

SEPTEMBER 19, 2016



**BOARD OF COMMISSIONERS  
MONTHLY MEETING**

**DANIEL BAUMAN, CHAIRMAN**

**SALENA ZELLERS, VICE CHAIRWOMAN**

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**ROY O. PRIEST, SECRETARY-TREASURER**

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**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**401 Wythe Street • Alexandria, VA • 22314**

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

**ALEXANDRIA  
REDEVELOPMENT &  
HOUSING AUTHORITY**



**DANIEL BAUMAN**  
*Chairman*

**SALENA ZELLERS**  
*Vice Chairwoman*

**Commissioners:**

**Anitra Androh**  
*Commissioner*

**Christopher Ballard**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**Peter Kleeblatt**  
*Commissioner*

**Merrick Malone**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

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

September 15, 2016

Mr. Daniel Bauman  
1404 Key Drive  
Alexandria, VA 22302

**Re: Monday, September 19, 2016 Regularly Scheduled Board Meeting**

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, September 19, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There is one Consent item and no Action items submitted for the docket.

Sincerely,

Roy O. Priest,  
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)  
ARHA Commissioners (8, 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)

**BOARD OF COMMISSIONERS  
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, September 19, 2016

7:00pm

Alexandria Redevelopment and Housing Authority (ARHA)

401 Wythe Street • Street Alexandria, VA 22314

(East Conference Room)

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1. Public Discussion Period for Resident Groups – 10 minutes
  - Ladrey Advisory Board (LAB) – Maudie Hines, President
  - ARHA Resident Association (ARA) – Kevin Harris, President
  
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
  
3. Adopt Minutes of Regular Meeting held on Monday, July 25, 2016
  
4. Vote Receipt of the Secretary-Treasurer's Report as of Monday, September 19, 2016
  
5. **CONSENT DOCKET**  
*5.1 VOTE TO APPROVE RESOLUTION NO. 626, 2016 UTILITY ALLOWANCE SCHEDULE*
  
6. **ACTION DOCKET**
  
7. Other Business
  
8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

# MINUTES

MINUTES

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

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

**MONDAY, JULY 25, 2016  
7:00 P.M.**

**THOSE PRESENT:**        Salena Zellers, Vice Chairwoman  
                                 Anitra Androh, Commissioner  
                                 Carter Flemming, Commissioner  
                                 Christopher Ballard, Commissioner – Arrived 7:31 pm  
                                 Chyrell Bucksell, Commissioner  
                                 Karl Sandberg, Commissioner – Arrived 7:22 pm  
                                 Peter Kleeblatt, Commissioner

**ABSENT:**                Daniel Bauman, Chairman  
                                 Merrick Malone, 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 Commissioners and apprised the Board that all is well at the Ladrey Building. Mrs. Hines mentioned that her husband went back in the hospital, since our July meeting; but he has been home for two weeks.

Mrs. Hines stated Officer Griffin continues to support us; by letting us know what is going on in the neighborhood, as well as responding to our calls at Ladrey.

Mrs. Hines thanked Mrs. Fredericka Charity and Mrs. Bernardette Curtis-Lambert for all the support with problems in the building and things I would like to see in the future for the residents of Ladrey.

Mr. Owens asked Mrs. Hines how was her Fourth of July? Mrs. Hines replied “It was a GOOD 4<sup>th</sup> of JULY!” Mrs. Hines wished everyone a goodnight.

Mr. Priest asked Mrs. Hines was she aware that ARHA would be hosting National Night Out on Tuesday, August 2<sup>nd</sup> at Ladrey?

- **Alexandria Resident Association (ARA)** – Mr. Priest asked Mr. Owens to apprise the Board of the status of the ARA. Mr. Owens stated that he has been trying desperately to get our ARA off the ground and to no avail. Mr. Owens engaged in conversation with Mr. Priest and that he would put forth one last ditch of effort to get the ARA to fly. Mr. Owens mentioned he spoke to Mr. Rick Murphy of North America Management and Mr. Owens exclaimed that he wasn't familiar on getting residents trained and organized to lead our residents. Mr. Owens stated that Mr. Murphy shared some information that was worth trying to implement. Mr. Owens stated the plan for the next few months was to identify, recruit and train residents for resident leadership. Mr. Owens mentioned there's a gentleman by the name of Dr. Little, who is an expert in resident organization and resident leadership. Mr. Owens stated Dr. Little trains nationally; and Mr. Priest is very familiar with Dr. Little as well. They hope to get Dr. Little to come and share his knowledge with our residents. Mr. Owens also mentioned he would contact a former employee Ms. Marvel Robertson for guidance. Mr. Owens replied he wasn't sure how long before this would be implemented and gives a target line of six months from today, to bring them all together, and be trained; and hopefully in six months, we will see some results.

Mr. Priest conveyed to the Board they are trying to start this off by identifying at least two people from every one of our developments. We will bring their group and a core group together. Mr. Priest mentioned Mr. Kevin Harris, who resides at Chatham Square has agreed to participate once he is free of the North Old Town Advisory Group duties which Mr. Harris will time to step in and start doing some of the work to reorganized. I think this approach and training will certainly assist what we will be doing with that group of people.

**ITEM 2. VOTE TO APPROVE MINUTES FOR MONDAY, JUNE 27, 2016 BOARD OF COMMISSIONERS MEETING:**

Vice Chairwoman Zellers presented the minutes for Monday, June 27, 2016. Commissioner Androh moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (5) Yeas and (0) Nays to accept the minutes of Monday, June 27, 2016.



**ITEM 3. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, JULY 25, 2016:**

Vice Chairwoman Zellers opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Vice Chairwoman Zellers requested a motion to accept the Secretary-Treasurer's Report. Commissioner Flemming moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Kleeblatt. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, July 25, 2016.

**ITEM 4. CONSENT DOCKET:**

**4.1** *Vote to Approve Resolution 625, Authorizing Staff to Increase the Purchase Order Amount for Documentary Study and Architectural Documentation to Include Archology and Mitigation Related to the Development Review Process for the Redevelopment of Ramsey Homes.*

*Vice Chairwoman Zellers made a request to approve Resolution 625, Commissioner Kleeblatt moved to approve Resolution 625; seconded by Commissioner Androh. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 625.*

**ITEM 5. ACTION DOCKET:**

**ITEM 6. OTHER BUSINESS:**

Commissioner Flemming asked for an update on the plumbing issue at Andrew Adkins? Mr. Priest stated maintenance had been at this particular property numerous of occasions and because of the number people that reside in this property and the two properties systems are connected. What happens in one unit can affect the other unit as well. System gets clogged by people putting items into the urinal that does not belong in there, which will clogged the entire system and maintenance arrived and tried to snake it out but the normal snake was not effective; so we proceeded with a commercial snake at the roof level to open up a passage that would clear up the clog. This was a tenant cause backup and nothing to do with the system. This issue has occurred on this property on four other occasions. This is one of the reasons we are taking action, and are trying to re-tenant the properties.

Mr. Priest stated that all the properties at Andrew Adkins are similar with this condition. When the Mayor walked the site and gave residents her business card; and the residents called her. City Manager Mark Jinks and Helen McIlvaine sent emails, unfortunately, Mr. Priest wasn't available; Mr. Priest returned emails to Mark Jinks and Helen McIlvaine and cc'd Councilman John Chapman. Staff was notified and the matter was corrected.

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

A motion was made by Commissioner Sandberg and seconded by Commissioner Androh and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:19 pm.

At 9:34 p.m. the Board reconvened in public session.

Thereupon, Commissioner Androh made the following motion, seconded by Commissioner Sandberg, no other actions were taken in the Executive Session and to the best of each member's knowledge (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairwoman Zellers adjourned the meeting 9:35 pm.



# FINANCE

FINANCE



**Commissioners:**

**Daniel Bauman, Chairman**

**Salena Zellers, Vice Chairwoman**

**Anitra Androh**

**Carter Flemming**

**Christopher Ballard**

**Chyrell Bucksell**

**Karl Sandberg**

**Merrick T. Malone**

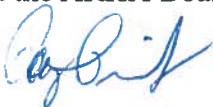
**Peter Kleeblatt**

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**Roy Priest, Chief Executive Officer**

**DATE:** September 15, 2016

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

**FROM:** Roy Priest, Secretary Treasurer 

**SUBJECT:** ARHA FINANCIAL REPORT: JANUARY 1, 2016 – AUGUST 31, 2016

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## I. CENTRAL OFFICE

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

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

For the period ending August 31, 2016, the COCC generated net income of \$17,768.

## II. PUBLIC HOUSING- AMP 1

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

For the period ending August 31, 2016, Public Housing- AMP 1 generated a restricted reserve of \$95,485 which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

#### **IV. PUBLIC HOUSING- AMP 3**

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

For the period ending August 31, 2016, Public Housing-AMP 3 generated a restricted reserve of \$99,074, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

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

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

For the period ending August 31, 2016, Public Housing- AMP 4 generated a net loss of \$168,754, which is \$8,386 or 5% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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

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

For the period ending August 31, 2016, Public Housing- AMP 5 generated a net loss of \$13,970; which is \$4,500 or 24% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

#### **VII. PUBLIC HOUSING- AMP 6**

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

For the period ending August 31, 2016, Public Housing- AMP 6 generated a net loss of \$68,057; which is \$50,877 or 296% higher than the budgeted deficit. The reasons for the higher than projected deficit is because Tenant Income was \$18K lower than budgeted and the following expenses were higher than anticipated, Utilities (\$1.9K), Maintenance Labor (19K), Fee-for-Service (\$23.6K) and Maintenance Contracts (\$7.5K). 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 include; Braddock Road (6 units), Whiting Street (24 units), and Reynolds Street (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending August 31, 2016, Public Housing- AMP 7 generated a net loss of \$31,791; which is \$12,608 or 66% higher than the budgeted deficit. The reasons for the higher than

projected deficit is because of Fee-for-Service costs which were over budget by \$49K. The deficit will be funded by current year Public Housing operating revenue.

