awards under RAD, 30,000 public housing units have completed conversion, according to HUD. "It's been a limited number of units," says Bill Kelly, strategic advisor for Stewards of Affordable Housing for the Future. Housing advocates expect gridlock and Congress to keep the funding in the new budget to a repetition of last year's levels. However, a

bipartisan bill also under consideration in the U.S. Senate would lift the cap on the number of public housing units that could be transformed by the program to 250,000.

"That was very much a bipartisan-supported effort. I see that effort being maintained," says Galante.

**Choice Neighborhoods to the Housing Trust Fund**  
Other new programs partner HUD with other agencies and whole communities. That's a change from years in which HUD played a less central role. "There has been a purposeful weaving together of HUD with other agencies," says Yentel. "There were definitely some purposeful actions taken to break people out of their silos."

The Choice Neighborhoods program provides grants to redevelop neighborhoods that have distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. It's the latest incarnation of the HOPE VI grant program to redevelop distressed public housing. Choice Neighborhoods attempts to address whole communities. For example, it explicitly includes education in its core goals. HUD collected applications in June for a total \$120 million in funding through Choice Neighborhoods.

The new federal Housing Trust Fund also partners HUD with state housing agencies and mortgage giants Fannie Mae and Freddie Mac. Throughout 2015, Fannie Mae and Freddie Mac passed their contributions of \$174 million to HUD, which passed the funds on to states. HUD has approved the state plans to distribute that first year of funding to projects.

"The Trust Fund is the first new federal housing program in a generation," says Yentel. The program doesn't have a lot of money for now—but that could easily change. The proposal in the Senate to reform Fannie Mae and Freddie Mac would have expanded the Trust Fund to \$3.5 billion a year.

ADVERTISEMENT

**Know your passion and expertise will help build tomorrow.**

With PNC REAL ESTATE, get real estate insights from experts like yourself.

**LEARN MORE >**

© 2015 The PNC Financial Services Group, Inc. All rights reserved. PNC  
is a member of the National Automated Clearing House Association (NACHA). Member FDIC.



**HUD Champions Planning, Fair Housing**  
The agency has also placed itself in the center of the conversation on housing and planning with new regulation on the Fair Housing Act issued in July. “This is the first time there has been consolidated regulations,” says Yentel. “That was a big lift for HUD.”

Under the new rule, state and local housing officials that manage money from federal programs like HOME funds will need to show that their programs “affirmatively further Fair Housing.” That means new development should not concentrate on poverty or encourage racial segregation.

“Any community that receives HUD funding has to go through this process,” says Yentel. “That requires communities to take a look at pockets of deeply concentrated poverty, and what led to those pockets.”

The end result is similar to the kind of planning envisioned by the Partnership for Sustainable Communities, between HUD, the Department of Transportation and the Environmental Protection Agency. The Partnership encourages local governments and agencies to come together in broad planning efforts. Federal funding from them was meant to provide an incentive, and Congress refused to budget for the programs.

“Many Republicans in Congress were not happy with the Affirmatively Furthering Fair Housing rule,” says Galante. “There were efforts not to fund it.” The new leadership at HUD may also oppose the rule. “They could not enforce it. They could go through a process to amend it,” says Galante. However, the rule is unlikely to be quickly removed. “It is as hard to undo the change as to make the change. It took several years to create the rule. There is an interagency clearance process.”

So far, the Trump transition team has not given any hints on its policy on Fair Housing, or HUD’s other programs.

Housing advocates are now putting energy into trying to influence—or at least prepare for—the new leadership. “Are people brought in who care about the issues at the agencies they are staffing?” says Galante. “People should be thinking about trying to influence that.”

