

JANUARY 25, 2016



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

MERRICK MALONE, CHAIRMAN
DANIEL BAUMAN, VICE CHAIRMAN

ROY O. PRIEST, SECRETARY-TREASURER

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 Wythe Street • Alexandria, VA • 22314
www.arha.us

ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Karl Sandberg
Commissioner

Michelle Millben
Commissioner

Peter Kleeblatt
Commissioner

Salena Zellers
Commissioner

Roy O. Priest
Secretary-Treasurer

January 12, 2016

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

Re: Monday, January 25, 2016 Regularly Scheduled Board Meeting

Dear Chairman Malone:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, January 25, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*west conference room*), Alexandria, VA 22314. There are three Consent items and no Action items submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

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

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, January 25, 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) – Maudie Hines, President
 - ARHA Resident Association (ARA) – Shanelle Gayden, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
 - Neighborhood Briefing – Alexandria Police Department
3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, November 30, 2015
4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, January 25, 2016
5. **CONSENT DOCKET**
 - 5.1 *Vote to Approve Resolution 608, of the Alexandria Redevelopment and Housing Authority allowing the Chief Executive Officer to Negotiate and Execute a Lease for 2834 Duke Street, Alexandria, VA.*
 - 5.2 *Vote to Approve Resolution 609, Authorizing Staff to Apply for a Housing Opportunities Fund Loan Administered by the City of Alexandria Office of Housing the Redevelopment of Ramsey Homes*
 - 5.3 *Approval of Resolution 610, Allowing Staff to Increase the Purchase Order Amount for Legal Services Related to Land Use Approvals for the Redevelopment of Ramsey Homes*
6. **ACTION DOCKET**
7. ARHA Annual Meeting and Election of Officers 2016
8. Other Business
9. Executive Session to Discuss Personnel, Legal and Real Estate Issues

**BY-LAWS OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

SECTION 1. Name of Authority. The name of the Authority shall be THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY.

SECTION 2. Purpose and Powers. The general purpose of the Authority shall be to maintain, preserve and provide safe, decent, sanitary and affordable housing for low income and low moderate income families, through the reorganizing, alteration and/or reconstruction of areas in which unsanitary and unsafe conditions exist, and all other purposes as are now or may hereafter be set forth in the Housing Authority Law, Chapter I, Title 36 of the Code of Virginia of 1950, as amended and herein after referred to as "the Act".

SECTION 2. Purpose and Powers. The business office of the Authority shall, at all times, be located within the corporate limits of the City of Alexandria, Virginia. The business records of the Authority shall be kept at that office. The current office of the Authority is 600 North Fairfax Street, Alexandria, Virginia, 22314.

SECTION 4. Seal of the Authority. The seal of the Authority shall be in the form of a circle and bear the name, THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY, and date 1939, which was the year of its organization.

ARTICLE II. COMMISSIONERS OF THE AUTHORITY

SECTION I. Number and Appointment. The governing body of the Authority shall be comprised of not more than nine nor less than five persons. The composition of the Commission shall be nine citizen members appointed by the Alexandria City Council (CC), one representative designated by the Alexandria Landlord Tenant Relations Board and one representative Recommended by the Alexandria Resident Council (ARC), the Ladrey Advisory Council, or by the general Public Housing (PH) or Public Assisted (P A Section 8) housing body. The Recommended Tenant Representative must be a resident of Public Housing or Publicly Housing and in good standing. The Commissioners shall be vested with the policymaking powers of the Authority and shall not engage in any activity which is harmful to the Authority or its reputation in the community.

SECTION 2. Term. The Commissioners shall serve for a term of office of four years except that all vacancies shall be filled for the unexpired term and the Landlord Tenant Relations Board appointed Commissioner shall be no more than 2 years. All members are confirmed by the Cc.

SECTION 3. Compensation. Except as may be approved by the City Council in accordance with Sections 36-11/1 and 35-11.1:1 of the Act, the Commissioners shall receive no compensation for their services, but shall be entitled to the necessary expenses incurred in the discharge of their duties, allowed by law.

SECTION 4. Removal of Commissioners. A Commissioner of the Authority may be removed by the City Council for inefficiency, neglect of duty or misconduct in office in accordance with Section 36-17 of the Act. Misconduct shall include, but not be limited to a

Commissioners failure to carry out their duties and responsibilities when they took their oath of office and/or failing to strictly adhere to the equal opportunity laws, regardless of race, color, religion, gender, age, national origin or handicap.

SECTION 5. Separation. A former Commissioner, his or her immediate family, and any business associate are prohibited from entering into contracts/employment with the Authority for twelve (12) months after separation from the Authority as a result of any official action during the Commissioner's last twelve (12) months of service.

ARTICLE III. OFFICERS, AGENTS AND EMPLOYEES

SECTION 1. Chairperson and Vice Chairperson. At its annual meeting, or at a special meeting called for the stated purpose of selecting a Chairperson, and Vice Chairperson, the Commissioners shall, by simple majority vote, choose a Chairperson and Vice Chairperson to serve for a term of one (1) year.

A). Chairperson. The Chairperson shall exercise personal leadership and preside over all meetings of the Authority and designate fellow Commissioners to serve on committees as he or she deems appropriate. When authorized by resolution of the Authority, the Chairperson shall sign all contracts, deeds and other instruments made by the Authority or designate another Commissioner to sign in his or her place. At each meeting, the Chairperson shall submit such recommendations and information as he or she considers proper concerning the business and policies of the Authority.

The Chairperson shall also receive and process reports of alleged ethics violations and/or conflicts of interest and provide a written report to the Board containing the alleged violation, the source of the allegation, the facts as known and a recommendation for action.

B). Vice Chairperson. In the absence of the Chairperson, the Vice Chairperson shall assume the duties and responsibilities of the Chairperson. The Vice Chairperson shall oversee the implementation of the Standing Committee of the Authority and other duties as assigned by the Chairperson.

SECTION 2. Vacancies. Should the offices of the Chairperson become vacant, the Vice Chairperson shall assume the duties and responsibilities of the Chairperson for the unexpired term of office. The Authority shall then elect a successor to the Vice Chairperson for the unexpired term of said office. Should the office of the Vice Chairperson become vacant, the Authority shall elect a person for the unexpired term of the office.

SECTION 3. Chief Executive Officer. The Chief Executive Officer of the Authority shall be appointed by the Commissioners and serve at their pleasure. The Chief Executive Officer shall be the chief operating officer of the Authority and hold the office of Secretary Treasurer of the Authority. Subject to the approval of the Commissioners, the Chief Executive Officer shall be responsible for all financial, administrative and personnel matters of the Authority.

The Chief Executive Officer shall act as Secretary to the Commissioners for their meetings, or delegate that duty to another Authority employee. As Secretary, the Chief Executive Officer shall keep permanent records of the proceedings of the Authority, and shall have custody of the seal and power to affix such seal to all instruments authorized to be executed by the Authority.

The Chief Executive Officer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. He shall sign all orders and checks for the payment of money and shall payout and disburse such monies under the direction of the Authority all such orders and checks shall be countersigned by an authorized signatory. He shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or upon request), an account of his transactions and also of the financial condition of the Authority. He shall give bond for the faithful performance of his duties as the Authority may determine.

SECTION 4. Deputy Executive Officer. The Deputy Executive Officer shall be appointed by the Chief Executive Officer, subject to the approval of the Commissioners. The Deputy Executive Officer shall report directly to the Chief Executive Officer and in the event of the absence or incapacitation of the Chief Executive Officer, the Deputy Executive Officer shall assume the duties of the Chief Executive Officer until the replacement or return of the Chief Executive Officer.

SECTION 5. Additional Duties. The Officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the By-laws or rules and regulations of the Authority.

SECTION 6. Additional Personnel. The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Act and all other laws of the Commonwealth of Virginia applicable thereto. The selection and compensation of such personnel (including the Secretary-Treasurer) shall be determined by the Authority subject to the laws of the Commonwealth of Virginia.

SECTION 7. Removal of Officers. An Officer of the Authority may be removed by the Commissioners for inefficiency, neglect of duty or misconduct in office. Such removal shall be by a two thirds vote of the Commission meeting in quorum session at regular or special purpose meeting.

ARTICLE IV. MEETINGS

SECTION 1. Annual Meeting:. The annual meeting of the Authority shall be held on the 4th Monday of January at 7:30 p.m. at the office of the Authority. In the event such shall fall on a legal holiday or a quorum is not present, the annual meeting shall be held on the next succeeding Monday without notice, or on such other day and time as the Chairperson may direct, with five days notice in writing of the date and time thereof to all members of the Authority. Notice for such meeting shall meet the requirements for public notice stated in the Virginia Freedom of Information Act, as in effect at the time of the meeting. At the annual meeting there shall be an election of officers for the coming year as well as an annual report of its activities for the year preceding.

All meetings, annual, regular and special, can be relocated or held at any location agreed to by the Commissioners, within the City of Alexandria, subject to the requirements for public notice.

SECTION 2. Regular Meeting: The regular meeting of the Authority shall be held at 7:30 p.m., on the 4th Monday of each month at a location designated by the Authority unless the same shall be a legal holiday or a quorum is not present, in which event said meeting shall be held on the next succeeding Monday without notice, or to such other day and time as the Chairperson may direct, with five days notice in writing of the date and time thereof to all members of the Authority, notice for such meeting shall meet the requirements for public notice stated in the Virginia Freedom of Information Act as in effect at the time of the meeting.

SECTION 3. Special Meetings. The Chairperson of the Authority may, when he/she deems it expedient, and shall, upon the written request of two or more Commissioners of the Authority, call special meetings to be held at such times and places, and for such purposes, as may be designated in the notice of such special meetings; provided, however, that such special meetings, shall be held within the corporate limits of the City of Alexandria, and no business shall be conducted other than that designated in the notice. Notice for such meeting shall meet the requirements for public notice stated in the Virginia Freedom of Information Act, as in effect at the time of the meeting.

SECTION 4. Executive Meetings or Executive Sessions. The Chairman Chairperson of the Authority, in accordance with the Virginia Freedom of Information Act (Title 2.1, Chapter 21, Code of Virginia of 1950, as amended) or upon request of two or more Commissioners, or upon majority vote at a regular or called meeting (and in accordance with the Virginia Freedom of Information Act) may cap an Executive Meeting or Executive Session to deal with matters which by law may be dealt with in an Executive Meeting or Executive Session. At such meeting or session, only Commissioners and parties specifically invited by the Commissioners may be present. No minutes shall be kept. No resolution, ordinance, rule, contract, regulation or motion adopted, passed or agreed to in an executive or closed meeting shall become effective unless such public body, following such meeting, reconvenes in open meeting and takes a vote of the membership on such resolution, ordinance, rule, contract, regulation or motion which shall have its substance reasonably identified in the open meeting.

SECTION 5. Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. A majority of the Commissioners holding office shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present and voting.

SECTION 6. Recess of Meetings. Any regular or special meeting of the Authority may be recessed until such later date and time as a majority vote of the members of the Authority present and constituting a quorum, may direct.

SECTION 7. Notice. Notice to the Commissioners of the time and place and purpose of any meeting of the Authority, whether regular or special, may be waived by unanimous vote of the Commissioners, evidenced by the signature of all to a written waiver thereof, subject to the requirements of public notice stated in the Virginia Freedom of Information Act, as in effect on the date of the meeting.

SECTION 8. Unanimous Consent. Subject to the requirements of the Virginia Freedom of Information Act, any lawful action may be taken by the Authority, without a formal meeting of the Commissioners thereof, by unanimous consent in writing signed by all such Commissioners, regardless of any requirement provided by these By-laws.

SECTION 9. Order of Business. At the regular meetings of the Authority, the following shall be the order of business:

- 1) Call to order.
- 2) Reading and approval of the minutes of the previous meeting.
- 3) Public Discussion periods for Resident Groups.
- 4) Public Discussion period.
- 5) Report of the Secretary-Treasurer.
- 6) Reports of the Committees.
- 7) New business.
- 8) Unfinished business.
- 9) Communications.
- 10) Adjournment.

Changes in this order of business can be made at the meeting by a simple majority vote.

SECTION 10. Manner of Voting. The voting on all questions coming before the Authority shall be by voice vote, by show of hands, or by roll call vote with the vote of each Commissioner present and voting, entered upon the minutes of such meeting. If voice vote or a show of hands is used to elect officers, the minutes shall indicate the number of votes that each candidate received.

ARTICLE V. AMENDMENTS

Amendments to By-laws. The By-laws of the Authority shall be amended only with the approval of a majority of the Commissioners of the Authority at a regular or special meeting, but no such amendment shall be adopted unless at least seven (7) days written notice thereof has been previously given to all of the Commissioners of the Authority.

MINUTES

MINUTES

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

**REGULARLY SCHEDULED MEETING
401 Wythe Street (*west conference room*)
ALEXANDRIA, VA 22314**

**MONDAY, NOVEMBER 23, 2015
7:00 P.M.**

THOSE PRESENT: Merrick Malone, Chairman
 Daniel Bauman, Vice Chairman
 Christopher Ballard, Commissioner
 Chyrell Bucksell, Commissioner
 Karl Sandberg, Commissioner
 Peter Kleeblatt, Commissioner
 Salena Zellers, Commissioner

ABSENT: Carter Flemming, Commissioner
 Michelle Millben, Commissioner

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:06 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, City 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, President, greeted the Board of Commissioners.

Mrs. Hines, apprised the Board of several concerns with staff; Chairman Malone ask Mr. Priest to meet with Mrs. Hines to resolve any issues or concerns.