**IX. PUBLIC HOUSING- AMP 8**

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

For the period ending August 31, 2016, Public Housing- AMP 8 generated a net loss of \$26,279; which is \$7,981 or 23% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

**X. PUBLIC HOUSING- AMP 9**

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

For the period ending August 31, 2016, Public Housing- AMP 9 generated a restricted reserve of \$897; which is restricted to the Limited Partnership.

**XI. PUBLIC HOUSING- AMP 10**

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

For the period ending August 31, 2016, Public Housing- AMP 10 generated a net loss of \$15,285; which is \$15,703 or less than 1% higher than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

**XII. PUBLIC HOUSING- AMP 11**

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

For the period ending August 31, 2016, Public Housing- AMP 11 generated a restricted reserve of \$1,755; which is restricted to the Limited Partnership.

**XIII. PUBLIC HOUSING- AMP 12**

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

For the period ending August 31, 2016, Public Housing- AMP 12 generated a restricted reserve of \$53,971; which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

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

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

For the period ending August 31, 2016, OTC V generated a restricted reserve of \$305,700; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts 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 the old James Bland and James Bland Additions. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending August 31, 2016, Miller Homes generated an (unrestricted) surplus of \$79,555, which is designated to fund current year operating deficits in the COCC.

**XVI. HOPKINS- TANCIL COURTS**

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

For the period ending August 31, 2016, Hopkins Tancil generated an (unrestricted) surplus of \$334,746 which is designated to fund current year operating deficits in the COCC.

**XVII. QUAKER HILL, LP**

This property consists of 60 LIHTC rental units.

For the period ending August 31, 2016, Quaker Hill generated a restricted reserve of \$243,586; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

**XVIII. PRINCESS SQUARE**

This property consists of 69 affordable housing rental units.

For the period ending August 31, 2016, Princess Square generated an (unrestricted) surplus of \$184,333 which is designated to fund current year operating deficits.

**XIX. PENDLETON PARK**

This property consists of 24 LIHTC rental units.

For the period ending August 31, 2016, Pendleton Park generated a restricted reserve of \$23,081; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

**XX. HOUSING CHOICE VOUCHER PROGRAM**

For the period ending August 31, 2016, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$719,185; which is \$660,378 or 1123% higher than the budgeted deficit. The deficit will be funded with Administrative Fee and HUD held HAP Reserves, we anticipate to receive the additional HAP subsidy from HUD when we submit our year-end settlement statement

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

For the period ending August 31, 2016, the Housing Mod-Rehab operated with a surplus of \$80,197 which is restricted for future housing assistant payments within the Mod Program.

**XXII. TAX EXEMPT BOND INCOME**

For the period ending August 31, 2016, The Bond Fund generated an (unrestricted) surplus of \$24,315.

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



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

Project Name	# of Units	January	February	March	April	May	June	July	August	Total	Avg. Rental Income/Unit
<b>Public Housing Units</b>											
*Ladrey High-rise	170	\$ 44,933	\$ 44,077	\$ 43,741	\$ 43,731	\$ 44,049	\$ 42,992	\$ 43,694	\$ 43,760	\$ 350,977	\$ 260
*Samuel Madden	66	6,280	6,875	7,108	5,234	9,097	8,397	7,187	7,181	\$ 57,359	\$ 112
*Ramsey Homes	15	3,832	2,830	1,364	3,741	3,569	3,323	3,386	3,319	\$ 25,364	\$ 211
*Andrew Adkins	90	15,508	14,779	15,287	15,571	13,157	13,985	13,652	14,062	\$ 116,001	\$ 163
*4-10 Scattered Sites	50	13,334	13,514	13,347	14,676	15,715	15,507	16,090	16,636	\$ 118,819	\$ 297
*4-11 Scattered Sites	30	6,292	6,336	7,003	8,044	7,844	7,844	7,095	7,715	\$ 58,173	\$ 242
*4-12 Scattered Sites	41	9,468	9,144	8,966	10,232	10,187	10,232	9,800	10,575	\$ 78,604	\$ 240
*Park Place	38	9,187	9,397	9,376	9,526	9,138	8,577	8,732	9,499	\$ 73,432	\$ 242
*Saxony Square	5	1,152	1,993	1,366	1,337	1,126	1,126	1,198	1,198	\$ 10,496	\$ 262
*Chatham Square	52	17,187	17,258	16,450	15,815	15,097	15,760	15,627	14,572	\$ 127,766	\$ 307
*Braddock	6	1,953	1,972	2,597	2,331	2,973	2,973	2,973	2,973	\$ 20,745	\$ 432
*Whiting	24	3,239	3,343	3,300	3,617	3,569	3,519	2,960	2,897	\$ 26,444	\$ 138
*Reynolds	18	5,763	4,695	6,677	7,581	7,671	7,671	7,887	7,887	\$ 55,832	\$ 388
*Old Dominion	36	5,853	6,123	5,647	5,773	5,773	6,082	6,658	5,829	\$ 47,723	\$ 166
*West Glebe	48	4,914	5,180	4,066	4,199	4,241	4,341	4,547	4,900	\$ 36,388	\$ 95
*James Bland I	18	4,918	6,015	5,598	6,619	6,099	4,848	3,558	3,788	\$ 41,443	\$ 288
*James Bland II	18	1,554	2,408	2,291	2,370	2,805	2,805	3,501	2,321	\$ 20,055	\$ 139
*James Bland IV	44	11,556	14,387	16,000	17,722	19,287	19,174	16,552	14,760	\$ 129,438	\$ 368
<b>**Total Public Housing</b>	<b>769</b>	<b>\$ 166,923</b>	<b>\$ 170,326</b>	<b>\$ 170,184</b>	<b>\$ 178,104</b>	<b>\$ 181,397</b>	<b>\$ 179,156</b>	<b>\$ 175,097</b>	<b>\$ 173,872</b>	<b>\$ 1,395,059</b>	
<b>Non-Public Housing Units</b>											
*Quaker Hill LP	60	\$ 97,745	\$ 97,047	\$ 93,568	\$ 96,608	\$ 96,637	\$ 96,637	\$ 90,808	\$ 92,808	\$ 761,858	\$ 1,587
Pendleton Park I	20	26,089	25,075	23,461	26,151	26,151	26,151	23,574	27,136	\$ 203,788	\$ 1,274
Pendleton Park II	4	27	3,252	795	795	795	795	795	795	\$ 8,049	\$ 252
Hopkins Tancil (Mod Rehab)	111	88,037	96,278	144,519	80,174	126,949	121,129	105,502	100,491	\$ 863,079	\$ 990
*James Bland V	54	68,687	65,068	57,109	73,721	67,304	64,322	66,344	71,370	\$ 533,925	\$ 1,236
*Miller Homes	16	25,233	25,233	26,852	23,528	25,233	25,233	25,233	25,233	\$ 201,768	\$ 1,576
*Princess Square	69	83,489	85,429	72,795	92,041	86,854	90,643	90,722	94,948	\$ 696,921	\$ 1,281
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 389,307</b>	<b>\$ 397,382</b>	<b>\$ 419,099</b>	<b>\$ 393,018</b>	<b>\$ 429,923</b>	<b>\$ 424,910</b>	<b>\$ 402,968</b>	<b>\$ 412,781</b>	<b>\$ 3,269,388</b>	
<b>Totals</b>	<b>1103</b>	<b>\$ 556,230</b>	<b>\$ 567,708</b>	<b>\$ 589,283</b>	<b>\$ 571,122</b>	<b>\$ 611,320</b>	<b>\$ 604,066</b>	<b>\$ 578,065</b>	<b>\$ 586,653</b>	<b>\$ 4,664,447</b>	
Total Monthly Average- (Actual)										\$ 583,056	
Total Monthly Budget										\$ 575,513	

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

\*Resolution 830 units

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

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

	Total		*Central Office (C.O.)		Public Housing AMP 1	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	4,824,981	4,642,400	182,581	-	352,772	344,000
Governmental Grants	14,587,596	14,217,333	370,263	-	-	-
Local Grants	158,379	57,600	100,779	57,600	100,779	-
Management/Fee for Service	2,858,498	2,795,333	63,165	1,795,333	3,118	-
Bookkeeping Fee	62,521	63,800	(1,279)	63,800	(1,279)	-
Asset Management Fee	88,830	85,100	3,730	85,100	3,730	-
HCVF Asset Management Fee	417,131	364,540	52,591	328,612	50,739	-
Operating Subsidy	2,194,526	2,077,733	116,793	277,873	-	-
Investment Income	4,161	4,213	(52)	80	-	-
CY Transfers	1,043,739	571,960	471,779	212,780	(212,780)	295
Other Income	457,597	459,450	(1,853)	193,733	16,999	-
<b>Total Operating Revenue</b>	<b>26,697,959</b>	<b>25,339,463</b>	<b>1,358,496</b>	<b>2,686,300</b>	<b>(38,710)</b>	<b>(1,197)</b>
<b>Operating Expenses</b>						
Administration	4,316,142	4,337,516	(21,374)	1,200,090	1,225,567	253,700
Tenant Services	293,055	587,857	(294,801)	193,968	314,867	48,667
Utilities	942,409	1,085,617	(143,207)	22,656	47,733	238,000
Ordinary maintenance & operations	2,767,839	2,503,273	264,566	828,295	690,433	219,600
Protective Services	23,266	27,533	(4,267)	6,114	8,333	2,133
General expense	1,566,727	1,773,653	(206,927)	378,699	399,367	78,600
Housing Assistance Payments	15,138,386	14,217,333	921,052	-	-	-
Debt Service	105,672	105,067	605	-	-	-
CY Reserves	1,526,695	701,614	825,081	-	-	5,600
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>26,680,191</b>	<b>25,339,463</b>	<b>1,340,728</b>	<b>2,629,821</b>	<b>2,686,300</b>	<b>846,300</b>
<b>NET INCOME (LOSS)</b>	<b>17,768</b>	<b>-</b>	<b>17,768</b>	<b>17,769</b>	<b>(0)</b>	<b>(0)</b>