—*Bendix Anderson*

**Alexandria Virginia Local News Since 2008**

## **Alexandria City Council Approves Ramsey Homes DSUP, \$1.1 Million Project Loan**

November 15th 2016

By Carla Branch



Ramsey Homes Redsign Refinements (Courtesy Image)

After controversy and delays, the Alexandria City Council on Saturday unanimously approved the Development Special Use Permit for the redevelopment of the Ramsey Homes site at 699 N. Patrick Street. Council also approved a \$1.1 million loan from the Housing Opportunity Fund so that the Alexandria Redevelopment Housing Authority can construct the offsite improvements that are required as part of the DSUP.

Virginia Housing Development LLC (a subsidiary of ARHA) submitted an initial concept plan in the fall of 2014 to redevelop the property with two four-story multi-family buildings with 64 housing units and a height noted as less than 50 feet. This concept plan was revised in early spring of 2015 for two multi-family buildings that were four stories with an approximate height of 44 feet. In these initial concepts, the buildings were shifted to the western side of the site to allow for on-grade parking on the east side alley. Through conversations with City staff and in response to comments from the Parker-Gray Board of Architecture Review, ARHA revised the concept to two three-story multi-family buildings, 53 housing units, and a height of approximately 39 feet.

In order to facilitate redevelopment of this property, ARHA applied for a Permit to Demolish the 4 existing building from the Parker Gray BAR. The BAR denied the request on April 22, 2015 by a vote of 5-0. The BAR denial was based on the finding that “demolition of Ramsey Homes would be detrimental to the public interest because the buildings were representative of African American wartime housing and contributed to our understanding of that history in the middle of the 20th century”, and that the buildings met four of the six criteria in Chapter 10-205(B) of the Zoning Ordinance governing when/whether demolition is permissible:

1) Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?

4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?

6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

ARHA appealed the BAR's decision to deny the Permit to Demolish to City Council. On Sept. 12, 2015, City Council overturned the BAR's denial by a vote of 5-2, thereby granting approval of a Permit to Demolish to remove the four buildings.

During the hearing on the Permit to Demolish, City Council requested that ARHA investigate alternative approaches to redeveloping the Ramsey property to address a number of concerns raised by Council and the community prior to bringing forward a request for a Development Special Use Permit. Among these issues, were concerns about the appropriateness of the proposed mass and scale, the overall percentage of open space proposed, and the potential preservation of one or two existing buildings.

At the Feb. 4, 2016 meeting of the Planning Commission, the application by ARHA for the demolition of all four existing buildings and the construction of two multi-family buildings for a total of 53 housing units was considered. The Planning Commission recommended the approval of the Master Plan Amendment and the Rezoning request, but recommended denial of the Development Special Use Permit. On Feb. 20, 2016, City Council considered the above stated application by ARHA. During this session, City Council approved the Master Plan Amendment, however the Rezoning was denied due to a lack of a supermajority. The Applicant had requested a deferral of consideration of the Development Special Use Permit. On Feb. 23, 2016 the Master Plan Amendment and Rezoning actions were rescinded by City Council. At a re-hearing of the case on March 12, 2016, City Council approved the Master Plan Amendment and Rezoning, and deferred the Development Special Use Permit as requested by the Applicant. City Council additionally passed a resolution for a joint City-ARHA work plan for the consideration and development of alternative plans for Ramsey Homes with the goal of preserving one existing building. For further reference, the February 20, 2016 Staff Report for the previous proposal with the Master Plan Amendment and Rezoning are available online as attachments to the Council Hearing minutes. The Joint City-ARHA Work Plan can similarly be found as an attachment to the Council Hearing minutes of March 12, 2016.

On June 28, 2016, ARHA and City Staff presented two alternative plans developed by the joint City-ARHA work group to the City Council in order to obtain feedback from the City Council on how to move forward. One alternative ("Proposed Concept") consisted of the two-building plan previously submitted by ARHA with building improvements. The second alternative ("Alternate Concept") preserved and renovated one of the existing buildings for two multi-family units on the northern end of the site, while creating a four-story multi-family building with 52 dwellings on the southern side of the site. The Alternate Concept was recommended by City Staff. Additionally, the consideration of converting the adjacent alley ends to open space was presented as a potential enhancement to either alternative, as a separate City action. City Council recommended the multi-family building of the Alternate Concept with the modification to the concept to demolish all existing buildings and shift the proposed multi-family building to the north of the site, creating an open space at the corner of North Patrick and Pendleton Streets. Included in this recommendation was the pursuit by separate action to convert one or more of the alley ends to open space.