Mrs. Hines, indicated to the Board that everything has been quiet at Ladrey. The residents of Ladrey have a full holiday season of activities planned, by ARHA as well as churches and other organizations. The first event was this past Saturday, November 21st, sponsored by the Elks Club.

Unfortunately, Ms. Hines reported, she was hospitalized and unable to host the November Advisory Board Meeting. The Advisory Board will convene their normal meeting in December.

On behalf of the Ladrey Advisory Board, I wished everybody a happy Thanksgiving.

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

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS – 5 MINUTES:
Neighborhood Briefing (Alexandria Police Department) - Lt. Scott Patterson of Alexandria Police Department – In the absence of a representative from the Alexandria Police Department, Mr. Priest gave a brief status report on a variety of initiatives implemented by the resident officers, street crime unit, and bike officers.

ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, NOVEMBER 23, 2015 BOARD OF COMMISSIONERS MEETING:
Chairman Malone presented the minutes for Monday, November 23, 2015. Commissioner Zellers moved to accept the minutes; the motion was seconded by Vice Chairman Bauman. The motion was approved with (5) Yeas and (0) Nays to accept the Minutes of Monday, November 23, 2015.

ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER’S REPORT:
Chairman Malone 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 Malone requested a motion to accept the Secretary-Treasurer’s Report. Commissioner Sandberg moved to accept the Secretary-Treasurer Report; the motion was seconded by Vice Chairman Bauman. The motion was approved unanimously (6) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report as of Monday, October 26, 2015.

ITEM 5. CONSENT DOCKET:
No items submitted

ITEM 6. ACTION DOCKET:
No items submitted

ITEM 7. OTHER BUSINESS:

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

A motion was made by Commissioner Sandberg and seconded by Commissioner Zellers and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:10 pm.

At 9:22 pm the Board reconvened in public session.

Thereupon, Vice Chairman Bauman made the following motion, seconded by Commissioner Sandberg and adopted unanimously. No other actions were taken in the Executive Session and to the best of each member’s knowledge (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only

public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays. Chairman Malone adjourned the meeting at 9:45 pm.

FINANCE

FINANCE



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming

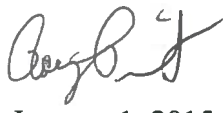
Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millbin
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: December 17, 2015

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer 

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

I. CENTRAL OFFICE

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

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

For the period ending November 30, 2015, the COCC generated a net loss of \$241,669. We have utilized current year unrestricted revenue and reserves to cover the net loss. The total amount of reserves budgeted for the COCC in FY2015 is \$282,090, of which 85% has been needed as of the period ending November 30, 2015. We continue to anticipate that the amount of reserves needed by the end of the year to be within or below our initial budget projection. The major reason the need for reserves was higher than anticipated is because there was a three (3) month delay in the COCC collecting office rents for 401 Wythe Street.

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



An Equal Opportunity Employer
Equal Housing Opportunity



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 November 30, 2015, Public Housing- AMP 1 generated a restricted reserve of \$30,725 which is restricted for Public Housing operations and being used to support deficits in other Public Housing AMP's.

IV. PUBLIC HOUSING- AMP 3

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

For the period ending November 30, 2015, Public Housing- AMP 3 generated a restricted reserve of \$58,320, which is restricted for Public Housing operations and being used to support deficits in other Public Housing AMP's.

V. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which 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 November 30, 2015, Public Housing- AMP 4 generated a net loss of \$56,227; the deficit will be funded by current year Public Housing operating revenue

VI. PUBLIC HOUSING- AMP 5

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

For the period ending November 30, 2015, Public Housing- AMP 5 generated a net loss of \$56,227; the deficit will be funded by current year Public Housing operating revenue.

VII. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project numbers which is Chatham Square. This community consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending November 30, 2015, Public Housing- AMP 6 generated a net loss of \$73,205; the deficit will be funded by current year Public Housing operating revenue.

VIII. PUBLIC HOUSING- AMP 7

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

For the period ending November 30, 2015, Public Housing- AMP 7 generated a net loss of \$41,787; the deficit will be funded by current year Public Housing operating revenue.

IX. PUBLIC HOUSING- AMP 8

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

For the period ending November 30, 2015, Public Housing- AMP 8 generated a restricted reserve of \$2,134; which is restricted to the Limited Partnership.

X. PUBLIC HOUSING- AMP 9

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

For the period ending November 30, 2015, Public Housing- AMP 9 generated a restricted reserve of \$2,421; which is restricted to the Limited Partnership.

XI. PUBLIC HOUSING- AMP 10

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

For the period ending November 30, 2015, Public Housing- AMP 10 generated a net loss of \$50,285; the deficit will be funded by current year Public Housing operating reserves.

XII. PUBLIC HOUSING- AMP 11

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

For the period ending November 30, 2015, Public Housing- AMP 11 generated a restricted reserve of \$16,799; which is restricted to the Limited Partnership.

XIII. PUBLIC HOUSING- AMP 12

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

For the period ending November 30, 2015, Public Housing- AMP 12 generated a restricted reserve of \$89,152; which is restricted to the Limited Partnership.

XIV. OLD TOWN COMMONS V- (JB V)

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

For the period ending November 30, 2015, OTC V generated a restricted reserve of \$447,471; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

XV. MILLER HOMES

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

For the period ending November 30, 2015, Miller Homes generated an (unrestricted) surplus of \$111,750, which is being used to fund current year operating deficits in the COCC.

XVI. HOPKINS- TANCIL COURTS

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

For the period ending November 30, 2015, Hopkins Tancil generated an (unrestricted) surplus of \$284,185 which is being used to fund current year operating deficits in the COCC.

XVII. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending November 30, 2015, Quaker Hill generated a restricted reserve of \$402,517; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

XVIII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

For the period ending November 30, 2015, Princess Square generated a (unrestricted) surplus of \$90,408 which is being used to fund current year operating deficits in the COCC.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending November 30, 2015, Pendleton Park generated a restricted reserve of \$26,162; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending November 30, 2015, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$171,668; the deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending November 30, 2015, the Housing Mod-Rehab operated without a surplus of \$68,388 which is restricted for future housing assistant payments within the Mod Program.

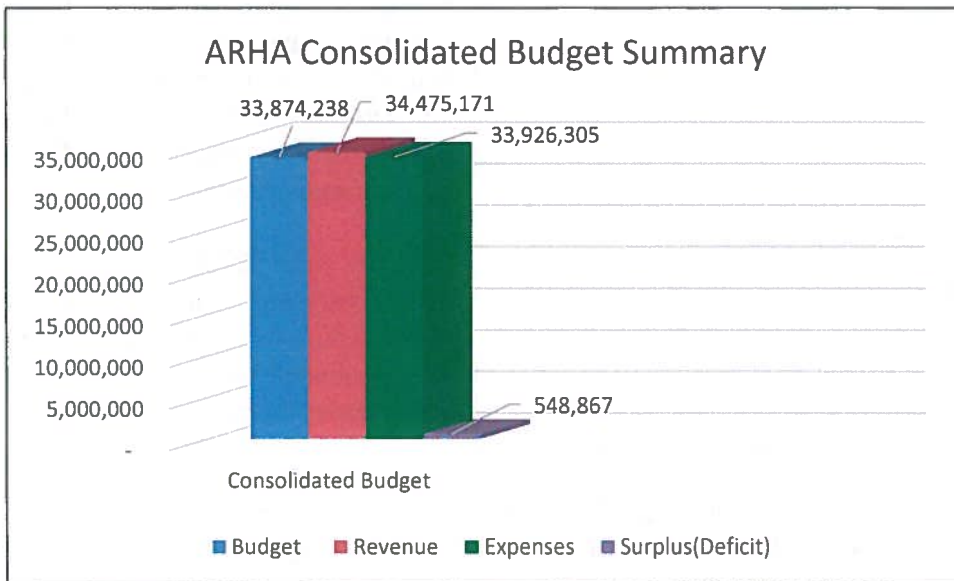
XXII. TAX EXEMPT BOND INCOME

For the period ending November 30, 2015, The Bond Fund generated an un-restricted surplus of \$4,290, which is being used to fund future tenant and employee activities

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

ARHA FINANCIAL STATUS FOR THE PERIOD ENDING NOVEMBER 30, 2015

Consolidated Budget



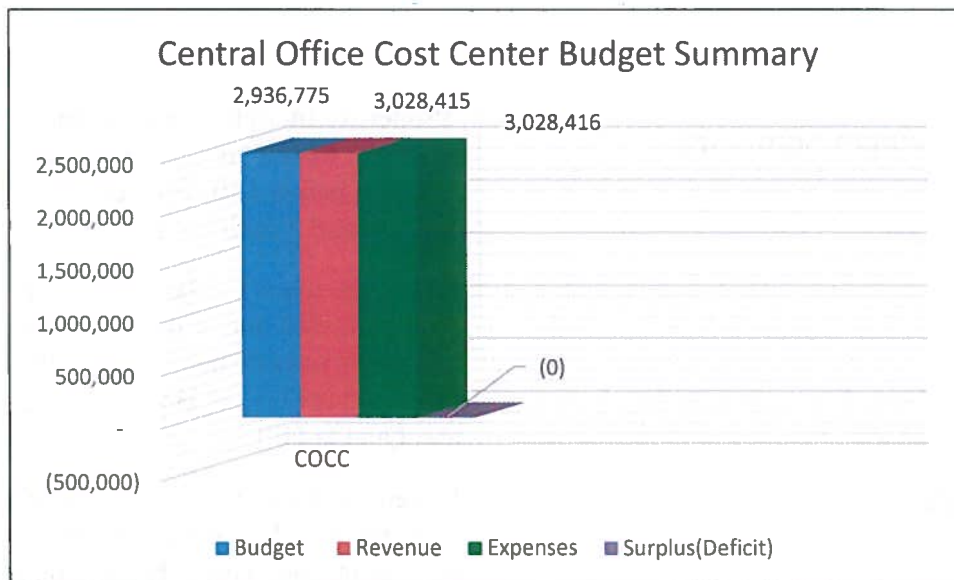
For the period ending November 30, 2015 ARHA generated a net restricted reserves of \$548,867.

Revenues were \$600,934 or 1.77% above of our budget projection. Revenue that was under the projected budget by more than \$50k was Other Income (\$73,284 or 12%).

Expenses were \$52,067 or .15% higher than budgeted. Expense that were over the budget projections by more than \$50k were Ordinary Maintenance & Operations (\$265k or 8%) as a result of higher than

projected costs in AMP's 3, 4, 6, 7, 9, 10, Miller Homes, Hopkins Tancil, and Princess Square. The HAP expense for the Housing Choice Voucher program was also over \$289k or 2%). In addition, budgeted reserves were over \$295k as a result of higher than project cash flow at Hopkins Tancil, Quaker Hill, and Pendleton Park.

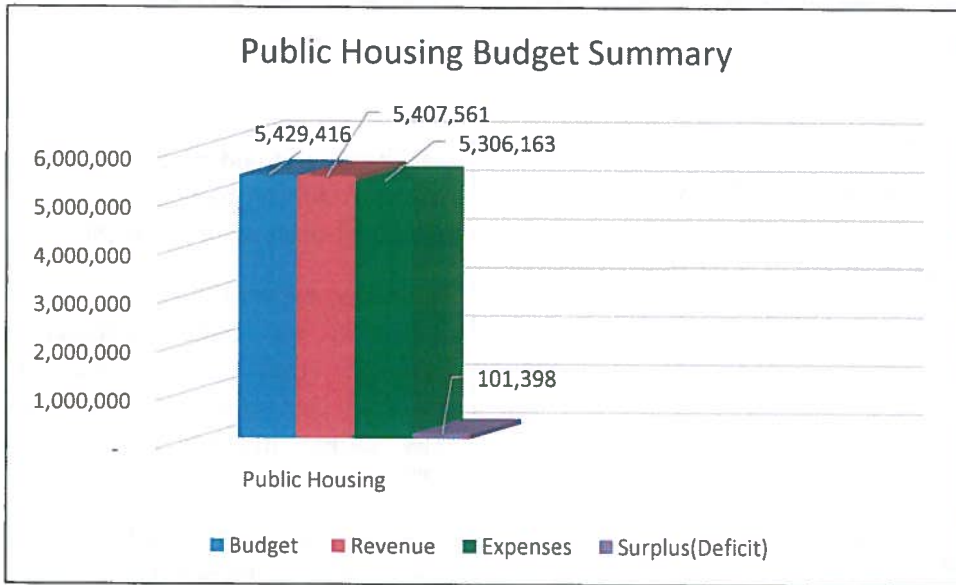
Central Office Summary



Overall revenues and expenses were \$91,640 or 3% variance from budget. Consistent with prior period reports Reserve Transfers was below our anticipated projection by \$16k or 6.5%. Revenue that was under the projected budget by more than \$50k was Other Income (\$86,100). The reason reserves were higher than projected and other income was less is because of the delay with charging rental income to the various programs operating at 401 Wythe Street.

The only expenses over by more than \$50k was Ordinary Maintenance and Operations which was \$173k over the projected amount because of one-time costs associated with 401 Wythe Street improvements and an increase in work-orders and vacant unit turnovers completed internally by fee-for-service staff.