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	195,656	207,200	330,219	317,600	10,496	13,600
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	759,241	701,933	352,626	326,733	11,131	10,267
Investment Income	-	-	-	-	-	864
CY Transfers	-	-	168,754	177,140	13,970	18,470
Other Income	14,834	42,500	13,723	18,533	-	200
<b>Total Operating Revenue</b>	<b>969,731</b>	<b>951,633</b>	<b>865,322</b>	<b>840,007</b>	<b>35,597</b>	<b>42,537</b>
						<b>(6,940)</b>
<b>Operating Expenses</b>						
Administration	220,885	230,799	292,623	306,650	28,438	26,810
Tenant Services	55	67,533	139	333	3	13
Utilities	284,639	342,433	121,795	123,833	67	7,667
Ordinary maintenance & operations	301,079	214,107	341,848	270,963	5,202	5,033
Protective Services	-	-	-	-	-	-
General expense	64,000	89,933	108,916	138,227	1,888	3,013
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	99,074	6,828	-	-	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>969,731</b>	<b>951,633</b>	<b>865,321</b>	<b>840,007</b>	<b>35,597</b>	<b>42,537</b>
						<b>(6,940)</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>

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

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	128,215	146,400	111,348	104,800	48,010	52,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	83,231	76,933	107,243	98,333	82,704	76,600
Investment Income	-	-	-	-	231	220
CY Transfers	68,057	17,180	31,791	19,183	26,279	34,260
Other Income	4,613	4,000	10,813	5,500	1,868	4,733
<b>Total Operating Revenue</b>	<b>284,116</b>	<b>244,513</b>	<b>261,196</b>	<b>227,817</b>	<b>159,091</b>	<b>167,813</b>
<b>Operating Expenses</b>						
Administration	144,242	142,350	76,500	84,244	69,987	69,980
Tenant Services	27	100	25	113	19	267
Utilities	4,174	2,200	3,509	2,567	14,069	12,600
Ordinary maintenance & operations	98,292	58,047	142,415	93,080	56,916	65,200
Protective Services	-	-	2,311	2,133	340	333
General expense	37,381	41,817	36,437	38,713	17,760	19,433
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	6,966	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>284,116</b>	<b>244,513</b>	<b>261,196</b>	<b>227,817</b>	<b>159,091</b>	<b>167,813</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>0</b>	<b>0</b>

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

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11			LIHTC/Public Housing AMP 12		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
<b><u>Operating Revenue</u></b>												
Dwelling Rent	38,256	40,800	(2,544)	38,975	32,000	6,975	20,615	20,000	615	130,704	108,000	22,704
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	159,688	149,000	10,688	54,163	50,867	3,296	67,070	62,000	5,070	76,194	70,400	5,794
Investment Income	297	267	31	-	-	-	-	-	-	-	233	(233)
CY Transfers	-	18,643	(18,643)	15,703	15,497	206	-	-	-	-	-	-
Other Income	3,454	5,600	(2,146)	3,790	1,040	2,750	436	1,133	(697)	15,551	12,647	2,904
<b>Total Operating Revenue</b>	<b>201,696</b>	<b>214,310</b>	<b>(12,614)</b>	<b>112,631</b>	<b>99,403</b>	<b>13,228</b>	<b>88,121</b>	<b>83,133</b>	<b>4,988</b>	<b>222,449</b>	<b>191,280</b>	<b>31,169</b>
<b><u>Operating Expenses</u></b>												
Administration	85,508	75,460	10,048	52,381	45,303	7,078	46,780	40,100	6,680	91,148	90,813	335
Tenant Services	563	67	497	9	2,133	(2,124)	9	133	(124)	23	7,200	(7,177)
Utilities	7,826	7,900	(74)	1,020	3,267	(2,246)	3,438	3,150	288	19,528	22,400	(2,872)
Ordinary maintenance & operations	83,436	104,683	(21,248)	47,565	35,833	11,731	25,132	17,833	7,299	26,703	18,800	7,903
Protective Services	1,032	867	165	1,536	1,667	(131)	1,296	1,333	(38)	3,657	3,667	(10)
General expense	22,434	25,333	(2,899)	10,120	11,200	(1,080)	9,711	8,483	1,228	27,419	36,333	(8,914)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	897	-	897	-	-	-	1,755	12,100	(10,345)	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>201,696</b>	<b>214,310</b>	<b>(12,614)</b>	<b>112,631</b>	<b>99,403</b>	<b>13,227</b>	<b>88,121</b>	<b>83,133</b>	<b>4,988</b>	<b>222,449</b>	<b>191,280</b>	<b>31,169</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

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

	LIHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b>Operating Revenue</b>	548,690	540,000	8,690	201,819	203,200	(1,381)	964,151	857,600	106,551
Dwelling Rent	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	10	13	(3)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	23,930	12,400	11,530	4,401	3,433	968	7,304	18,667	(11,363)
<b>Total Operating Revenue</b>	572,620	552,400	20,220	206,220	206,633	(413)	971,465	876,280	95,185
<b>Operating Expenses</b>	144,947	132,733	12,214	66,646	89,217	(22,571)	163,879	188,300	(24,421)
Administration	523	60,667	(60,143)	-	33,333	(33,333)	36,335	36,667	(332)
Tenant Services	16,386	13,867	2,519	302	600	(298)	141,006	165,667	(24,660)
Utilities	52,654	81,467	(28,813)	42,090	44,833	(2,743)	224,720	241,867	(17,147)
Ordinary maintenance & operations	2,462	3,333	(871)	31	133	(102)	835	533	302
Protective Services	49,947	42,267	7,681	17,596	15,567	2,030	69,945	90,000	(20,055)
General expense	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	305,700	218,067	87,633	79,555	22,950	56,605	334,746	153,247	181,499
Transfers	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	572,620	552,400	20,220	206,220	206,633	(413)	971,465	876,280	95,185
<b>NET INCOME (LOSS)</b>	0	-	0	(0)	-	(0)	(0)	-	(0)



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

	LIHTC/Quaker Hill LP		Princess Square		LIHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	765,071	764,000	719,589	667,200	220,394	224,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	2,817	400	-	-	204	67
CY Transfers	-	-	-	-	-	-
Other Income	14,938	13,250	821	16,850	10,250	5,233
<b>Total Operating Revenue</b>	<b>782,826</b>	<b>777,650</b>	<b>720,411</b>	<b>684,050</b>	<b>230,847</b>	<b>229,300</b>
<b>Operating Expenses</b>						
Administration	254,946	266,050	97,663	117,950	32,215	49,150
Tenant Services	242	5,000	33,653	8,000	-	67
Utilities	3,038	1,800	62,993	62,667	31,898	22,267
Ordinary maintenance & operations	90,498	77,700	155,082	209,333	33,408	40,233
Protective Services	117	-	615	667	50	67
General expense	129,191	132,400	186,072	267,867	65,731	68,867
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	61,208	60,400	-	-	44,464	44,667
CY Reserves	243,586	234,300	184,333	17,567	23,081	3,983
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>782,826</b>	<b>777,650</b>	<b>720,411</b>	<b>684,050</b>	<b>230,848</b>	<b>229,300</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	13,709,733	13,448,000	877,863	769,333	-	-
Governmental Grants	-	261,733	-	108,530	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,060,047	1,000,000	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	88,518	86,667	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	134	2,887	75	47	34	34
CY Transfers	719,185	58,807	-	-	-	-
Other Income	934	10,000	-	(9,066)	64,404	42,363
<b>Total Operating Revenue</b>	<b>15,490,033</b>	<b>14,519,693</b>	<b>966,457</b>	<b>856,047</b>	<b>64,438</b>	<b>42,363</b>
<b>Operating Expenses</b>						
Administration	887,442	803,333	61,449	59,340	38,815	39,667
Tenant Services	-	-	-	-	1,308	2,697
Utilities	7,288	5,000	-	-	-	-
Ordinary maintenance & operations	9,599	14,227	844	-	-	-
Protective Services	1,323	2,333	-	-	-	-
General expense	259,902	246,800	10,061	19,433	-	-
Housing Assistance Payments	14,324,479	13,448,000	813,907	769,333	-	-
Debt Service	-	-	80,197	7,940	24,315	24,315
CY Reserves	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>15,490,033</b>	<b>14,519,693</b>	<b>966,457</b>	<b>856,047</b>	<b>64,437</b>	<b>42,363</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>

# ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /  
RESIDENT & COMMUNITY SERVICES



**Commissioners:**

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

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell


Karl Sandberg  
Merrick T. Malone  
Peter Kleeblat

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Roy Priest, Chief Executive Officer

**DATE:** September 12, 2016

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

**FROM:** Roy Priest, Secretary-Treasurer 

**SUBJECT:** ASSET MANAGEMENT ACTIVITIY REPORT PERIOD ENDING 08/31/2016

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**SUMMARY OF PROGRAM ACTIVITIES:**

Leasing activities have been suspended for the Housing Choice Voucher program with the exception of incoming portable vouchers and moves with continued program assistance for existing participants due to funding constraints. All incoming portable vouchers will be billed to the initial PHA. 106% of the Housing Choice Voucher monthly budget authority was expended. Based on current funding allocations, the per unit cost is approximately, \$1081. Funding notices indicate a slight increase in budget authority forecasted September and October. Staff will review the impact this has on budget authority and request issuance of the HUD held reserves to ensure voucher expenses are covered through the remainder of the year.