On July 27, 2016, the BAR conducted a conceptual review of the proposal with City Council's recommended layout and found the scale, mass and general location on the site that was selected by City Council to be consistent with the historic district standards, and made comments regarding architectural aspects that needed further refinement. The applicant returned to the BAR for a special meeting on Sept. 14, 2016, where the BAR endorsed the scale, mass, and general architectural character of the project in its current state, with recommendations for further study when the project returns for a Certificate of Appropriateness.

Following Council's approval of the DSUP, ARHA must return to the BAR with a final design package and materials selection that will incorporate the comments made at the last BAR work session. Therefore, while the height, scale, massing and general architectural character as presented at this point form the foundation of the design scheme, there is an expectation that further design refinement will occur as part of the BAR's review and approval of a Certificate of Appropriateness.

A separate but related process currently underway is the Section 106 review process, which has been triggered by the demolition of the existing Ramsey Homes. Section 106 of the National Historic Preservation Act requires that any project considered a federal undertaking carry out a process by which federal agencies take into account the effects of their undertakings on historic properties. The Section 106 process includes outreach to various stakeholders and community members as well as the federal agency and the state historic preservation office. The process includes the identification of historic properties, assessment of whether the proposed project will have any adverse effects on historic properties, and the mitigation of adverse effects. Mitigation can take many forms and there are often creative solutions to mitigate adverse effects on historic resources. It is quite likely that some of the historic interpretation recommended as a condition of approval of the DSUP would also contribute toward the applicant's mitigation efforts for Section 106 purposes. The applicant has initiated the Section 106 process, with the Office of Housing serving as the lead, and invited a number of interested parties to participate as consulting parties. To date, there have been three consulting parties meetings: one on June 6 and two on Sept. 15. It is expected that there will be at least one or two more meetings this fall to discuss possible mitigation proposals. Based on feedback from the 106 process, a Programmatic Agreement between the City of Alexandria, the Virginia Department of Historic Resources, and

the Applicant will be developed to address the mitigation measures to be implemented resulting from the redevelopment of the site.

As part of the DSUP, Council approved less than 40% open space, which is required in the CRMUM zone and a reduction in the number of parking spaces required. Council also approved an increase in Floor Area Ratio from .75 to 2.0.

ARHA is not permitted to use Low Income Housing Tax Credit funds for offsite improvements such as brick sidewalks, street improvements and undergrounding utilities that Council included in the DSUP. Council approved an up to \$1.1 million HOF loan to pay for these improvements.

“This has been a very long process but shows that by working together we can achieve agreement,” said Mayor Allison Silberberg. “I want to thank ARHA and City staff; members of the ARHA Board and City Council who members of the ARHA/City Work Group; and the many members of the community who have remained engaged in this process.”

Councilman Paul Smedberg urged ARHA to be mindful of design and materials. “I hope that you use the materials that are shown here and don’t value engineer the project to save money,” he said. “That has happened before and we have ended up with a building that looks nothing like what we approved. Please don’t make those kinds of changes here.”

ARHA CEO Roy Priest is retiring at the end of December. “I wanted to bring Council this check for \$480,600 in partial repayment of our Glebe Park loan,” he said. “As soon as we get approval from HUD, I will personally carry over a check for \$5.2 million. We pay our bills.”

# Alexandria Times

## Council approves Ramsey Homes redevelopment

November 18, 2016



By Chris Teale (File photo)

City councilors unanimously approved the redevelopment of the historic yet dilapidated Ramsey Homes Saturday, marking the end of a long and at times contentious debate about the site.