Public Housing Summary



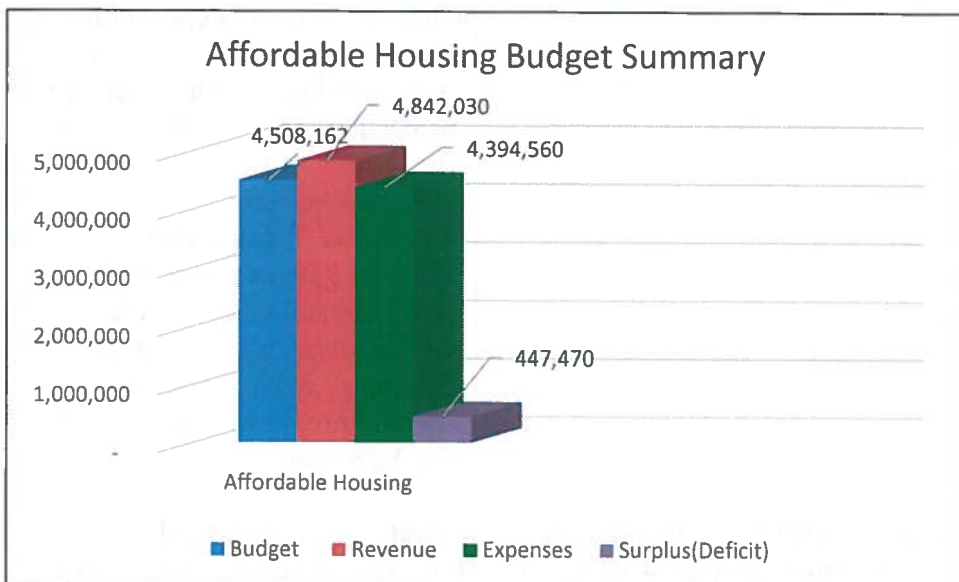
Properties include; Ladrey, Andrew Atkins, Samuel Madden, Ramsey, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase 1, James Bland Phase II, and James Bland Phase IV.

Revenue were \$21,855 or .04% less than budgeted mainly due to bookkeeping fee, asset management fee associated with unit lease-up being under the projected amount.

Expenses were \$123,252 or 2% less than budgeted, the most significant amount of the savings is in administration, utilities, and general expenses. During the year Staff has consistently monitored and manage costs based on actual funding received and an unexpected savings in utility costs this year.

Among our PH properties, 6 AMPs yielded restricted reserves of \$181k and 5 AMPs produced net losses in the amount of \$228k. Asset Management is aware of the operating losses and focused on reducing expenses during the year. With the exception of Amp 6 (Chatham Square) all the other deficits were near or significantly below the projected deficits that were approved as part of the FY 2015 budget. A significant amount of focus has been on the LIHTC properties and prior to year-end staff will be confirming expenses have been properly allocated.

Affordable Housing Summary



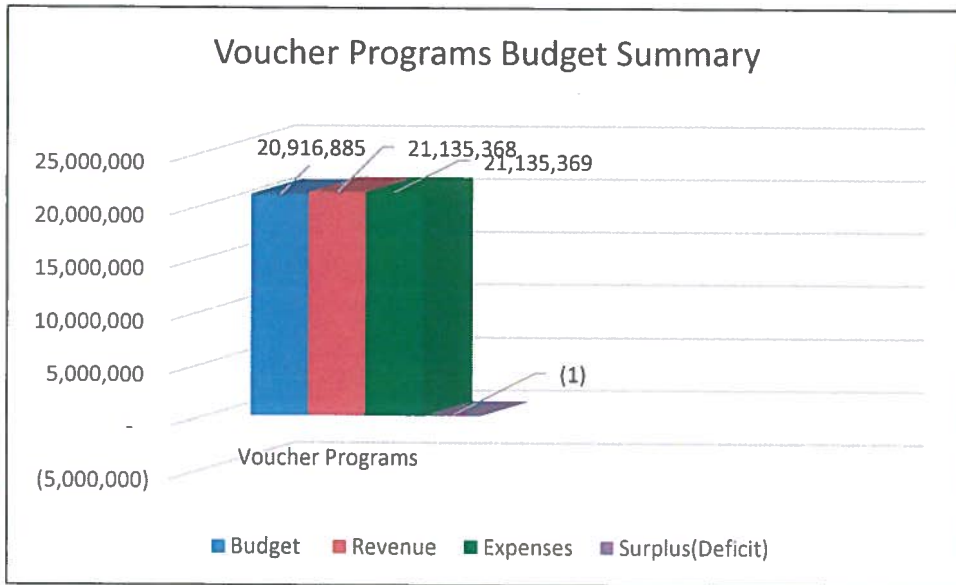
Properties include; James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park.

Revenues were \$333k or 7% more than budgeted due to dwelling rents and other income being higher than projected at OTC V, Hopkins Tancil and Quaker Hill.

Expenses were \$113k or 3% less than budgeted mainly due to not administration costs being lower than projected.

Among our affordable units, three properties JBV, Quaker Hill, and Pendleton Park generated a restricted reserve of \$876k, Hopkins Tancil, Princess Square and Miller Homes generated unrestricted income of \$486k, which was transferred to support the COCC..

Voucher Programs

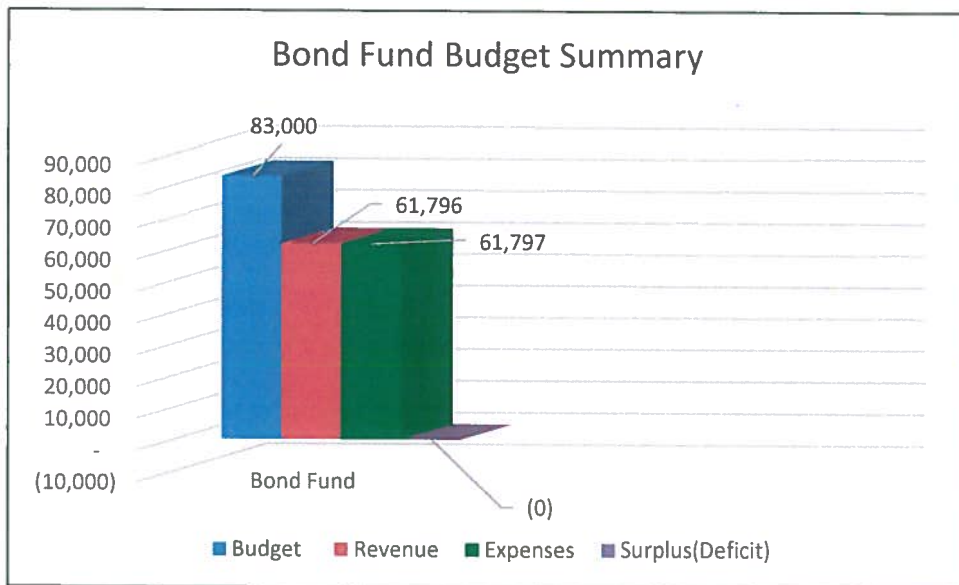


Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$218k or 1.04% more than projected as a result of higher subsidy and higher housing assistance payments.

\$171k or 68% of budgeted reserves was needed to support operating costs in the HCVP.

Bond Fund



Revenue and Expenses were \$21k or 26% below budgeted projection.

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2015

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	December	Total	Avg. Rental Income/Unit
Public Housing Units															
*Ladrey High-rise	170	\$ 42,356	\$ 42,873	\$ 43,173	\$ 42,282	\$ 42,706	\$ 42,711	\$ 42,592	\$ 42,677	\$ 42,388	\$ 44,186	\$ 43,715	\$ 43,979	\$ 515,638	\$ 254
*Samuel Madden	66	5,991	5,919	6,246	6,414	8,227	8,352	6,366	5,436	5,379	5,235	7,563	7,638	\$ 78,766	\$ 103
*Ramsey Homes	15	4,504	4,321	4,600	4,600	4,010	4,381	4,372	2,448	3,122	3,162	3,162	4,040	\$ 46,672	\$ 259
*Andrew Adkins	90	14,358	12,082	12,313	12,723	12,499	13,080	15,087	14,047	17,126	16,472	15,622	17,050	\$ 172,459	\$ 161
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	14,285	14,514	14,822	12,768	13,110	13,133	12,732	12,569	\$ 165,177	\$ 275
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	7,576	7,576	7,251	6,718	6,595	7,185	6,295	6,453	\$ 85,979	\$ 239
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	7,951	8,491	9,051	8,284	8,824	9,039	9,332	9,449	\$ 112,759	\$ 229
*Park Place	38	9,890	9,532	9,343	9,068	9,312	9,316	9,586	10,209	9,171	9,831	9,563	9,452	\$ 114,273	\$ 251
*Saxony Square	5	1,677	1,830	1,830	1,851	1,851	1,851	1,851	1,851	2,725	1,890	1,152	1,152	\$ 21,511	\$ 359
*Chatham Square	52	16,867	17,447	18,002	16,898	17,210	17,905	18,861	19,304	19,304	18,836	18,916	18,913	\$ 218,463	\$ 350
*Braddock	6	2,938	2,845	2,845	2,845	2,441	2,441	2,441	2,441	2,441	2,441	2,346	2,556	\$ 31,021	\$ 431
*Whiting	24	3,461	3,462	3,306	4,203	4,576	4,554	4,554	4,156	3,888	3,685	3,210	3,216	\$ 46,271	\$ 161
*Reynolds	18	4,771	5,311	5,698	7,091	7,001	7,355	6,963	7,366	7,316	7,210	6,250	7,102	\$ 79,434	\$ 368
*Old Dominion	36	5,065	5,484	6,484	7,077	6,497	6,524	6,791	6,683	6,910	7,135	6,748	6,355	\$ 77,753	\$ 180
*West Glebe	48	6,503	6,208	6,173	6,398	6,156	6,177	5,218	5,414	4,857	4,828	5,059	5,049	\$ 68,040	\$ 118
*James Bland I	18	3,199	3,199	2,733	2,710	2,647	2,623	2,623	3,501	4,823	4,939	4,971	5,084	\$ 43,052	\$ 199
*James Bland II	18	2,162	2,402	3,049	3,049	3,049	3,049	3,049	2,422	2,458	2,458	2,460	2,159	\$ 31,766	\$ 147
*James Bland IV	44	14,917	14,483	14,598	13,674	14,859	14,859	14,307	13,479	13,479	13,040	10,539	13,503	\$ 165,737	\$ 314
**Total Public Housing	769	\$ 171,150	\$ 171,531	\$ 171,988	\$ 172,576	\$ 172,853	\$ 175,709	\$ 175,785	\$ 169,204	\$ 173,916	\$ 174,705	\$ 169,635	\$ 175,719	\$ 2,074,771	
Non-Public Housing Units															
*Quaker Hill LP	60	\$ 93,017	\$ 94,403	\$ 94,017	\$ 96,397	\$ 96,235	\$ 94,729	\$ 94,729	\$ 95,310	\$ 96,207	\$ 96,207	\$ 96,020	\$ 97,478	\$ 1,144,749	\$ 1,590
Pendleton Park I	20	27,517	28,680	25,574	27,080	28,015	28,015	28,015	28,015	26,635	27,430	27,821	25,878	\$ 328,675	\$ 1,369
Pendleton Park II	4	1,444	1,726	1,041	-	488	488	488	488	488	718	488	488	\$ 8,345	\$ 174
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	106,355	106,525	104,250	106,217	129,614	109,165	106,812	94,527	\$ 1,284,741	\$ 982
*James Bland V	54	58,778	58,778	58,778	59,162	61,974	67,518	67,518	67,518	68,503	67,752	67,518	68,687	\$ 772,484	\$ 1,192
*Miller Homes	16	24,902	24,902	26,619	26,619	25,233	25,233	25,233	25,233	25,233	25,233	25,233	25,233	\$ 304,906	\$ 1,588
*Princess Square	69	84,258	85,125	82,957	80,652	81,623	82,924	84,540	83,140	83,457	83,046	83,101	84,833	\$ 999,656	\$ 1,225
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	\$ 394,267	\$ 395,755	\$ 399,923	\$ 405,432	\$ 404,773	\$ 405,921	\$ 430,137	\$ 409,551	\$ 406,993	\$ 397,124	\$ 4,843,556	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 572,776	\$ 581,141	\$ 580,558	\$ 575,125	\$ 604,053	\$ 584,256	\$ 576,628	\$ 572,843	\$ 6,918,327	