Leasing challenges reported by the Intake & Leasing staff this month include stringent suitability requirements and high rent for voucher program participants. Denial of unit has been reported as the primary challenge for Public Housing, Moderate Rehabilitation and Market Rate units. The denial reasons vary to including the area the unit is located in, size of the unit and accessibility features. Expanded marketing outreach and landlord education is planned for the voucher program over the next few months in an effort to increase the voucher utilization success rate. Additional applicant information sessions and unit tours are being scheduled to address the unit leasing challenges. New advertising sources and methods are also under review as there is generally a decline in traffic when the issuance of vouchers has been suspended.

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

Housing Choice Voucher = 85%  
Moderate Rehabilitation = 98%  
Low Rent Public Housing = 98%

The utilization summary is as follows;

- 6 - New admissions for HCV tenant based rental assistance
- 2 - End of participations for HCV tenant based rental assistance
  
- 1 - New admissions for HCV project based rental assistance
- 1 - End of participations for HCV project based rental assistance

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- 2 - New admissions for Moderate Rehabilitation rental assistance
- 0- End of participations for Moderate Rehabilitation rental assistance

- 12 – New admissions for Low Rent Public Housing rental assistance
- 5 – End of participations for Low Rent Public Housing rental assistance

#### Priority Assignments

Activity	Overview	Status
Public Housing, Moderate Rehabilitation, Tax Cred and Market Lease Revision	All ARHA leases have been reviewed and revised by staff and the ARHA legal counsel. Prior to Board approval a series of notices and meetings will be issued to obtain feedback and recommendations from resident and community stakeholders.	In progress
Waiting list Opening	Bedroom and site specific waiting list are nearing the minimum number of applicants required to open some list. A review and implementation of fully integrated electronic application options will be completed in advance of list opening.	TBD
FMR Analysis/Payment Standard Revision	Each year HUD publishes Fair Market Rents to be used by PHAs to update the applicable payment standards used for all voucher funded programs. The proposed FMR has been released for review and preparation of 2017 APS.	TBD
Reasonable Accommodation Under Fair Housing Lunch and Learn	This lunch and learn objective is to ensure staff understands the legal requirements of processing of a request for reasonable accommodation. The training will review the definition of accommodation and disability. When an accommodation is needed, Deference between an accommodation and modification, Understanding of companion animal/ service animal issues and Understanding what is "reasonable".	TBD
HQS/UPCS-V Demonstration and Streamlining	HUD has proposed to change its Housing Quality Standards inspection protocol to voucher version of the Public Housing Uniform Physical Conditions Standards. Solicitations for PHA to participate in the demonstration are now complete and ARHA has been selected as a participant. Staff is currently being trained for implementation. ARHA will also streamline its inspections and move to the biennial inspections allowed during this process.	TBD
Resident Meeting	A series of resident meeting have been schedule for late September and early October to update residents on the status of the reorganization and other important property specific issues	9/14 – 10/13

**TABLE A**

**Performance Indicators for Board Monitoring for the current reporting period**

Performance Indicators for Board Monitoring of Public Housing, PBV, MOD & Market Rent					
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS
1 Occupancy Rate ACC units (PH) (*)	98%	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2 Occupancy Rate (Mkt. Rate){*} (PBV/MOD)	96%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3 Tenant Account Receivables (TARs) - Occupied Units (*)	2.4%	2.6%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B, >4%≤6% = C,
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	1.7%	3.7%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>6%≤8% = D, >8%≤10% = E, >10%=F
5 Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 8 days (average) LEASE UP TIME = 10 days (average)	19 days	19 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	68 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7 Outstanding Routine Work Orders Number of Days (average)	5 days	9 days	15 days	21 days	527 total work orders issued; 515 completed; 12 work orders remain open including current new WO, VUs, pest services, and system transfers.

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



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

Indicator	Possible Number of Points	August Rating
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Re-examination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 – Pre-contract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentration)		
<b>Total</b>	<b>145</b>	<b>145</b>

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

**Public Housing Assessment System (PHAS) Forecasting Report  
Management Assessment Sub-System Indicator  
As of August 31, 2016**

OR	16
AR	5
AP	4
<b>Total MASS (out of 25 points)</b>	<b>25</b>

AMP 1	AMP 3	AMP 4	AMP 5
12.00	4.00	12.00	4.00
4.00	0.00	4.00	5.00
4.00	4.00	4.00	4.00
18.00	8.00	20.00	13.00

ACC # Units

168	167	159	16
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Key:  
OR – Occupancy Rate  
AR – Accounts Receivable  
AP – Accounts Payable

Vacancy Activity Tracking Report for Market Rent Units Period 8/2016 & projected vacancy for Next Reporting Period 9/2016

DEVELOPMENTS MKT. & PBV/MOD	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate % (3)	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	7	6	8%	2	1	6
Quaker Hill	60	3	2	3%	2	0	1
Hopkins-Tancil Courts (2)	108	3	2	2%	2	0	1
Miller Homes	16	0	1	6%	0	0	0
Pendleton Park	24	1	1	4%	0	1	3
Old Town Commons (James Bland V)	54	1	2	3%	1	1	0
<b>TOTALS (3)</b>	<b>330</b>	<b>15</b>	<b>14</b>	<b>4%</b>	<b>5</b>	<b>3</b>	<b>11</b>

NOTES:

- (1) Total units = 69. One unit occupied by a Resident Police Officer – 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

Vacancy Activity Tracking Report for ACC Units for current reporting period 8/2016 and Projected Vacancy for next reporting period 9/2016

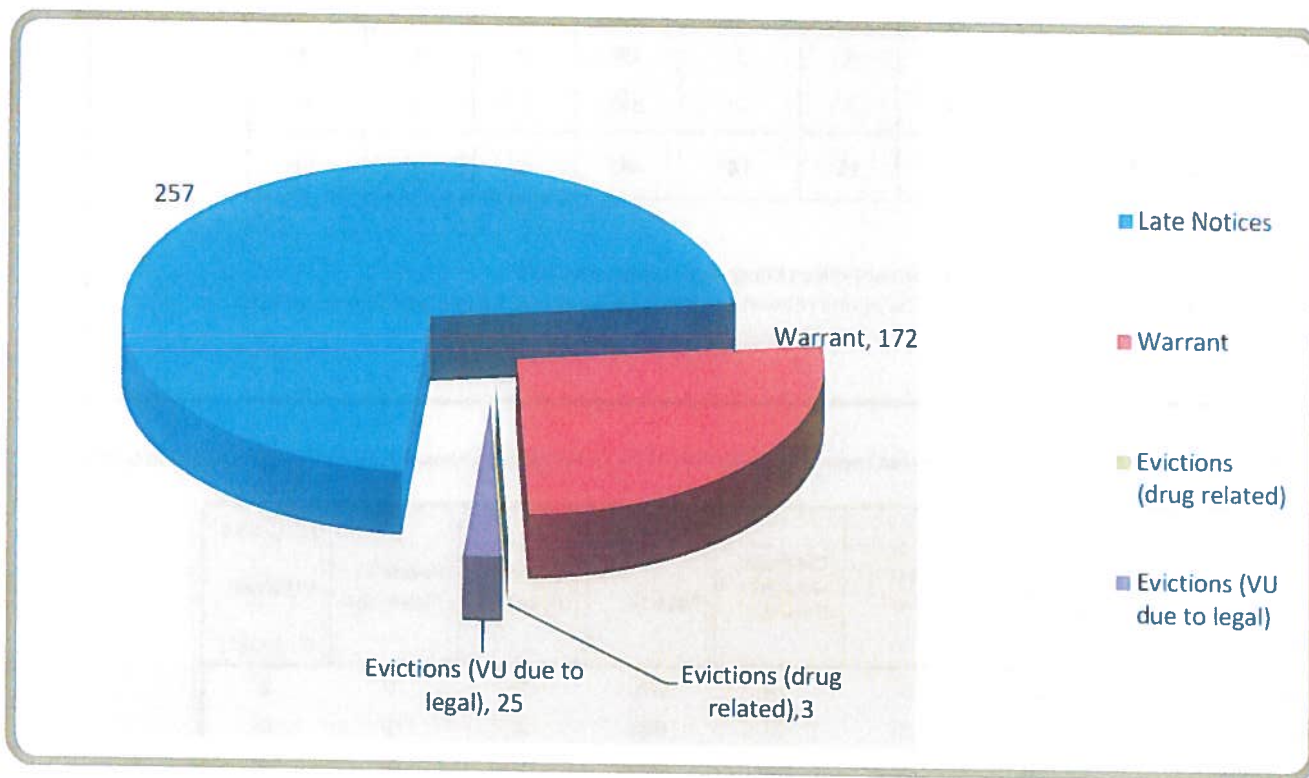
DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	169	5	3	2%	2	1	2
Chatham Square.	52	2	3	6%	2	0	0
Old Town Commons I	18	1	3	17%	2	0	0
Old Town Commons II	18	0	0	0%	1	1	1
Old Town Commons IV	44	0	0	0%	0	1	1
S. Madden Homes	66	4	2	3%	0	0	2
A. Adkins Homes (2)	89	4	3	3%	2	1	0
Ramsey Homes	15	0	0	0%	0	0	0
Scattered Sites 410	50	3	2	4%	1	0	0
Scattered Site 411	32	0	0	0%	0	0	0
Scattered Site 412	41	0	0	0%	0	0	0
Braddock	6	0	0	0%	0	0	0
Whiting	24	0	0	0%	0	0	0
Reynolds	18	0	0	0%	0	0	0
Saxony Square	5	0	0	0%	0	0	0
Park Place	38	3	1	3%	1	1	1
West Glebe	48	0	0	0%	0	0	0
Old Dominion	36	2	1	3%	0	0	0
<b>TOTALS:</b> (values are rounded up/down)	<b>769</b>	<b>24</b>	<b>18</b>	<b>2%</b>	<b>11</b>	<b>5</b>	<b>7</b>