Under the plan submitted by the Alexandria Redevelopment and Housing Authority, the four buildings that currently house 15 affordable units at 699 N. Patrick St. will be demolished and replaced by one four-story building that will contain 52 mixed-income units.

"Did anybody think we'd see this day?" asked City Councilor Del Pepper after the vote.

Previously, city councilors and planning commissioners had spoken of their desire to preserve at least one of the current Ramsey Homes buildings due to the site's history as temporary housing built for black defense workers during World War II.

But in June, city council approved a plan to demolish all four of the buildings and replace them with one, which would be moved to the north side of the property to allow for ground-level open space at the corner of Pendleton and North Patrick streets.

The Ramsey Homes had been a major source of contention between affordable housing and historic preservation activists as ARHA sought to redevelop the site. Its permit to demolish the current property was initially rejected by the Parker-Gray Board of Architectural Review in April 2015 but then overturned by council in September 2015.

ARHA presented a plan at that time that would have amended the Braddock East Master Plan, rezoned the property from a townhouse zone to mixed-use and built 53 units in two multi-family buildings.

Last February, the planning commission rejected the plan and council failed to approve the rezoning and master plan amendment following a protest petition from neighbors requiring a supermajority of six votes. Council rescinded that vote days later.

After those decisions, city council and ARHA approved a joint work group and joint work plan in March to foster greater cooperation at all levels, including between staff. Council then approved a proposal to rezone the property and amend the master plan that month.

Since then, the group worked in conjunction with local residents and other stakeholders to produce the final version.

"This has been a long time coming, but I must say I'm proud of the outcome," said Mayor Allison Silberberg. "It's a lot of people coming together, finding that common ground, [with] great input from the neighborhood, the Parker-Gray BAR as well as the board of ARHA ... and the staff of ARHA and our staff."

Under ARHA's plan, 15 of the units would be available to residents whose income is 30 percent of area median income, with the other 37 available to those making between 30 and 60 percent of area median income.

Current Ramsey Homes resident Marian Mealing praised city councilors and other stakeholders for the work they have done on this project.

"Having done that shows growth, determination and commitment to those of us who already live in affordable housing in the city," she said.



But councilors were perturbed by a condition of the approval which means new residents will not be eligible for on-street parking spaces unless city council approves a comprehensive policy on granting permits for new developments.

City Councilor Paul Smedberg said a policy must be formed and put into practice, and he decried the current practice of considering such a condition on a case-by-case basis.

"We've talked about this for years," he said. "It is not equitable, it is not fair, and until we have an actual policy in place, I do not think we should be making these individual, one-off determinations."

Smedberg also raised concerns about the quality of materials used in the construction of the new property, and said he hoped it would live up to the renderings produced by the architects.

"These sites are very high-profile in the ARHA portfolio, and I would really hate to see this type of architecture that we're shown and the level of expectation of windows and other types of materials, and immediately it's value-engineered like it was in the adjacent project," he said. "I really hope that isn't done beginning Monday morning, which is typically what happens."

Council also approved a loan of \$1.1 million to ARHA from the city's Housing Opportunities Fund, to be used for various infrastructure improvements that are standard in such a redevelopment project.

At council's November 9 legislative meeting, city housing director Helen McIlvaine said the source of the loan is proceeds from ARHA's repayment of the loan it received for the redevelopment of its Glebe Park property.

On Saturday, ARHA president and CEO Roy Priest handed City Manager Mark Jinks a check for over \$480,000 as part of that repayment, and said an additional payment of \$5.8 million will be forthcoming once the U.S. Department of Housing and Urban Development approves the sum.

The project will return to the Parker-Gray Board of Architectural Review, which will refine the project's architecture, ahead of granting a certificate of appropriateness to allow it to proceed. Nathan Imm, an official with the department of planning and zoning, said the city's landlord-

tenant relations board will hold a public hearing in December to consider ARHA's proposed relocation plan for current residents of the property.