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 NOVEMBER 30, 2015

	Total		Over / (Under)		Total Public Housing		*Central Office (C.O.)		Over / (Under)		Public Housing AMP 1	
	Actual	Budget	Actual	Budget	Actual	Housing	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue												
Dwelling Rent	6,546,844	6,303,092	1,878,155	243,753	1,878,155	-	-	-	-	-	463,631	469,700
Governmental Grants	19,553,262	19,208,292	-	344,970	-	-	-	-	-	-	-	-
Local Grants	150,276	152,442	150,276	(2,166)	150,276	-	-	-	-	-	150,276	152,442
Management/Fee for Service	3,397,826	3,129,211	2,060,192	268,615	2,060,192	2,060,192	1,845,878	214,314	-	-	-	-
Bookkeeping Fee	84,210	90,503	84,210	(6,293)	84,210	84,210	90,503	(6,293)	-	-	-	-
Asset Management Fee	103,681	120,652	103,681	(16,970)	103,681	103,681	120,652	(16,970)	-	-	-	-
HCVF Asset Management Fee	479,701	526,909	411,312	(47,209)	411,312	411,312	407,743	3,570	-	-	-	-
Reserves	241,669	258,583	241,669	(16,914)	241,669	241,669	258,583	(16,914)	-	-	-	-
Operating Subsidy	2,975,155	2,825,153	2,975,155	150,002	2,975,155	-	-	-	-	-	550,004	554,125
Investment Income	2,261	4,703	1,193	(2,441)	1,193	142	110	32	-	-	-	-
CY Transfers	400,407	641,537	228,739	(241,130)	228,739	-	-	-	-	-	-	-
Other Income	539,879	613,163	301,393	(73,284)	301,393	127,208	213,308	(86,100)	-	-	67,667	64,763
Total Operating Revenue	34,475,171	33,874,238	8,435,976	600,934	8,435,976	3,028,415	2,936,775	91,640	1,231,579	1,241,029	(9,451)	(9,451)
Operating Expenses												
Administration	5,762,905	6,168,142	3,431,740	(405,236)	3,431,740	1,649,198	1,655,546	(6,347)	366,244	314,096	52,148	(8,035)
Tenant Services	275,907	343,590	127,395	(67,683)	127,395	676	413	263	70,156	78,192	(8,035)	(8,035)
Utilities	1,393,224	1,447,050	1,045,269	(53,826)	1,045,269	44,909	94,325	(49,416)	311,881	307,083	4,798	4,798
Ordinary maintenance & operations	3,416,946	3,151,536	2,563,216	265,410	2,563,216	894,616	720,711	173,905	341,250	372,200	(30,949)	(30,949)
Protective Services	39,912	53,213	31,442	(13,300)	31,442	-	28,783	(19,205)	4,339	1,375	2,964	2,964
General expense	2,416,400	2,447,413	1,046,472	(31,013)	1,046,472	429,438	436,998	(7,560)	106,983	146,392	(39,408)	(39,408)
Housing Assistance Payments	19,380,836	19,145,958	-	234,877	-	-	-	-	-	-	-	-
Debt Service	192,687	262,717	-	(70,030)	-	-	-	-	-	-	-	-
CY Reserves	1,047,489	751,495	89,045	295,994	89,045	-	-	-	30,725	21,692	9,033	9,033
Transfers	-	103,125	-	(103,125)	-	-	-	-	-	-	-	-
Total Operating Expense	33,926,305	33,874,238	8,334,579	52,067	8,334,579	3,028,416	2,936,775	91,640	1,231,579	1,241,029	(9,450)	(9,450)
NET INCOME (LOSS)	548,866	-	101,397	548,866	101,397	(0)	-	(0)	(0)	-	(0)	(0)
Less: Restricted Income	(548,867)	-	(101,396)	(548,867)	(101,396)	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(1)	-	1	(1)	1	(0)	-	(0)	(0)	-	(0)	(0)

**Loss reduces unrestricted reserves

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
				Over / (Under)		Over / (Under)
Operating Revenue						
Dwelling Rent	255,092	266,200	446,005	480,150	20,359	19,800
Governmental Grants	-	-	-	(34,145)	-	559
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	1,021,110	979,977	567,486	435,512	18,246	6,508
Investment Income	-	-	-	-	-	-
CY Transfers	-	25,965	56,227	131,708	7,235	22,962
Other Income	35,336	25,960	23,357	16,028	213	871
Total Operating Revenue	1,311,538	1,298,102	1,093,075	1,063,398	46,053	50,141
				Over / (Under)		Over / (Under)
Operating Expenses						
Administration	275,292	334,748	376,164	407,183	25,068	21,693
Tenant Services	45,521	39,302	526	642	9	23
Utilities	447,740	486,338	159,558	135,667	10,178	16,317
Ordinary maintenance & operations	367,587	270,220	397,007	322,274	8,554	8,712
Protective Services	425	-	4,208	-	5	-
General expense	116,652	100,306	155,610	159,317	2,239	3,396
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	58,320	67,188	-	38,315	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	1,311,537	1,298,102	1,093,075	1,063,398	46,052	50,141
				Over / (Under)		Over / (Under)
NET INCOME (LOSS)	0	-	0	-	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	0	0

**Loss reduces unrestricted reserves

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

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	193,291	189,200	142,750	127,600	75,607	58,850
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	99,633	133,324	122,148	122,967	126,410	127,325
Investment Income	-	-	-	-	307	298
CY Transfers	73,205	-	41,787	44,797	-	35,195
Other Income	4,445	6,600	9,145	6,540	6,180	7,975
Total Operating Revenue	370,574	329,124	315,829	301,904	208,504	229,643
						(21,139)
Operating Expenses						
Administration	200,834	210,415	114,305	118,090	95,204	85,910
Tenant Services	109	183	89	3,048	345	138
Utilities	2,960	2,658	3,054	5,821	16,309	18,333
Ordinary maintenance & operations	105,448	68,939	146,027	107,200	72,742	94,738
Protective Services	18	-	2,717	2,888	395	642
General expense	61,203	42,213	49,637	59,400	25,643	29,883
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	4,715	-	5,459	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	370,574	329,124	315,829	301,904	210,638	229,643
						(19,005)
NET INCOME (LOSS)	0	-	(0)	-	(2,134)	-
Less: Restricted Income	-	-	-	-	2,134	-
ADJUSTED NET INCOME (LOSS)**	0	-	(0)	-	0	0

**Loss reduces unrestricted reserves

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

	Public Housing AMP 9		Public Housing AMP 10		Public Housing AMP 11		Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	70,097	68,200	37,065	34,925	28,521	25,850	145,737	159,500
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Operating Subsidy	205,117	199,100	63,465	63,892	74,788	75,350	126,748	127,073
Investment Income	390	390	-	-	-	917	354	115
CY Transfers	-	33,454	50,285	47,845	-	46,035	-	-
Other Income	8,182	7,379	1,133	1,577	1,555	733	16,973	23,742
Total Operating Revenue	283,787	308,523	151,947	148,239	104,865	148,885	289,811	310,429
Operating Expenses								
Administration	102,569	128,512	70,210	76,638	53,169	76,588	103,484	145,173
Tenant Services	89	183	2,983	3,300	2,983	2,750	3,908	3,483
Utilities	9,813	10,908	4,620	2,750	4,195	13,475	30,051	33,000
Ordinary maintenance & operations	136,786	130,602	58,155	41,397	16,573	38,656	18,471	65,771
Protective Services	1,110	1,650	2,228	2,200	1,686	1,833	4,731	5,042
General expense	35,840	36,667	13,752	21,954	9,460	15,583	40,013	46,933
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	11,028
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	286,208	308,523	151,947	148,239	88,065	148,885	200,659	310,429
NET INCOME (LOSS)	(2,421)	-	0	0	16,799	-	89,152	-
Less: Restricted Income	2,421	-	-	-	(16,799)	-	(89,152)	-
ADJUSTED NET INCOME(LOSS)**	-	-	0	0	0	0	0	0

**Loss reduces unrestricted reserves

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

	OTC Phase V		Miller Homes		Hopkins-Tancil	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	781,348	643,500	267,921	272,800	1,295,970	1,166,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	-	-	-	-	14	18
CY Transfers	-	-	-	-	-	(5)
Other Income	20,787	3,254	3,914	5,592	72,993	24,017
Total Operating Revenue	802,135	646,754	271,835	278,392	1,368,976	1,190,035
Operating Expenses						
Administration	193,432	221,421	93,914	174,011	201,896	227,223
Tenant Services	8,791	57,292	30	-	73,899	137,683
Utilities	15,936	1,833	351	1,008	214,413	185,625
Ordinary maintenance & operations	85,551	176,000	47,742	34,513	286,066	265,192
Protective Services	4,146	4,583	16	1,375	643	550
General expense	46,808	82,500	18,032	17,096	255,964	244,658
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	51,909	88,000
CY Reserves	-	-	111,750	50,389	284,185	41,103
Transfers	-	103,125	-	-	-	-
Total Operating Expense	354,664	646,754	271,835	278,392	1,368,976	1,190,035
NET INCOME (LOSS)	447,471	-	(0)	-	0	0
Less: Restricted Income	(447,471)	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	-	0	0

**Loss reduces unrestricted reserves

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

	Quaker Hill LP			Princess Square			Pendleton Park		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under) Budget			(Under) Budget			(Under) Budget
Operating Revenue									
Dwelling Rent	1,055,518	1,036,200	19,318	930,452	957,000	(26,548)	337,481	327,617	9,864
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	535	665	(130)	27	-	27	80	92	(12)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	20,919	36,621	(15,702)	46,805	14,758	32,047	7,268	20,029	(12,761)
Total Operating Revenue	1,076,972	1,073,485	3,486	977,284	971,758	5,526	344,828	347,738	(2,909)
Operating Expenses									
Administration	323,899	348,356	(24,458)	112,176	169,614	(57,438)	73,414	57,429	15,985
Tenant Services	178	6,875	(6,697)	10,760	4,583	6,177	3,424	1,833	1,590
Utilities	1,718	10,725	(9,007)	80,070	84,333	(4,264)	29,952	35,292	(5,339)
Ordinary maintenance & operations	101,421	130,029	(28,609)	248,347	219,272	29,074	62,854	72,554	(9,700)
Protective Services	59	-	59	581	1,375	(794)	60	-	60
General expense	164,197	187,092	(22,895)	434,943	338,708	96,235	91,169	84,929	6,240
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	82,984	83,050	(66)	-	-	-	57,794	91,667	(33,873)
CY Reserves	402,517	307,358	95,159	90,408	153,873	(63,465)	26,162	4,033	22,129
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	1,076,972	1,073,485	3,486	977,284	971,758	5,526	344,829	347,738	(2,909)
NET INCOME (LOSS)	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)

**Loss reduces unrestricted reserves

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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	18,423,968	18,102,333	1,129,294	1,105,958	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,337,634	1,283,333	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	68,388	119,167	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	301	2,035	76	64	35	35
CY Transfers	171,668	253,578	(81,910)	(46,378)	-	-
Other Income	4,039	50,417	-	-	61,761	83,000
Total Operating Revenue	19,937,610	19,691,696	1,197,758	1,225,189	61,796	83,000
Operating Expenses						
Administration	1,245,484	1,258,446	80,684	79,301	6,267	57,750
Tenant Services	190	-	-	-	51,240	3,667
Utilities	5,514	1,558	-	-	-	-
Ordinary maintenance & operations	21,749	12,558	-	-	-	-
Protective Services	2,966	917	-	-	-	-
General expense	331,775	378,217	27,039	15,171	-	-
Housing Assistance Payments	18,329,933	18,040,000	1,050,903	1,105,958	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	39,132	24,759	4,290	21,583
Transfers	-	-	-	-	-	-
Total Operating Expense	19,937,610	19,691,696	1,197,759	1,225,189	61,797	83,000
NET INCOME (LOSS)	(0)	(0)	(0)	(0)	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	(0)	(0)	(0)	(0)

**Loss reduces unrestricted reserves

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES




Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Chyrell Bucksell
Carter Flemming
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: January 12, 2016
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 11/30/2015**

I. Performance Indicators for Board Monitoring

The Asset Management Department is responsible for the management and operations of ARHA's public housing developments, including but not limited to all leasing activities, rent collections, maintenance and grounds, and the enforcement and compliance of ARHA policies, as well as HUD, State and local government regulatory requirements.

ARHA's Admission and Continuing Occupancy Plan, also referred to as the ACOP, is the official document to set forth all policies in accordance with HUD's regulations and other policies approved by the ARHA Board of Commissioners.

In addition to the ACOP policies, HUD requires all Public Housing Authorities to abide by certain rules and regulations designed to measure the PHA's performance against national benchmarks, as well as other industry standards used to measure the operational and financial status of the organization.

The following report provides an overview of the Asset Management performance, including but not limited to the following activities:

- Leasing and Occupancy (current occupancy, move-in, and move out activity)
- Tenant's Account Receivables (TAR's)
- Vacant unit turnaround time (down time + make ready [turn-over] + lease up time)
- Work Order performance pursuant to HUD standards
- Public Housing Assessment Systems (PHAS) score, annually revised by HUD, based on information gathered by HUD from electronic submittals, REAC inspections and other components provided by the Authority.

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The Tables and Charts provide a summary and overview of Asset Management activities and where applicable, include comparisons of performance indicators versus HUD standards, industry benchmarks, or ARHA's own goals. Further, performance indicators not covered in this section may be included in the Secretary-Treasurer's report.

Table A below shows the Performance Indicators for monitoring performances, as determined by the Board of Commissioners or the CEO. Additionally, Table-A shows HUD's standards for each indicator, whenever it is applicable, or a range of values assigned to the indicator, which shows the level of achievement. In some cases, ARHA's benchmarks may be higher than HUD's standards.

Comments contain information pertinent to each indicator to help in the analysis of the scores shown below. Some of the scores are percentile values, while other scores are numerical values based on specific units. Chart A provides a graphic presentation of Table A.