- (1) Total 170 Units: one unit occupied by a RPO
- (2) One unit occupied by an RPO

## YEAR-TO-DATE ADMINISTRATIVE & LEGAL ACTIVITIES

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

**CHART D: Year to Date Administrative & Legal Activities**

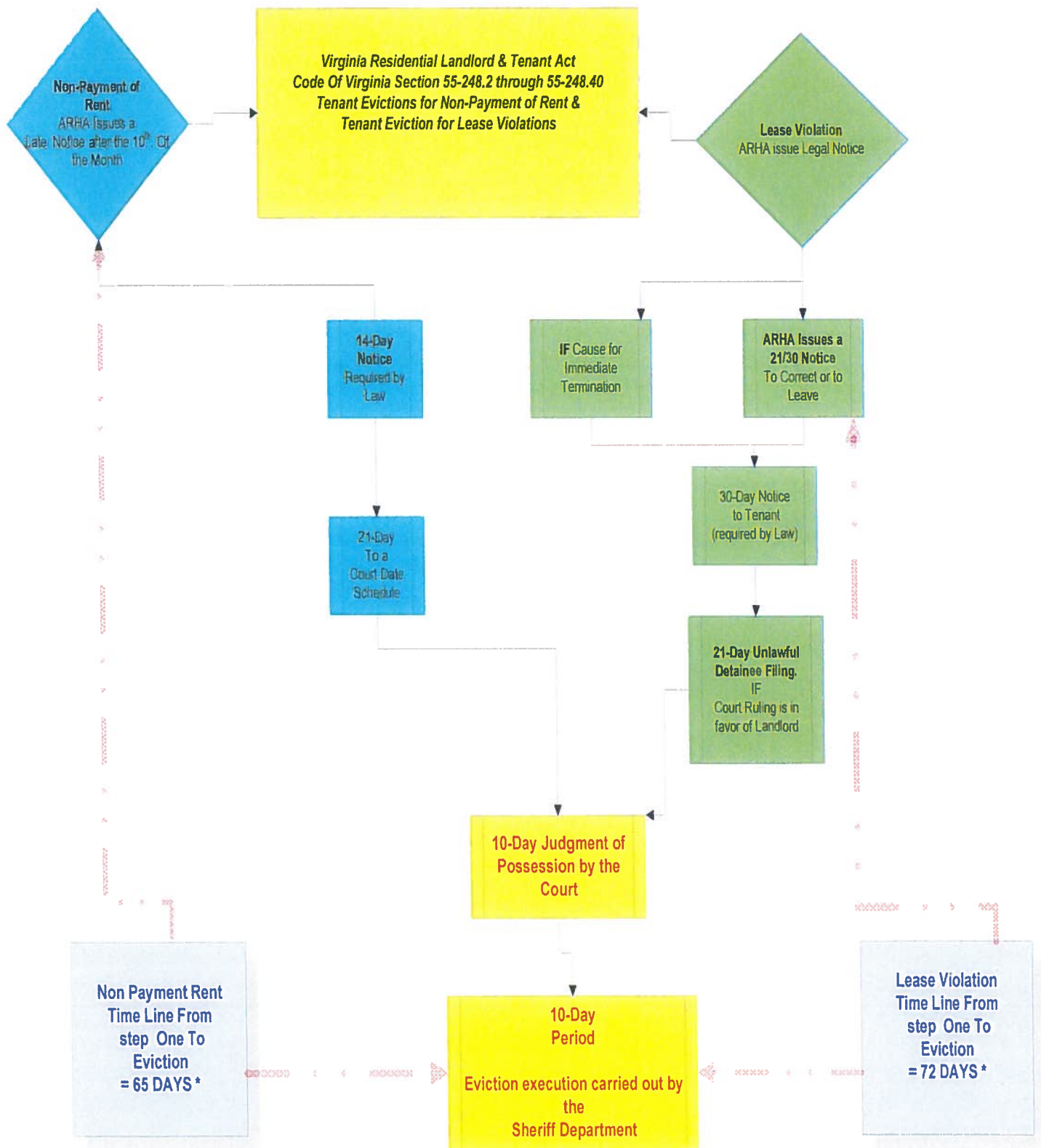


### Virginia Residential Landlord-Tenant Legal Process

The legal process as established by the Virginia Residential Landlords and Tenant Act (VRLTA) is illustrated in the flow chart below. The VRLTA covers two legal scenarios: a) cases for Non-Payment of Rent, and b) cases for Lease Violations, which also include drug cases and any other cases not related to rent payments.

The total time line may vary by circumstances, including but not limited to the Landlord's action, the Court actions in moving forward or allowing the defendant additional time or other recourses and the tenant's actions (contesting the case, etc.). The time lines shown below are an average for each type of case.

# VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



\*Time Lines may vary for each case based on unilateral actions by ARHA, the Court or the Defendant






## ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

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

**DATE:** September 13, 2016

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

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

**SUBJECT:** RACS YOUTH AND FAMILY SERVICES MONTHLY REPORT – SEPTEMBER 15, 2016

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### The Evolution of RACS

The Ruby Tucker Family Center (RTFC) opened its doors to the community in the summer of 2009, with the mission to provide ARHA residents more immediate access to a host of social service programs and initiatives with the aim of engendering greater levels of self-sufficiency. Transportation and childcare were usually touted as barriers to success for residents so ARHA decided to provide a space within its development where residents could have easy access to necessary resources. Over the last 7 years the operation of the center has grown exponentially having provided direct services to a target population in excess of 500 ARHA residents, involved over 300 resident and community volunteers, and providing well over 30 unique programs and activities.

Today the RTFC operates with the assistance of a robust partnership with Alexandria City Public Schools (ACPS) to provide a host of educational and enrichment programs to K-12 youth and their families. All of ARHA's resident services to this target population is funded through grants, presently from ACPS, but also in the past through the City of Alexandria Youth Fund and other small funding sources. 100% of programming expenses are covered from external funding sources with ARHA covering the salaries of program staff.

Some key programming components include:

- After school homework and tutoring program for k-8 students (language arts, science and technology focus)
- 11-12<sup>th</sup> grade youth leadership development (Momentum Leadership Program)
- Children's community vegetable garden program ("I Can Shine Garden")
- Youth summer enrichment, performing arts, and outdoor camps
- Adult Workshops (financial literacy, cooking, parenting, substance abuse, etc.)
- Annual theatrical productions
- Special events planning and management (Santa's Winter Wonderland, Youth Arts Festival, etc.)



The continued success of the RTFC is largely due to the embodiment of ARHA's motto of "Building Community Partnerships". Strong and mutually beneficial partnerships have extended the reach and scope of operations as organizations who are equally passionate about reaching our population have found a welcoming landing pad to extend their reach in the community. Partnerships such as with The Reading Connection, DreamDog Foundation, The Northern Virginia Black Chamber of Commerce, and the Northern Virginia Urban League have provided additional finances and resources to help our residents get to the next level. These contributions are invaluable as there is no way ARHA could be as effective in the community with the 3 staff currently employed that work with an active roster of 80 kids and approximately 40 adults.

### Resource Learning Center: Ruby Tucker Family Center (RTFC)

**Staff:** JASON ELLIS, GAYNELLE DIAZ and KIMBERLY ARTIS

#### Activities:

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	2	1	1	3	74%	45%
Youth (4-18)	24	4	1	4	70%	79%

#### Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	4
School visits/ PTA meeting	1
Food distribution	149
Clothing distribution	5
Resident Association attendance	0

#### Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$2,930	\$791		\$725

#### Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	66	24	50

**Partnerships:**

**Special Notes/Upcoming Events:**

- Navigating the School System, Tuesday Sept. 13 @ ARHA Main Building – 6:30pm
- International Food Night Celebration/Ruby Tucker, Tuesday Sept 20 @ Ruby Tucker – 6:30pm
- Why Does My Child Say No?, Monday Sept. 26 @ Ladrey Highrise Community Room – 6:00pm
- Parent Support Group, Monday Oct. 3 (Weekly) @ ARHA Main Building – 6:00pm

**Programming:**

The summer was a busy time at Ruby Tucker with summer camp activities for youth and the opening of a new state of the art computer lab. In addition to the 16 registered campers that participated in programming directly at Ruby Tucker, ARHA provided support for an additional 20 youth that were registered in the Power Up and Power On programs through the Alexandria Department of Recreation, Parks, & Cultural Activities. The field trips and activities provided over the summer supported learning and development in science and engineering, social skills and team building, cognitive development, visual and performing arts, and physical fitness and exercise. Sample activities included cultural performances at Discovery Theater and National Harbor, puppet and science shows at the Alexandria Library, and weekly movie and pool trips.

In partnership with ACPS, ARHA and Ruby Tucker were awarded an After School Advantage Computer Lab Grant supported by International Game Technology (IGT) and the Virginia Lottery. The grant provided for 10 Dell Computers, headphones, a color laser printer, computer software, and new furniture. The new computers and software will make sure our families have access to educational tools and services to help them succeed. The Center will have the ability to utilize specific sites and programs, which were previously only available to students at school. We will also be able to provide GED classes for adults with updated software and materials, and offer computer classes to larger numbers of adults.





Now that fall is upon us, the Center is finalizing adult workshops and classes for the quarter, along with activities for students. So far, we have sponsored a Family Tools for School workshop in conjunction with the Alexandria Department of Community and Human Services Community Wraparound Team. The class discussed family protective factors, such as resilience, relationships, and communication, and provided adults and students with coping skills and strategies for conflict resolution, becoming overwhelmed, and building positive relationships. A follow-up session is scheduled to discuss specifically conflict resolution between parents and their children and how to overcome why their children are defiant or say "no".

We also have partnered with ACPS to provide a Navigating the School System workshop for parents and a weekly parent support group starting in October. Plans are underway to schedule another adult computer class, where parents can earn a free computer with consistent participation.

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

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

**Staff: VANESSA GREENE, STARR ROBERTSON**

**Activities:**

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
40	15	14	32

**Participation:**

Active participants	New Registrants	Drop-ins	Partner Participants
47	0	8	9

**Referrals/Ancillary Services:**

Support Services	Service delivery numbers (indvl. count)
Health & Medical	377
Financial	
Daily living skills and entitlements	
Transportation	566
Enrollments and registrations	-
Sick and shut-in	6
Family planning & Assessments	

**Finances:**

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$420	-	-	-



**Volunteers:**

<b>New recruitment</b>	<b>Active #</b>	<b>Hours of service: Resident</b>	<b>Hours of service: Community</b>
0	0	-	-

**Partnerships:**

- DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group
- Marymount University Nursing Department Sponsored Blood Pressure Clinic & Disease Prevention Program
- Burgundy Farm Country Day School "Senior Buddies" Program
- Zeta Chi Omega Chapter, Alpha Kappa Alpha Sorority (Annual Seniors' Holiday Luncheon)
- Alfred Street Baptist Church Seniors' Ministry (Tri-Annual Senior Special Events)
- I Heart Seniors, LLC (Nutrition, Physical & Cognitive sponsored Activities)
- ASCD – Association for Supervision & Curriculum Development (Provided Valentine Flowers & Cards)
- VA Co-Operative Extension, Alexandria, VA (Bi-Monthly Cooking Demonstrations)
- Successful Aging Committee of Alexandria, VA (Quarterly Sponsored Activities)
- Partnership for a Healthier Alexandria (Quarterly Sponsored Discussions and Presentations)
- AARP (Bi Annual Sponsored Presentations)

**Upcoming Highlights:**

- "Maintaining Mental Wellness" w/Rhonda Williams, Thursday, September 22<sup>nd</sup> @ 10:00
- Affordable Housing Seminar w/Michelle Krockner & Katie Leonard @ 10:00
- Fall Seniors' Robust Walkathon, Tuesday, September 27<sup>th</sup> @ Ben Brenman Park, 9:30 – 1:00; Registration is \$10 per person
- AARP Sponsored Presentation, "Take a Stand for Social Security" @ 10:00

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

**Staff: DOROTHY MWAWASI**

**Activities:**

<b>Category</b>	<b># of Participants</b>	<b>Education /Training</b>	<b>Employment</b>	<b>Health &amp; Wellness</b>	<b>Life Skills</b>	<b>Case Management</b>
James Bland V	-	-	-	-	-	0
Public Housing	29	2	0	0	0	7
Housing Choice	52	2	0	0	0	17
Agency wide	0	13	1	0	0	4
<b>TOTALS</b>	<b>81</b>	<b>17</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>28</b>

**Finances:**

<b>Expenditures: ARHA</b>		<b>Expenditures: External Funding</b>		<b>Fundraising: Cash (YTD)</b>		<b>Donation/In-kind gifts valuation (month)</b>	
\$0.00							
<b>Participants Earning Escrow</b>	<b>Total Escrow Accrued</b>	<b>Participants Employed</b>	<b>Mean Salary/Income</b>	<b>Cumulative Salary/Income</b>			
26	\$100,772.03	37	\$14,736.38	\$545,246.23			

**Referrals:**

<b>Category</b>	<b>Financial</b>	<b>Employment &amp; Training</b>	<b>Housing Assistance</b>	<b>Health &amp; Wellness</b>	<b>Home-ownership Counseling</b>	<b>Childcare</b>	<b>Professional Development</b>
James Bland V							
Public Housing	0	1	0	1	0	0	1
Housing Choice	2	5	1	0	1	0	0
Agency wide	0	0	10	0	2	0	0
<b>TOTALS</b>	<b>2</b>	<b>6</b>	<b>11</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>1</b>

**Special Notes:**

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

Terry Burnett, Program Manager, Adult Learning Center, Alexandria City Public Schools

**Upcoming Events**

**Presented by: Stephanie Wright, Together We Bake**

Event: Information Session on Baking Class

When: Thursday, August 18<sup>th</sup> at 3pm-4pm

Where: Main Conference Room, ARHA Offices

**Presented by: Terry Burnett**

Event: Guided tour of Adult Learning Center

When: Tuesday, August 30<sup>th</sup> at 10 am

Where: 1340 Braddock Place, 7<sup>th</sup> Floor

**Presented by: Ms. B. Sewell, Workforce Development Center**

Event: Employment Series

When: September 7<sup>th</sup>, September 14<sup>th</sup>, September 21<sup>st</sup> and September 28<sup>th</sup>

Where: Multipurpose Room, ARHA Offices

**Presented by: FSS Coordinator**

Event: Budgeting 101 Workshops

When: September 13<sup>th</sup> (10 am- 11 am) and September 27<sup>th</sup> (4:00 pm – 5:00 pm)

Where: TBD

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

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

Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell


Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblatt

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Roy Priest, Chief Executive Officer

**DATE:** September 14, 2016

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

**FROM:** Roy Priest, Secretary-Treasurer 

**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

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**PART I FACILITIES MANAGEMENT REPORT**

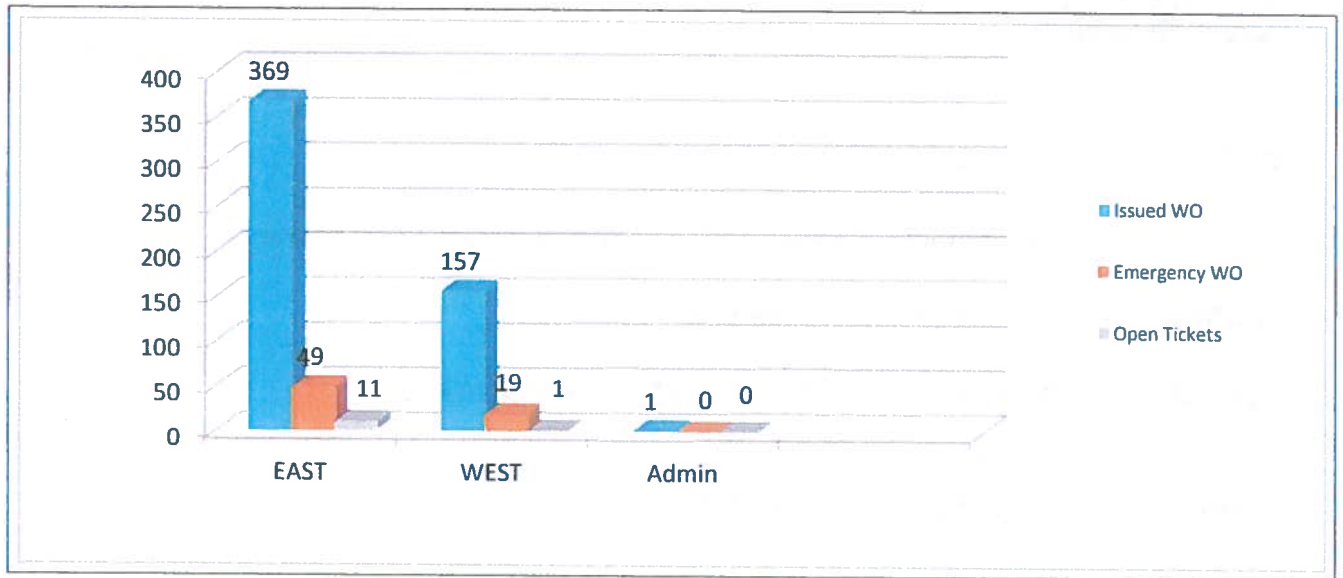
**A. Work Order Summary**

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: 08/01/2016 to 08/31/2016

Issued WO’s	471	Includes all work orders generated during this period
Completed WO’s	453	Includes all work orders completed during this period
Emergency WO’s	40	Includes all emergency work orders issued and completed within 24-hours
Open WO’s	18	Routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending.