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

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

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

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

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

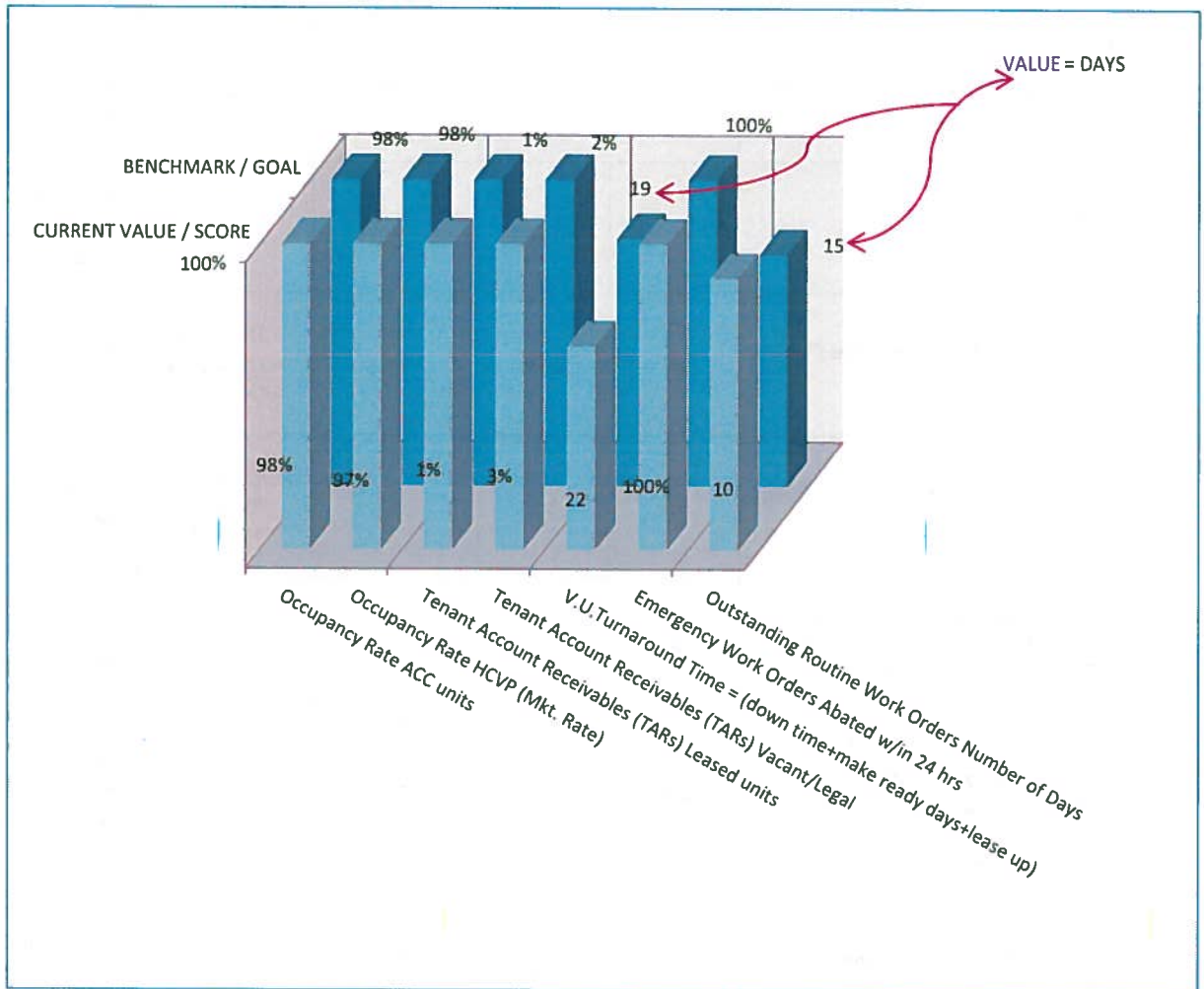
TABLE A

Performance Indicators for Board Monitoring for the current reporting period

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD's STANDARD	COMMENTS	
1	Occupancy Rate ACC units (PH) (*)	98%	97%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)(*)	97%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1%	2.5%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
4	Tenant Account Receivables (TARs) - Vacated/Evictions (*)	3%	3%	2%	>6%≤8% = D - >8%≤= E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤= E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 8 days (average) LEASE UP TIME = 13 days (average)	22 days	22 days	19 days	20 days	Vacant units down time 20≤ days =A 21≤ days =B
6	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%	100% = A	29 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	10 days	10 days	15 days	21 days	435 total work orders issued; 386 completed; 49 work orders remain open including current new WO, VUs, pest services, UPCS-HQS inspections, and system transfers.
7	PHAS Annual Score	80	80	91	90 – 100 = High Performer - 70 – 89 = Standard	Standard performer rating as of FY 2014 (under HUD review)

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

CHART A
Performance Indicators for current Board Monitoring Reporting Period



■ CURRENT VALUE / SCORE ■ BENCHMARK / GOAL

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

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

DEVELOPMENTS MKT. & HCVP	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate % (3)	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	5	3	4%	2	0	2
Quaker Hill	60	0	0	0%	0	0	0
Hopkins-Tancil Courts (2)	108	6	6	6%	0	0	4
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	0	1	4%	0	1	0
Old Town Commons (James Bland V)	54	0	0	0%	0	0	0
TOTALS (4)	330	11	10	3%	2	1	-

NOTES:

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

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

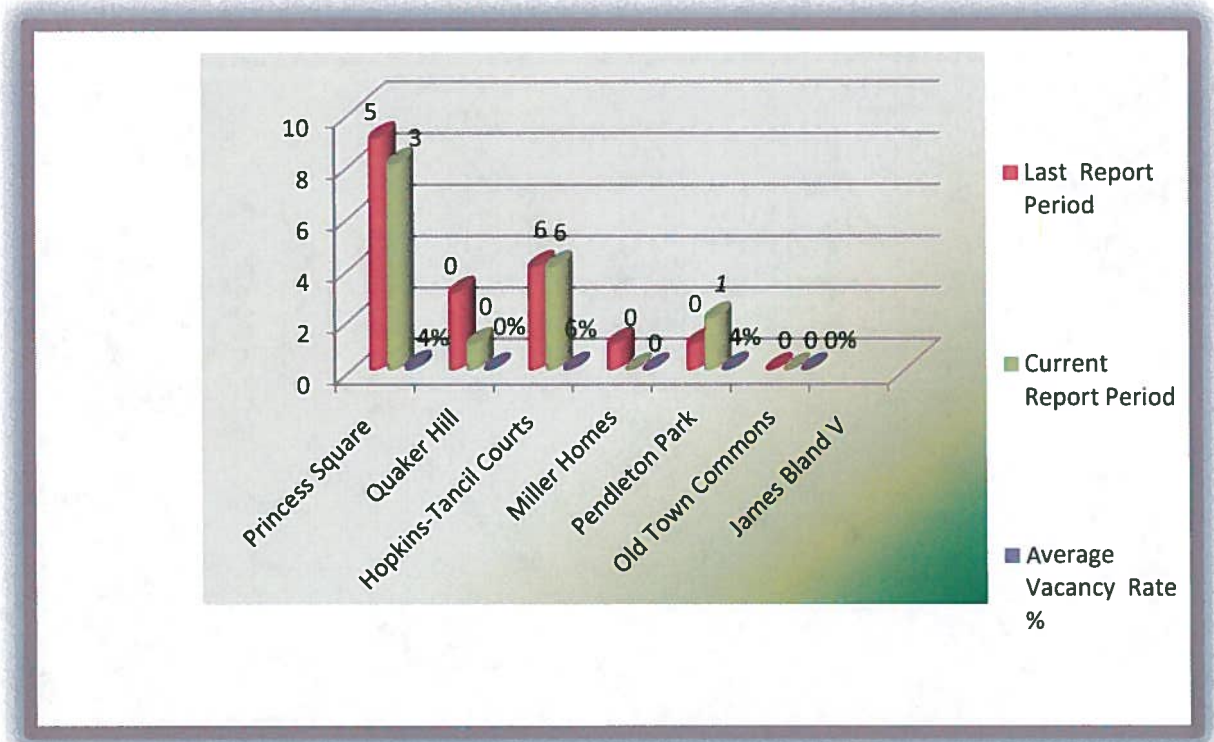
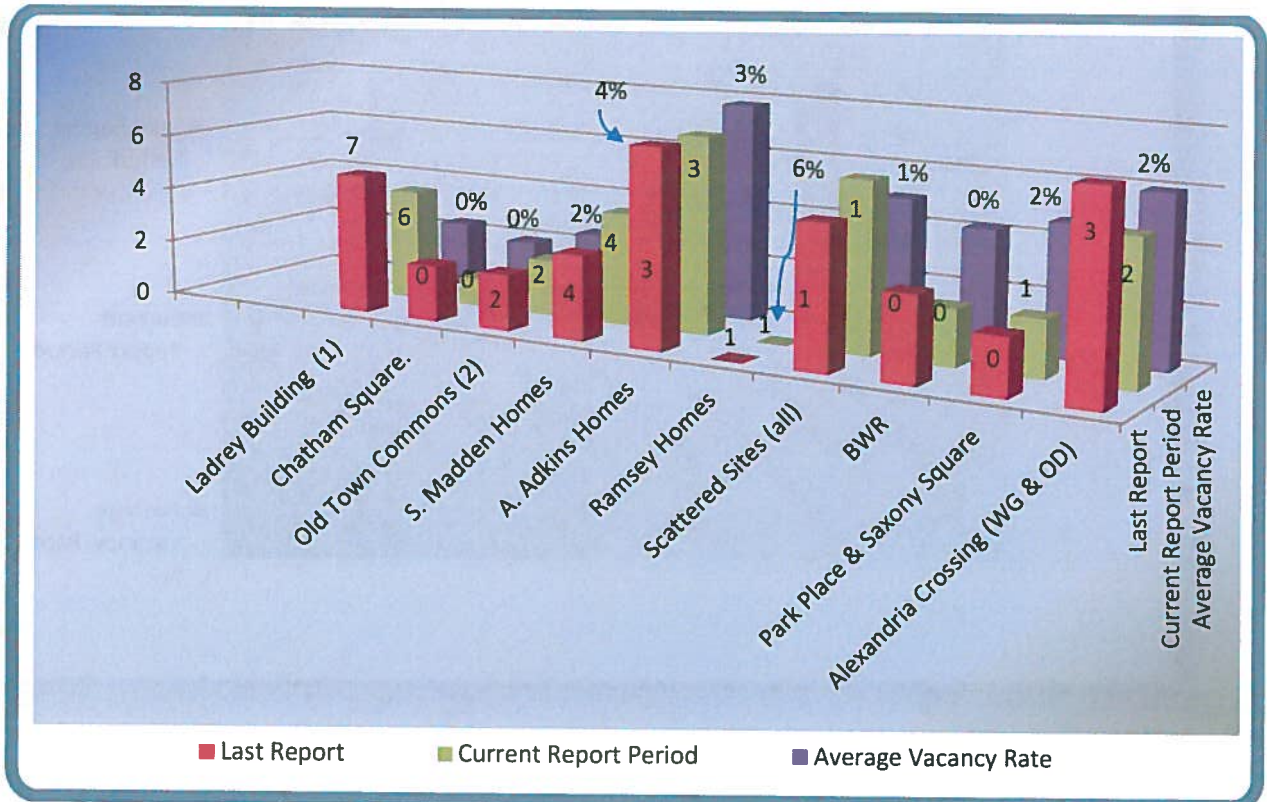


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (November 2015) & Projected Vacancy for next reporting period (December 2015)

DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	170	6	7	4%	0	1	3
Chatham Square.	52	0	0	0%	0	0	0
Old Town Commons (2)	80	2	2	2%	0	0	0
S. Madden Homes	66	4	4	4%	0	0	3
A. Adkins Homes (3)	90	3	3	3%	0	0	2
Ramsey Homes	15	1	1	6%	0	0	1
Scattered Sites (all)	121	1	1	1%	1	1	1
BWR	48	0	0	0%	0	0	0
Park Place & Saxony Square	43	0	1	2%	0	1	1
Alexandria Crossing (WG & OD)	84	3	2	2%	2	1	2
TOTALS: (4) (values are rounded up/down)	769	20	21	2%	3	4	-
NOTES:							
(1) Total 170 Units: one unit occupied by a RPO							
(2) Count include JB Phases 1, 2 3 and 4							
(3) One unit occupied by an RPO							
(*) Projected for the next reporting period							

CHART C: Vacancy Activity Tracking Report for ACC Units for current reporting period (November 2015)



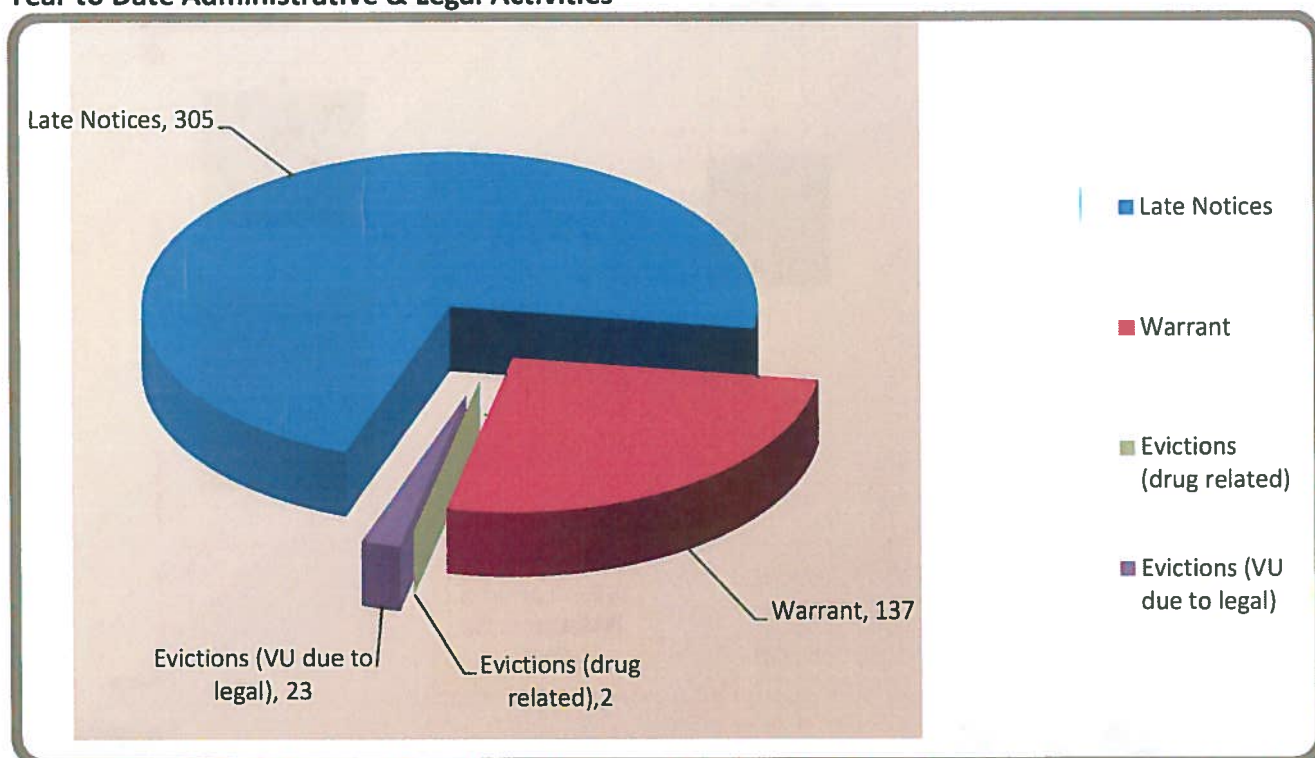
II. Year-to-Date Administrative & Legal Activities