**Chart I – Work Orders by Regions**



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

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

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

During this reporting period, eight (8) additional units were added for rehabilitation and turnover work. Seventeen (17) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the current reporting period. Refer to the Asset Management report for additional details.





**Commissioners:**


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

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell

Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

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Roy Priest, Chief Executive Officer

**DATE:** SEPTEMBER 26, 2016  
**TO:** DANIEL BAUMAN, CHAIRMAN AND THE ARHA BOARD OF COMMISSIONERS  
**FROM:** ROY O. PRIEST, SECRETARY-TREASURER   
**SUBJECT:** DEVELOPMENT UPDATE, SEPTEMBER 2016

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## REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

This will be executive session discussion.

## PROJECT MANAGEMENT

### RAMSEY HOMES

LEROY BATTLE, PROJECT MANAGER

#### PROGRESSION OF THE DESIGN CONCEPT

Work during the summer months has been predicated on advancing the development review plans to achieve a level of completeness required in order for the Planning Commission and City Council to take affirmative action on the Ramsey DSUP Application in November of 2016. To meet the schedule jointly agreed upon by the city and ARHA, and to accomplish other related tasks to keep the project moving forward, a schedule is provided at the end of this update. The progression of the architecture can be seen in Attachment 1 and is more fully described herein.

At Concept Work Session #5 on July 27, 2016 the BAR accepted City Council endorsed scale, mass and general location for the site. The Work Session discussion was primarily about architectural character in the context of the historic district. The below represent a summary of the comments from the BAR members and our proposed solutions as of the date of the Work Session. Considerable work has been done on the architecture during this reporting period. There is a special BAR Work Session scheduled for September 14<sup>th</sup>. City staff has indicated that they are pleased with the progression of the architecture and do not believe another presentation to the BAR is necessary until after the City Council approval when we will return to request a formal vote on the Certificate of Completeness.

**Comment 1:** Make the building entrances prominent and inviting architectural focal points.

**Response 1:** The main building entry has been relocated to the center of the courtyard. Increasing the door size and adding sidelights increases the amount of glazing, making the main building entry the emphatic point of this courtyard elevation. Similar building materials are used on the adjacent

courtyard to balance the overall building elevation. A large canopy above the main entry, along with the revised landscape design, creates a patio space that provides a transition between busy North Patrick Street and the residential building. Applicant has worked with staff to design a pergola feature highlighting the side entries along Wythe Street and Pendleton Street. Fenestrations and building materials were also studied and revised to enhance the prominence of the side building entries.

**Comment 2:** Set the building back 10' to 15' farther from Wythe Street and provide porches or pergolas at ground level to create a gathering space and an architectural dialogue with the recreation center and museum buildings.

**Response 2:** The building has been further shifted to the south to be 34 feet from the face of curb along Wythe Street and 11 feet south from the front face of the Watson Reading Room. In its current position the Watson Reading Room in its civic use is afforded more prominence. The pergolas are a one story feature that serve to provide a connection to the lower Watson Reading Room structures on Wythe Street and the residential scale townhomes on Pendleton Street. The areas also feature benches to encourage informal, short-term gathering.

**Comment 3:** Restudy the overall building composition, particularly the size, shape, color and grouping of the fenestration. Consider corner windows.

**Response 3:** Fenestration types and sizes have been redesigned to clearly differentiate between the foreground and background elements along the elevations as well as to articulate the distinction between the lower and upper floors by providing additional depth, detailing and visual interest. This redesign includes additional Juliette balconies at the second floor. Building materials and colors have been revised and simplified to create a balanced composition and a hierarchy between the building elements. The paneling at the building corners, along with the sun shades that once wrapped the corners have been removed and replaced with brick to simplify the corner elements.

**Comment 4:** Restudy and enhance the canopies over the windows and particularly around the entrances.

**Response 4:** Canopies over windows and the main entry canopy have progressed to a louver sun shade design. The canopy above the main building entry will be steel and glass to provide coverage for the tenants without blocking natural light from the adjacent living unit windows. Entry canopies along Wythe and Pendleton Street have progressed to be integrated with the pergolas on each side. A portion of these pergolas will also have glass to provide coverage at the entry doors.

**Comment 5:** Enhance the depth of the balconies, either inset or projecting, and the design of the railings.



**Response 5:** Balconies have been enhanced by widening the inset and using the darker siding/panel color to recess the Juliette balconies from the brick plane. Projecting the bottom of the balcony out from the face of the building further enhances the depth.

**Comment 6:** Study patterns and textures for the wall surfaces. Consider accent colors for details and brick bands.

**Response 6:** Patterns on the elevations have been improved and clearly articulated with the redesign of the fenestrations and materials. The use of materials such as metal panel, split face block, and molded brick are being considered in analyzed as it relates to overall project costs and would provide additional texture to the elevation if determined to be feasible.

**Comment 7:** Study the additional use of brick and other durable wall materials besides fiber cement panels. Use secondary materials in the recessed bays and at higher elevations.

**Response 7:** Additional brick has been added at the lower levels and corners to improve the wear of the materials that are at the lower level and therefore most vulnerable to excessive use. Siding and panel colors have been selected to differentiate the 4<sup>th</sup> story and insets from the siding / panels between windows, around the Juliette balconies and around the main building entries.

**Comment 8:** Reduce the floor-to-floor height and eliminate the parapets to reduce the building's scale.

**Response 8:** The ceiling heights are maintained at the 9-foot floor to ceiling height to be consistent with prevailing market standards for multi-family residential construction. In addition, per direction from Director Moritz at the ARHA Redevelopment Work Group meeting of 8/18/2016; 9'-0" ceiling heights are typical in residential rentals and, therefore the ceiling heights will not be reduced.

**Comment 9:** Group the rooftop mechanical equipment in the center of the fourth floor roof so that the rooftop mechanical screening may be minimized or eliminated.

**Response 9:** The mechanical units are grouped in the center of the rooftop to assist in limiting visibility from the ground elevation. The parapets cannot be reduced as they are set at the minimum required for the sloped insulation at its most dense point. Roof Plan will be provided to demonstrate.

#### OPEN ISSUES

Again, we have continued to refine the architecture since the last BAR hearing. There are minor issues remaining. There are also some remaining issues open that are DSUP-related. The major open issues are listed below.

**Architecture.** Additional study is being requested by city staff on the wall details and brick patterns, the number and position of the Juliet balconies, the detailing at the pergola elements, and the

colors. This refinement is typical and will continue to be refined all the way up to and including the building of a mock up wall just prior to construction for approval by the BAR members.

**Open space.** ARHA's desire has consistently been that the programming for the open space be for flexible, non-permanent equipment. Park planning staff were not opposed to a space with a flexible use but indicated that they would need to see a management plan for the space. Flexible space needs staff to take equipment out and put it away and the city will need to understand how this is to be done. The closest playground is at Charles Houston Center and it is locked and only available to members or children that have paid to participate in after school programs. They did acknowledge there is equipment at the Banjo Park ARHA built in James Bland. They also noted that the large open space as submitted has limited shade trees and they believed that the grass without shade and irrigation will have a hard time surviving or will need significant maintenance. Park planning did indicate that there are flexible uses that would be acceptable such as if we purchased two soccer goals and took them out and set them up for play but they followed that with saying they should not stay out long term so as to give the grass an opportunity to regenerate itself after the abuse created by the play.

Their preference was clearly for permanent playground equipment. They had brought samples to the meeting that ranged from \$30K to over \$100K without installation cost. Their position was that if you intentionally program the space it will not be used for unintentional uses. We explained that has not always been our experience. We also discussed community gardens but the concern there was that it may be popular to start but would it remain popular over time. Also, they said they did not choose to do a community garden at the post office park site because of arsenic and other undesirables in the soil composition.

We did say that our budget is zero; that we are over-budget and as such there was no allowance for playground equipment. We also noted that there would be community discussion regarding the open space programming at an open house just prior to the BIAG meeting on September 22<sup>nd</sup>. It was decided that we would do three sketches that range from open space as it is now to providing additional trees and options for flexible use, to the playground equipment, and let the community weigh in.

**Public access easement.** The city staff has indicated that there will be a request for a public access easement over the open space. The city planning staff has sent an example of a public easement agreement from ARHA's James Bland site but we responded that our reading of the easement sent was for alleyways for trash pickup and public utility easements germane to development projects and was not relative to open space as is contemplated for Ramsey. It was also agreed that the public access easement for the Belle Pre was not representative because of the urban nature of the retail on the lower level.

The King and Beauregard space where the Fillmore is located is also not representative because it is a wide planting strip and pathway that separates the parcels of two different owners and provides a path for the populace to traverse the site for the purpose of accessing public transportation or businesses. ARHA continues to ask the city staff for a representative, comparable site so that we can provide the language to our HUD counsel for consideration. Housing staff commented to Planning and Park staff that the uniqueness of this site also resides in the fact that it is owned by the federal government and is subject to disposition and to Section 106. It is not known how the mitigation of the history will be handled and that also could have an effect on the disposition and on the programming of the open space. In fact, this may not be known before the Planning Commission and City Council hearing dates in early November. ARHA also informed the city staff that we have learned there would be a minimum of a 5% increase in the necessary liability insurance if in fact there is a public access easement, so this decision will have a bearing on the project budget long-term. We informed them that, our carrier requires that we post our communities with "No Trespassing" signs to limit our liability. Mr. Priest also indicated that the APD has asked that we do the same as it makes it easier for them to deal with unwanted guests.