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

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

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

CHART D
Year to Date Administrative & Legal Activities

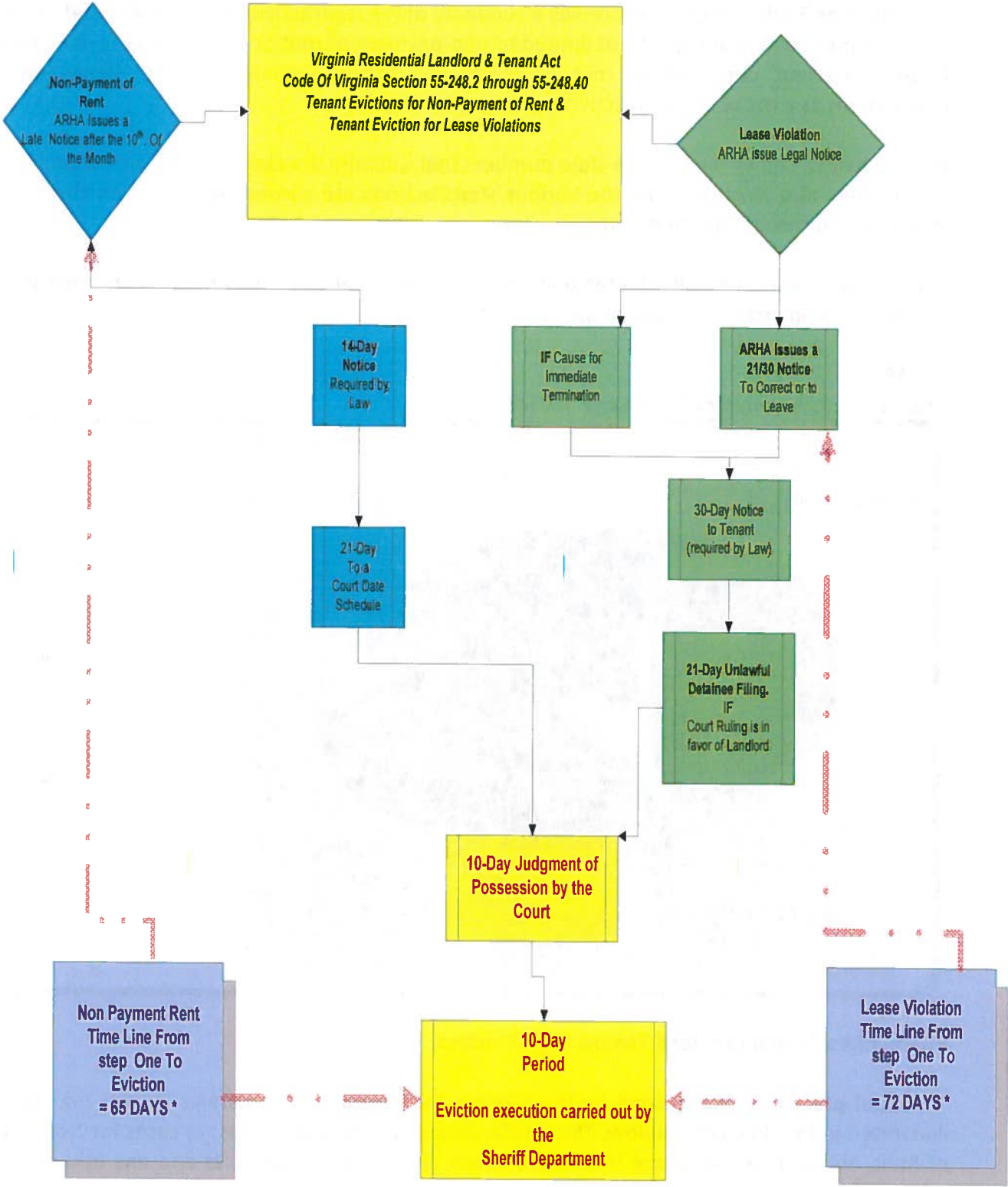


Virginia Residential Landlord-Tenant Legal Process

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



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming


Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: December 15, 2015

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

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 78% of the annual contributions contract (ACC) with 98% of the budget authority expended. There were 274 vouchers issued and not under lease at the end of the month. Based on current funding allocations, per unit cost is approximately, \$1097.

The primary focus for the remainder of the year for this department is to expend the full housing assistance payment budget authority, prior to the fiscal year end. Application sessions continue to be held weekly with briefing sessions taking place each alternate week. The application sessions have been expanded for applicants of all housing programs to include Public Housing and Moderate Rehabilitation. Team members from all housing programs are now working collectively to address all program vacancies to improve the level of efficiency and expedite the eligibility process.

During the month of November we experience a high number of port absorptions which offset the number of new vouchers leased. To counter this affect, we significantly increased the number of vouchers issued this month. Our goal is to finish the year with a net of a minimum of 1525 vouchers under lease. While there has been a slight increase in the number of affordable units willing to accept the voucher in the City via the Low Income Housing Tax Credit program, most of those units are not scheduled to physically come online until 2016. Participants are submitting applications for early consideration at those sites and we are working diligently to locate as many additional units as possible before years end.



Voucher Management System (VMS) Data reported for November 2015

Homeownership	17
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	182
Tenant Protection	93
All Other Vouchers	1,190
Total Vouchers	1,522
Number of Vouchers Under Lease on the last day of the month	1,498
HA Owned Units Leased – included in the units lease above	130
New vouchers issued but not under contract as of the last day of the month	274
Portable Vouchers Administered (Port In)	15
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79
Number of Hard to Housed Families Leased	8

Total ACC	1,926
Total Vouchers Allocated	1,722
Total Vouches Available	204

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

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of November 30, 2015**

Indicator	Possible Number of Points	February Rating
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual 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)		
Total	145	145

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

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1505	10/15	160	16	1,361	1,02	96

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
1302	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
969	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
185	1185

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
1,207	1



Commissioners:

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Daniel Bauman, Vice Chairman
 Carter Flemming


Christopher Ballard
 Chyrell Bucksell
 Karl Sandberg

Michelle Millben
 Peter Kleeblatt
 Salena Zellers

Roy Priest, Chief Executive Officer

DATE: December 15, 2015

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

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

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

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
35	19	53	30

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
129	1	30	19

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	279
Financial	12
Daily living skills and entitlements	35
Transportation	531
Enrollments and registrations	1
Sick and shut-in	5
Family planning & Assessments	7

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
-	\$1,072.00	\$184.00	\$500.00

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	19	48	12

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

Upcoming Activity Highlights:

- Ancient Art Movement Dance Class Entertainment Presentation, December 14th
- Shopping Trip to Dutch Amish Farmer’s Market, December 17th
- TSC@CH Holiday Celebration, December 18th
- Last Minute Christmas Shopping Trip to Kingstowne Walmart, December 23rd
- Alexandria Chapter of the NAACP: January 18th. 11am- 1pm Community Services Day of Activities for MLK Day.
- Shiloh Baptist Church- January 18th. 3pm – 5pm Movie Day at Ladrey.

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

Staff: Dorothy Mwawasi

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V						
Public Housing	35	19	4	1	0	31
Housing Choice	51	24	9	1	0	44
Agency wide	0	0	0	0	0	14
TOTALS	86	43	13	15	0	89

Finances:

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

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
32	\$106,501.12	55	\$13,745.89	\$414,780.66

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'ment
James Bland V							
Public Housing	5	12	0	7	0	0	35
Housing Choice	11	13	0	8	1	0	51
Agency wide	0	3	6	1	5	0	0
TOTALS	16	28	6	16	6	0	86

Partnerships: Renewed with the following organizations:

Computer CORE, Alexandria VA

Companion Aide Program, DCHS, Division of Aging and Adult Services, Alexandria, VA

Special Notes/Upcoming Events:

- *Financial Literacy: Savings 101 workshop with Virginia Individual Development Account (VIDA) Program*

Presented by: Nebiyi Teferra, ECDC

When: Tuesday, December 15th at 6:00pm

Where: ARHA, 401 Wythe Street, Alexandria, VA 22314

Resource Learning Center: Ruby Tucker Family Center (RTFC)

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

Activities:

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	6	2	4	3	72%	42%
Youth (4-18)	19	11	0	5	56%	80%

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	24
School visits/ PTA meeting	37
Food distribution	154
Clothing distribution	2
Resident Association attendance	0

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
	\$189.25		\$1,340

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
1	61	97.5	25

Partnerships:

- No new partnerships

Special Notes/Upcoming Events:

- Parent Support Group Meeting (Weekly) on Mondays, – 6:30pm@ ARHA Headquarters (Begins January 11th)
- Reading Connection Parent Focus Group, January 14th – 11:00am @ Ruby Tucker Family Center
- Family Game Night, sponsored by DCHS Center for Children & Families, January 22nd – 6:30pm @ Ladrey Highrise Community Room

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Christopher Ballard


Chyrell Bucksell
 Carter Flemming
 Karl Sandberg

Michelle Millben
 Peter Kleeblatt
 Salena Zellers

Roy Priest, Chief Executive Officer

DATE: December 23, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

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

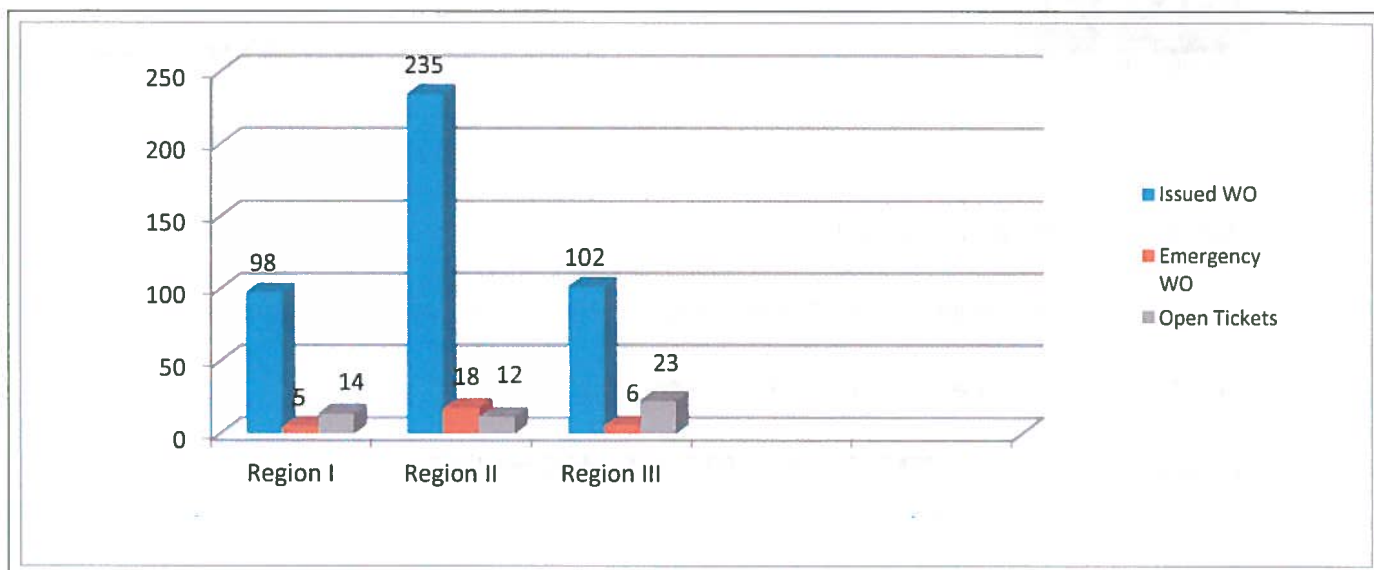
Table I – Reporting Period: 11/1/2015 to 11/30/2015

Issued WO’s	435	Includes all work orders generated during this period
Completed WO’s	386	Includes all work orders completed during this period
Emergency WO’s	29	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	49	Includes routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending.

(1) Open work order tickets by regional Asset Management group, as seen on Chart I below, includes ongoing UPCS inspections for REAC:

Region I = 3.22 %
 Region II = 2.76 %
 Region III = 5.29 %

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

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

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

During this reporting period, ten (10) additional units added for rehabilitation and turnover work. Twelve (12) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the current reporting period. Refer to the Asset Management reports for additional details.

2. Capital Improvements

a. The Close Circuit TV (CCTV) security system at Princess Square has been completed and fully operational. The systems allows staff to monitor remotely the site as well as review the recorded activities in the common areas. The Resident Police Officer will also have access to the CCTV monitoring through a secured WWW link provided by our IT department.

Other ongoing activities include the substantial rehab of vacant units has it becomes available to bring these units up to the market standards.

3. REAC Inspections

In order to prepare for the 2016 HUD REAC inspections, this department has been coordinating the Uniform Physical Condition Standards (UPCS) inspection with the contractor and is generating the work orders to perform the abatement of the reported deficiencies. The annual HUD UPCS inspections apply to all Public Housing units only, and covers five main areas or categories: Site, Building Exterior, Building Systems, Common Areas and Units.

Each of the above areas is assigned a percentile value (Possible Points with a 100% value) and upon completion of the physical inspections, a Points Scored value is assigned to each AMP (property). The inspectable items are categorized by a Criticality Level and a Severity Level, with the Health and Safety deficiencies receiving the highest deduction points.

We anticipate the use of all our maintenance staff to address the work orders related to the UPCS in order to have the properties ready for upcoming REAC inspections, scheduled to February 2016, as well as to outsource those items that are budgeted in our Capital Fund Action plan.

DEVELOPMENT

DEVELOPMENT




Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

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

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

This update will be provided in Executive Session.

RAMSEY HOMES

On November 30, 2015, the City of Alexandria Office of Planning and Zoning released its Verification of Completeness Letter for DSUP#2014-0035. The letter stated that the plan was deemed complete; and within five working days of the issuance of the Letter, ARHA was required to post the property with signage along the boundary of the site adjoining the public street, informing the public of the pending action on ARHA's request for a Development Special Use Permit (DSUP). In addition, we were required submit the following within seven (7) days:

1. Revised architecture and building elevations pursuant to prior discussions with City staff held in early October;
2. Submit a consolidated list of request for financial assistance for required offsite improvements and City enhancements including undergrounding utilities and sidewalk enhancements;
3. Show connections for stormwater management and demonstrate improved vehicular circulation and turning radius at the building's entrance.

An updated Comment Response Letter, along with the updated drawings, was submitted to the Office of Planning and Zoning by the required December 7, 2015 deadline.

ARHA will schedule a meeting with the community during the 2nd week of January, 2016 in advance of the forthcoming Public Hearings on the Master Plan amendment and DSUP before the Planning Commission and City Council which are both scheduled for February, 2016,. These approvals are threshold requirements for submission of a 2016 Tax Credit Reservation Application on March 4, 2016.

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JAMES BLAND V

ARHA received the second capital contribution of \$7,996,389 from Boston Capital for James Bland V on November 19, 2015; most of this went toward repayment of the funds that ARHA used to payoff the Wells Fargo construction bridge loan this past April 1st pursuant to the governing agreement. Also per the governing agreement, ARHA was paid for interest on its bridge loan and some portion of the developer fee was paid. After all project-related costs were paid, the balance of the capital was used to pay down the ARHA loan. The request for the final capital contribution is in process. It has been reviewed by Boston Capital and is now with Wells Fargo. The contribution of \$586,670, which includes a \$50,000 upward adjuster, is expected to be received by year-end. This will then put us in a position to submit to HUD an amendment to the 2008 Disposition Application to inform HUD how we intend to use the surplus proceeds from the Bland efforts.

LADREY HIGHRISE

This update will be provided in Executive Session.

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY (CRHA)

The Executive Director has resigned her position and will be leaving CRHA on January 4, 2016. In addition to the services that were requested previously, the Charlottesville City Attorney and HUD have requested that ARHA expand its prior scope of services to include assistance during the transition to a new Executive Director, after which ARHA will execute on the services previously requested.

CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: December 28, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: VOTE TO APPROVE RESOLUTION 608, OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY ALLOWING THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A LEASE FOR 2834 DUKE STREET, ALEXANDRIA, VA.

ISSUE:

The acquisition of the current ARHA headquarters at 401 Wythe Street and consolidation of its central office staff operations, created vacancy in a portion of the building at 2834 Duke Street which housed the offices of the ARHA's Facilities and Modernization Department and Alexandria Construction Enterprises, LLC (ACE). In order to take advantage of the vacant facility and its potential to earn revenues for ARHA, ARHA now desires to enter into a Lease Agreement with the Alexandria Chamber of Commerce to lease 1,200 square feet of office and related space at 2834 Duke Street.

DISCUSSION:

ARHA was approached by the Alexandria Chamber of Commerce to lease vacant property within its portfolio as the Chamber's lease at 801 N. Fairfax Street expires in December of 2015. The Chamber of Commerce presented a draft Term Sheet on October 6, 2015 as a formal request to lease 1,200 square feet of office space at the subject address. ARHA will continue to occupy approximately 5,888 square feet of the property, which remains in use for shop and maintenance operations, material and supply storage and fleet parking.

Following a physical inspection of the premises on November 2, 2015, and subsequent agreement on the general business terms, both parties agreed that a lease agreement would be drafted to affirm the final business terms. In prior actions, the Board has voted to allow the CEO to negotiate and execute an agreement for real property including the lease for 18 Roth Street; the general outline of the Roth Street agreement was used as the basis for the agreement that ARHA would execute for the lease space at 2834 Duke Street in Alexandria, Virginia. A summary of the business terms for the proposed 2834 Duke Street Lease are as follows:

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LANDLORD/OWNER: The Alexandria Redevelopment and Housing Authority (“ARHA”).

TENANT: The Alexandria Chamber of Commerce.

LEASED PREMISES: Approximately 1,200 gross square feet on the first floor of the building, including an upper loft for shared storage space at 2834 Duke Street, Alexandria, Virginia 22314 (the “Building” or “Premises”).

USE OF PREMISES: The Premises shall be used for commercial office purposes only, and for no other purpose.

LEASE COMMENCEMENT DATE: The Lease Commencement Date for the Premises shall occur on the later of December 29, 2015 or the date the Premises are delivered to Tenant for Beneficial Occupancy.

LEASE TERM: The initial Term (the “Term”) of the Lease shall be three (3) years from the Lease Commencement Date.

RENEWAL OPTION: Tenant shall have one (1) option, exercisable not less than six (6) full calendar months prior to the first of the month immediately preceding the end of the Term, to renew the Lease for an additional three (3) years of the Premises (the “Renewal Term”) at the Base Rental Rate equal to \$7.50 per square foot per year, provided there is no Tenant default under the Lease at the date of election and thereafter through the Term.

TENANT IMPROVEMENTS: Any improvements or modifications to the Premises Desired by Tenant shall require prior written approval of Landlord at Landlord’s sole reasonable discretion and shall be at Tenant’s sole expense. Landlord shall make available its personnel to Tenant to perform permitted improvements and modifications, and shall be paid, prior to the commencement of the work, by Tenant for estimated material and labor costs incurred.

MAINTENANCE/REPAIR: Tenant shall be solely responsible for maintenance and repair of the leased Premises, but Landlord shall be solely responsible for maintenance and repair of the balance of the Building envelope and exterior areas, including snow removal, parking lot and walkways, landscaping, the windows, doors, roof and other exterior features of the Building and all interior building systems, including electrical, plumbing and HVAC systems. The Tenant may elect, at his sole expense, to contract separately for snow removal services.

SUBLEASE & ASSIGNMENT: Tenant shall not assign the Lease or sublet all or any Portion of the Premises without the prior written consent of Landlord, which shall be at Landlord's sole discretion. Notwithstanding the foregoing, Landlord shall not unreasonably condition, delay or deny Tenant the right to sublease or assign all or any portion of the Premises to a related entity or Affiliate (as those terms will be defined in the Lease) of character and financial condition satisfactory to Landlord in its sole judgment.

PARKING: Tenant shall have the exclusive use at no cost during the Term and the Renewal Term of six (6) parking spaces in the parking lot owned by Landlord contiguous to the Building. Tenant may also use on a nonexclusive first com-first served basis from time to time up to four (4) additional parking spaces at no cost provided that the Tenant's use of the additional nonexclusive spaces do not inhibit the Landlord's operations and the parking and ingress/egress of its vehicular fleet.

SIGNAGE: Tenant shall have the right, subject to the Landlord's review and approval, and at its sole cost, to erect signage on the Building identifying the Tenant, provided that it conforms to the applicable City of Alexandria sign ordinance and regulations.

INSURANCE: The Tenant shall, at its expense, maintain public liability insurance including bodily injury and property damage insuring Lessee (Tenant) and Lessor (Landlord) with minimum coverage as follows:
Lessee shall carry liability insurance in amount of not less than \$2,000,000. Lessee shall provide Lessor with a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage.

RECOMMENDATION:

That the Board vote to allow the CEO to finalize the negotiated terms and execute a lease agreement for the premises located at 2834 Duke Street with the Alexandria Chamber of Commerce for a three (3) year lease with one three (3) year option to renew the lease agreement.

FISCAL IMPACT:

The Lessee will pay a base rental rate of \$7.00 per square foot including its proportionate share of the operating expenses (including gas, electrical, water, sewer, snow removal, capital reserves, and related expenses) which are estimated to be approximately \$8.14 per square foot (See Table 1 for breakdown).

TABLE 1

Initial Term	Cost/SF/Year	Amount/YR	Payable Monthly
Base Rent	7.00	\$8,400	\$700.00
Operating Expenses	8.14*	\$9,768	\$814.00
Real Estate Taxes	Not Applicable		
Parking	No additional charge		
Total		\$18,168	\$1,514.00

***Estimate based upon prior usage and current utility rates that are subject to change based on actual usage and local utility rate schedule(s).**

**RESOLUTION OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING STAFF TO NEGOTIATE AND EXECUTE A LEASE FOR 2834
DUKE STREET, ALEXANDRIA,**

RESOLUTION NO. 608

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”) Board in prior actions, has voted to allow the CEO to negotiate and execute an agreement for real property including the lease for 18 Roth Street; and

WHEREAS, the lease affords ARHA the opportunity to maintain its real property inventory in productive use; and

WHEREAS, ARHA and the Alexandria Chamber of Commerce have agreed to a term sheet that is represented in a draft Lease Agreement to bind the parties; and

WHEREAS, lease affords ARHA the opportunity to fill vacant space within its inventory and generate entrepreneurial funds to fund other components of its operations.

WHEREAS, the Chamber of Commerce’s lease at 801 N. Fairfax Street, will expire in December of 2015, and the proposed lease has been drafted so that it would be a benefit to ARHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the Chief Executive Officer is hereby authorized to finalize the lease agreement based on the terms included in the Board Memorandum for this docket item and execute and deliver the agreement to the Alexandria Chamber of Commerce.

Adopted this January __, 2016

ATTEST: ALEXANDRIA REDVELOPMENT & HOUSING AUTHORITY

By: _____
Merrick T. Malone, Chairman

By: _____
Roy O. Priest, Secretary



Commissioners:

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

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: January 12, 2016

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: APPROVAL OF RESOLUTION 609, AUTHORIZING STAFF TO APPLY FOR A HOUSING OPPORTUNITIES FUND LOAN ADMINISTERED BY THE CITY OF ALEXANDRIA OFFICE OF HOUSING THE REDEVELOPMENT OF RAMSEY HOMES

ISSUE:

The redevelopment of the Ramsey Homes (the "Project") will require certain off-site improvements for public infrastructure enhancements including sidewalks, pedestrian crossings with audible signals, undergrounding of utilities, and other City requests. The off-site improvements are not eligible in tax credit basis, therefore, capital raised by selling the tax credits cannot be used and ARHA must find other funds to pay for these development costs.

DISCUSSION

IRS regulations prohibit a developer from using capital raised in the sale of tax credits on costs that are considered off-site improvements. The City development process requires that developers improve the aging infrastructure and make certain other proffers; this Project is not different. Additionally, there have been elements that have been added that have increased the cost and therefore are reducing our efficiency points (rooftop amenity). Leveraged dollars from another source will somewhat offset the point decrease. Examples of those City requested items include but are not limited to the following items:

- The undergrounding of the utilities, not serving the Project area.
- Wythe Street is designated as a "Walkable" street in the Braddock East Master Plan (BEMP) and, therefore requires certain enhancements in the right-of-way such as brick walkways.
- The Project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default as well as Memo to Industry 07-14 apply. We are able to tie into the new sanitary line that we built for the Old Town Commons project but the stormwater tie-in is too far west to serve the Project site. In lieu of connecting to the stormwater system, we will resurface the adjacent public alley with permeable paving and construct an upsized water retention facility in the garage.
- The rooftop amenity that was required to increase the open space to per the Plan required 40%.

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ARHA has been working with the City of Alexandria staff to understand what all of these costs might be, as well as those that can be waived, so that ARHA can request that the City loan the Project the required funds from its Housing Opportunities Fund. In order to apply for the funds ARHA must make application to the Alexandria Housing Affordability Advisory Committee (AHAAC), and in order to do so an ARHA Board Resolution is required.

It is anticipated that the City would make the new loan from the proceeds of the repaid Glebe Park City Loan.

RECOMMENDATION:

That the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners authorize staff to submit a Housing Opportunities Fund Loan Application to fund off-site infrastructure improvements not allowed in tax credit basis and other improvements that would decrease the efficiency of the Project and affect the tax credit application scoring.

FISCAL IMPACT:

Based on the preliminary cost estimates provided by the Construction Manager at Risk, the cost of the loan request will be up to \$1,000,000.

RESOLUTION OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

**AUTHORIZING STAFF TO APPLY FOR A HOUSING OPPORTUNITY FUND LOAN
FROM THE CITY OF ALEXANDRIA OFFICE OF HOUSING**

RESOLUTION NO. 609

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”) seeks to redevelopment the Ramsey Homes public housing site through HUD Mixed-finance development with Low Income Housing Tax Credits (“LIHTC”); and,

WHEREAS, the redevelopment of the Ramsey Homes development site (the “Project”) will require certain off-site improvements for public infrastructure enhancements including brick sidewalks, pedestrian crossings with audible signals, undergrounding of utilities, and other City requests; and,

WHEREAS, IRS regulations prohibit a developer from using capital raised in the sale of tax credits on costs that are considered off-site improvements; and

WHEREAS, The City development process requires that developers improve the aging infrastructure and make certain other proffers; and

WHEREAS, ARHA recognizes that gap funding can be used to assist in leveraging its development funds to 1) meet its development proffer obligations where the use of restricted funds are prohibited, and 2) to pay for costs related to the architecture such as the increased brick and roof top amenity;

WHEREAS, the added Project costs have the effect of decreasing efficiency points in the score of a LIHTC Reservation Application, the gap financing from a source other than the tax credits could have the effect of raising the score, potentially offsetting the negative impact of the increased costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia:

1. The Chief Executive Officer is authorized to take all steps necessary to submit a Housing Opportunities Fund Loan Application to serve as gap funding for the Ramsey Homes Project.

Adopted this ____ day of January, 2016

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

By: _____

Its: _____

Its: _____



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming


Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: January 28, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: APPROVAL OF RESOLUTION 610, ALLOWING STAFF TO INCREASE THE PURCHASE ORDER AMOUNT FOR LEGAL SERVICES RELATED TO LAND USE APPROVALS FOR THE REDEVELOPMENT OF RAMSEY HOMES

ISSUE:

The Land Use attorney for Ramsey Homes redevelopment was procured at the end of 2013 and a Purchase Order was issued for services based on an estimate provided by the attorney to the Procurement Manager in the amount of \$45,120. Due to matters outside of the control of ARHA, counsel will exceed the initial estimate.

DISCUSSION

On December 2, 2013, ARHA executed an Engagement Letter with Land, Carrol and Blair (LCB) for the Land Use legal services necessary to secure approvals to redevelop the Ramsey Homes site. The approved purchase order amount for those services was estimated at that time by Duncan Blair to be \$45,120.

Prior to award, staff compared the fees with those for comparable land use legal services in the recently completed James Bland project, also subject to the Board of Architectural Review ("BAR"), had discussions with the City Planning staff and reviewed with them their published Development Review Process, and concluded that the initial Purchase Order amount of \$45,120 was a reasonable estimate for the services. However, circumstances beyond the control of ARHA have resulted in project delays; 1) BAR denial of the Permit to Demolish, 2) an appeal to the City Council for ARHA's exercise of administrative remedies, and 3) litigation filed against the City for reversal of the BAR decision. These and other circumstances have consequently added costs to the project not anticipated at the time LCB was procured. Additional information on each is as follows:

1) BAR Denial of the Permit to Demolish

The City Planning staff recommended that ARHA docket a request for the BAR to approve a Permit to Demolish at their regularly scheduled meeting on April 22, 2015. While out-of-order in the City's

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normal development review process, the thought was that if ARHA could not secure the Permit to Demolish, significant cash outlays for completion of architectural plans could be avoided. Counsel for ARHA additionally advised ARHA to advance the project in this manner. The item was placed on the agenda and the vote was 5-0, denying the request. After the regularly scheduled meeting was adjourned, a Work Session was held to discuss the massing, height, scale and architecture of the proposed concept. This discussion was very positive, however, without the ability to demolish, ARHA would not be able to construct the new improvements.

2) Appeal to the City Council

On May 14, 2015, LCB, on behalf of ARHA, submitted a request for consideration that ARHA's appeal of the decision of the BAR be heard by the City Council on September 19, 2015. The decision to delay consideration of the appeal until September was made at the request of the City and with the understanding that the City would continue to work with ARHA in developing the City Planning staff-endorsed concept plan for the redevelopment for the property. Additionally, the City Planning staff suggested that ARHA schedule a third BAR hearing for July 2, 2015 to further refine the Ramsey architecture for which ARHA prepared for and LCB provided services. Ultimately, at the suggestion of the City, ARHA determined that it would not be appropriate or timely to return to the BAR in July, however, by the time the decision had been made, ARHA had already incurred related costs.

ARHA, and the team of consultants, continued to work over the summer as agreed and on September 12, 2015, pursuant to the earlier communications, the City Council heard ARHA's appeal of the BAR decision. The outcome of the appeal hearing was a successful one and, a big part of the success was the extensive preparation by ARHA staff and the consultants, including Duncan Blair.

3) Ms. Ninette Sadusky v. The City of Alexandria

As a result of the City Council's reversal of the BAR decision, there was an action filed timely in the Circuit Court by Ms. Ninette Sadusky against the City of Alexandria. This filing has led to additional meetings and discussions that LCB was requested to participate in with City Staff, the City Attorney, and outside legal counsel for the City. This contact was initiated by the City and ARHA did not participate in the actions that caused these billings.

Relative to this, there has been contact between Mr. Blair and other stakeholders, including ARHA Board members, which ARHA staff has not participated in and was not aware of until such time as the communications had occurred and ARHA staff was informed of same.

RECOMENDATION:

That the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners approve additional resources for Land, Carroll & Blair PC for their services in representing ARHA in matters related to land use entitlement and for assisting the City in matters related to the petition and related demurrer filed by Ms. Sadusky.

FISCAL IMPACT:

Based on a recent estimate provided by LCB, the cost to provide to legal services through final approvals, is \$80,000.00.

ACTION DOCKET



OTHER BUSINESS

OTHER
BUSINESS

CRIME AND QUALITY OF LIFE

January 15, 2016

Chief of Police Earl Cook

CITY OF ALEXANDRIA OVERVIEW As of 01/10/16

Part I Crime Citywide

Crime	2015	2016	Change	%Change
Homicide	0	0	0	N/C
Rape	1	0	-1	-100.0%
Robbery	2	3	1	50.0%
Aggravated Assault	6	8	2	33.3%
Burglary	6	4	-2	-33.3%
Larceny	45	42	-3	-6.7%
Motor Vehicle Theft	6	8	2	33.3%
Total	66	65	-1	-1.5%

Notes: Three Part I offenses have increased from this time last year: robbery, aggravated assault, & motor vehicle theft.

Part II Crime Citywide

Part II Crime	2015	2016	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	22	25	3	13.6%
Drug/Narcotic Offenses	19	29	10	52.6%
Disorderly Conduct	2	7	5	250.0%
Driving Under the Influence	7	15	8	114.3%
Drunkenness	7	4	-3	-42.9%
Gambling Offenses	0	0	0	N/C
Prostitution	1	0	-1	-100.0%
Liquor Law Violation	9	3	-6	-66.7%
Simple Assault	33	39	6	18.2%
Fraud/Forgery/Embezzlement	6	8	2	33.3%
Weapon Violations	2	1	-1	-50.0%
All Other Offenses	123	152	29	23.6%
Total	231	283	52	22.5%

Notes: Driving under the influence offenses have more than doubled, from 7 to 15 offenses.



SECTOR ONE (OLD TOWN) OVERVIEW

Part I Crime Sector One

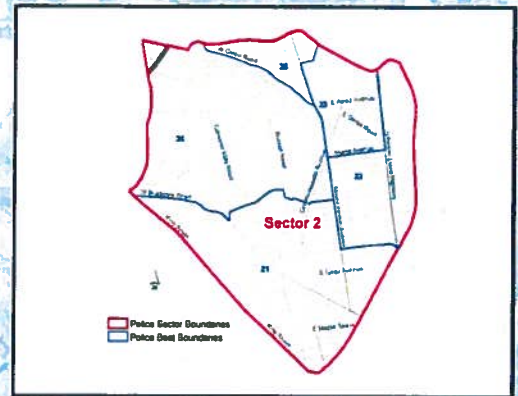
Crime	2015	2016	Change	%Change
Homicide	0	0	0	N/C
Rape	0	0	0	N/C
Robbery	0	1	1	N/C
Aggravated Assault	1	6	5	500.0%
Burglary	0	0	0	N/C
Larceny	8	9	1	12.5%
Motor Vehicle Theft	1	0	-1	-100.0%
Total	10	16	6	60.0%

Notes: The most significant increase can be seen in aggravated assaults, which are up 5 offenses.

Part II Crime Sector One

Part II Crime	2015	2016	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	3	5	2	66.7%
Drug/Narcotic Offenses	0	2	2	N/C
Disorderly Conduct	1	2	1	100.0%
Driving Under the Influence	1	6	5	500.0%
Drunkenness	3	1	-2	-66.7%
Gambling Offenses	0	0	0	N/C
Prostitution	0	0	0	N/C
Liquor Law Violation	2	1	-1	-50.0%
Simple Assault	6	8	2	33.3%
Fraud/Forgery/Embezzlement	0	3	3	N/C
Weapon Violations	0	0	0	N/C
All Other Offenses	22	39	17	77.3%
Total	38	67	29	76.3%

Notes: The most significant percentage increase can be seen with driving under the influence, which is up by 5 offenses.



SECTOR TWO (DEL RAY) OVERVIEW

Part I Crime Sector Two

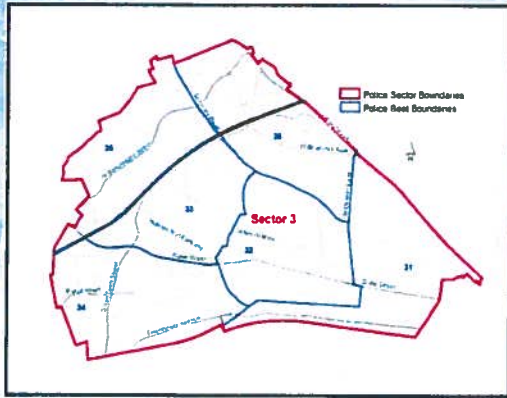
Crime	2015	2016	Change	%Change
Homicide	0	0	0	N/C
Rape	1	0	-1	-100.0%
Robbery	0	0	0	N/C
Aggravated Assault	2	1	-1	-50.0%
Burglary	3	0	-3	-100.0%
Larceny	9	11	2	22.2%
Motor Vehicle Theft	2	1	-1	-50.0%
Total	17	13	-4	-23.5%

Notes: The only increase can be seen in larcenies, which are up 2 offenses (22.2%).

Part II Crime Sector Two

Part II Crime	2015	2016	Change	% Change
Nuisance				
Destruction/Vandalism	4	2	-2	-50.0%
Drug/Narcotic Offenses	0	2	2	N/C
Disorderly Conduct	0	0	0	N/C
Driving Under the Influence	1	3	2	200.0%
Drunkenness	0	2	2	N/C
Gambling Offenses	0	0	0	N/C
Prostitution	0	0	0	N/C
Liquor Law Violation	2	1	-1	-50.0%
Simple Assault	5	11	6	120.0%
Fraud/Forgery/Embezzlement	3	4	1	33.3%
Weapon Violations	0	0	0	N/C
All Other Offenses	16	16	0	0.0%
Total	31	41	10	32.3%

Notes: The only decreases are seen with destruction/vandalism and liquor law violations.



SECTOR THREE (WEST END) OVERVIEW

Part I Crime Sector Three

Crime	2015	2016	Change	%Change
Homicide	0	0	0	N/C
Rape	0	0	0	N/C
Robbery	2	2	0	0.0%
Aggravated Assault	3	1	-2	-66.7%
Burglary	3	4	1	33.3%
Larceny	28	19	-9	-32.1%
Motor Vehicle Theft	3	7	4	133.3%
Total	39	33	-6	-15.4%

Notes: The most significant numerical decrease can be seen in larcenies, which are down 9 offenses.

Part II Crime Sector Three

Part II Crime	2015	2016	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	15	18	3	20.0%
Drug/Narcotic Offenses	19	23	4	21.1%
Disorderly Conduct	1	4	3	300.0%
Driving Under the Influence	5	4	-1	-20.0%
Drunkenness	4	1	-3	-75.0%
Gambling Offenses	0	0	0	N/C
Prostitution	1	0	-1	-100.0%
Liquor Law Violation	5	1	-4	-80.0%
Simple Assault	22	19	-3	-13.6%
Fraud/Forgery/Embezzlement	3	1	-2	-66.7%
Weapon Violations	2	1	-1	-50.0%
All Other Offenses	83	78	-5	-6.0%
Total	160	150	-10	-6.3%

Notes: The most significant numerical increase can be seen in drug/narcotic offenses, which are up 4 offenses (21.1%).

COMMUNITY POLICING / ENGAGEMENT

Crime Information

- James Bland has seen an increase of 1 Nuisance offense, but no change with Part I offenses.
- Hopkins-Tancil has seen no change in Part I or Nuisance offenses.
- Inner City has seen an increase of 5 Part I offenses (assaults) year-to-date. Nuisance crime saw no overall change from 2015 to 2016, with 1 incident reported each year.
- Part I crime in Arlandria has seen an increase of 1 offense overall (assault). Nuisance crimes decreased by 1 offense.
- Andrew Adkins has seen no overall change in Part I or Nuisance offenses.
- Chatham Square has seen no overall change in Part I or Nuisance offenses.

COPS Community Outreach Events

11/20- Mt. Vernon Day School: Safety day

11/22 – Thanksgiving Turkey pick up 80 Turkeys

11/24- Thanksgiving food giveaway: 80 families, 2 homeless shelters

12/1- Toys for Tots toy drive for the city

12/2- Toys for Tots volunteer for giveaway

12/5- Lighting survey Hume Springs/Lynhaven

12/8- Community graffiti removal Presidential Greens

12/12- Shop with COPS: 30 children selected to shop at Target and Toys R' Us

12/14- 375 S. Reynolds Holiday event: 320 kids received toys

12/15- Presidential Greens Toy giveaway

12/20- 8th annual COPS for Christmas