**Total Development Cost.** Increasing cost for the project remains a concern. Our Construction Manager At-Risk (CMAR) has reported that there is a nationwide shortage in labor and significant material cost increases. He specifically cited that construction cost related to labor shortages have caused a 7% increase in the past 6 months and the cost of building materials such as lumber have increased more than 20%. This has had a bearing on our project costs. The increase in costs and the loss of one unit (53 from the prior concept to 52 in the current concept) have caused our efficiency points to decrease and our request for credits per unit to increase. This has resulted in a noteworthy decrease in our score for funding. While we believe we are still competitive, costs will need to remain steady or decrease. The CMAR did say that because of the trends of the past 6 months their estimates are conservative but cautioned that there is not a lot that can be value engineered out.

**Section 106.** The next community meeting will be on September 15, 2016. There will two meetings held that day to allow the state official from the Department of Historic Resources (DHR) to attend the meeting during the business day at 10:00 AM. An additional meeting will be held at 6:30 PM. Both will be held at the Charles Houston Center. For additional milestones related to the Section 106 process please see the below Ramsey Homes Redevelopment Schedule.

<b>RAMSEY HOMES REDEVELOPMENT SCHEDULE</b>		
<b>TASK/PHASE</b>	<b>Submission Date</b>	<b>Meeting Date</b>
City Council - Preferred Concept	June 28, 2016	
Notify BAR Staff by June 30 of intent to Docket	June 30, 2016	
ARHA Board - Final Resolution on Preferred Concept	July 5, 2016	
BAR Submission	July 7, 2016	
ARHA/City Redevelopment Work Group		July 14, 2016
Concept 2 Submission	July 22, 2016	
Parker-Gray BAR Concept Review	July 27, 2016	
Concept 2 Comments to Applicant	August 12, 2016	
Preliminary Plan Completeness Submission	August 26, 2016	
Parker-Gray BAR Submission	August 26, 2016	
Completeness Comments to Applicant	September 9, 2016	
Parker-Gray BAR Submission	September 12, 2016	
Parker-Gray BAR Hearing		September 14, 2016
Verification of Completeness Submission	September 16, 2016	
Plans Deemed Complete	September 23, 2016	
Parker-Gray BAR Hearing		September 27, 2016
Documents for Staff Review (PC Hearing)	October 7, 2016	
Planning Commission Hearing		November 1, 2016
City Council Hearing		November 12, 2016
Parker-Gray BAR for COA		November 30, 2016 - Special Meeting

## LADREY HIGHRISE

We have engaged Howard Middleton, Middleton Consulting to report on the effect on the development review process for either: 1) extending the built environment on Fairfax Street from Pendleton Street to Wythe Street (thus losing the majority of the Ladrey parking); and 2) locating a commercial or retail use on the first floor such as medical offices or a pharmacy. The first is being requested by the city staff and was recently raised as part of the Old Town North Small Area Plan (OTN SAP) process. The city has also asked that we consider as part of the OTN SAP the appropriate zoning for maximum flexibility related to this block. Even though Annie B. Rose shares the site with our Administration Building and Ladrey Highrise, this is a ground lease to the owner of the improvements; ARHA retained ownership of the land. It is anticipated that with the acquisition/rehabilitation of the Ladrey Highrise (the "Project"), ARHA would retain the land and hold a ground lease. The timing to review this is now while the SAP is being developed. Originally, the Project did not contemplate a change in use and did not contemplate a loss of parking so would not have had to go through the development review process. It would have been as Pendleton Park where we developed a set of construction documents for a substantial rehabilitation that is basically a replacement in kind of systems, furniture, fixtures and equipment and execution of the work with some upgrades; not enough to trigger a zoning review. We would like to understand the impact on the Project from a schedule and cost standpoint of either of the other two occurrences.

Mr. Middleton will be reviewing title reports, an ALTA survey that is currently being performed, subdivision plat, and zoning ordinances to again, determine the effect on our Project of either occurrences and to determine what zoning could be beneficial to us at a later date should we ever redevelop the site. We expect to report the outcome with recommendations prior to the October board meeting.

## PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

During this reporting period the portfolio management team, in concert with ARHA's Asset Management, Compliance, and Facilities and Modernization departments completed a lengthy audit from the Virginia Housing Development Authority (VHDA). This regulatory audit is completed every three years and covers a significant part of ARHA's LIHTC portfolio. Representatives from the VHDA Compliance and Asset Management Department were scheduled on-site over several days to review resident files and to complete physical inspections of the units. A random sampling of 55 units were selected and inspected. The audit findings were positive, with no issues reported as non-compliant. There are several items for recommended follow-up before October 15<sup>th</sup>.

## COMMUNICATIONS & CIVIC ENGAGEMENT

ALISHA AULT, COMMUNICATIONS AND CIVIC ENGAGEMENT COORDINATOR

#### NAHRO NATIONAL CONFERENCE

ARHA has been selected to present a panel entitled "History v. Housing: Navigating Through Preservation to Progress" at the NAHRO National Conference taking place October 13-16, 2016 in New Orleans, LA. The panel will consist of three members: Mr. Roy Priest, Mr. Chris Clement of HRI Properties in New Orleans, and Dr. Eric Anthony Johnson of Urban Regeneration Advisors. Discussion will include efforts to build affordable housing in areas where historic preservation acts as a counter-force by presenting a case study of Ramsey Homes Redevelopment.

#### SERC-NAHRO NEWSLETTER

ARHA has been featured in two articles in the *SERCulator* newsletter, a seasonal publication of the Southeastern Regional Council of NAHRO. One article features ARHA's Summer Youth Beautification Intern program, the other features our CEO's retirement. See Attachment 2 for excerpts from the newsletter.

#### VHDLLC WEBSITE

VHDLLC's website has been submitted as a nomination to the Virginia Governor's Housing Conference Awards in the category of "In My Back Yard (IMBY) Award," as an innovative method for combating nimbyism through education. Awards will be presented at the Virginia Governor's Housing Conference this November.

#### UPDATES

The VHDLLC website "Ramsey Homes Redevelopment" page has been updated with the latest architecture and design from the BAR Work Session #5 submission. These can be found at the following links:

<http://www.vhdllc.us/ramsey-homes>

<http://www.vhdllc.us/evolution-of-design>

The "About" page has also been modernized to keep audiences engaged and better convey VHDLLC's mission.

#### NEWS

All news articles featuring discussion of ARHA Development or Ramsey Homes have been placed in the VHDLLC News page, and the Industry News continues to feature latest news pertaining to affordable housing, both locally and nationwide.



### SITE STATISTICS (SEE ATTACHMENT 3)

In August, site traffic reached its peak on August 4<sup>th</sup>, with 46 sessions in one day, probably due to newspaper coverage of ARHA events such as National Night Out on August 2<sup>th</sup> and the groundbreaking of the Ruby Tucker Center computer lab on August 4<sup>th</sup>. Site traffic peaked again on August 15<sup>th</sup>, with 28 sessions in one day, most likely due to newspaper articles featuring Ramsey Homes on August 11<sup>th</sup> and 12<sup>th</sup>. There were a total of 444 sessions on the website in August and 1,250 page views.

The “Ramsey Homes Redevelopment” page continues to be the most-frequented of the website, after VHDLLC’s homepage, indicating that community interest in the redevelopment effort remains high.

Site traffic broken down by geographic area indicates that the highest percentage of users in the United States visiting the website are located in Alexandria City (39.4%), followed by the Washington D.C. (16.5%) and Mount Vernon (3.9%). This indicates that the website is successful reaching the targeted population of Alexandria community members, in addition to those in the greater metro area.



1 PERSPECTIVE - WYTHE STREET LOOKING WEST



3 PERSPECTIVE - WYTHE STREET LOOKING SOUTH



2 PERSPECTIVE - WYTHE STREET ENTRANCE



4 PERSPECTIVE - WYTHE STREET LOOKING EAST

**RAMSEY HOMES**



Land, Carroll & Blair  
ATTORNEYS AT LAW, EST. 1978

**PERSPECTIVES**

ALEXANDRIA, VA  
BOARD OF ARCHITECTURAL REVIEW  
11.26.2016



Architecture/Planning  
8605 Westwood Center Dr  
Suite 300  
Manassas, VA 22112  
703.592.8716  
ksp@com



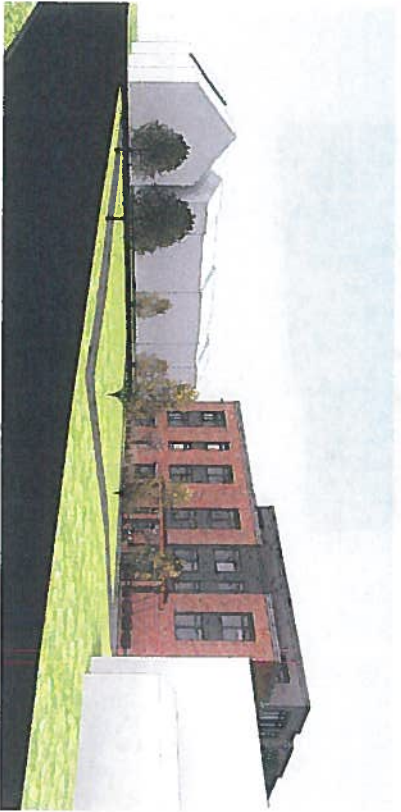




5 PERSPECTIVE - MAIN ENTRY



6 PERSPECTIVE - PENDLETON LOOKING EAST



7 PERSPECTIVE - PENDLETON LOOKING WEST

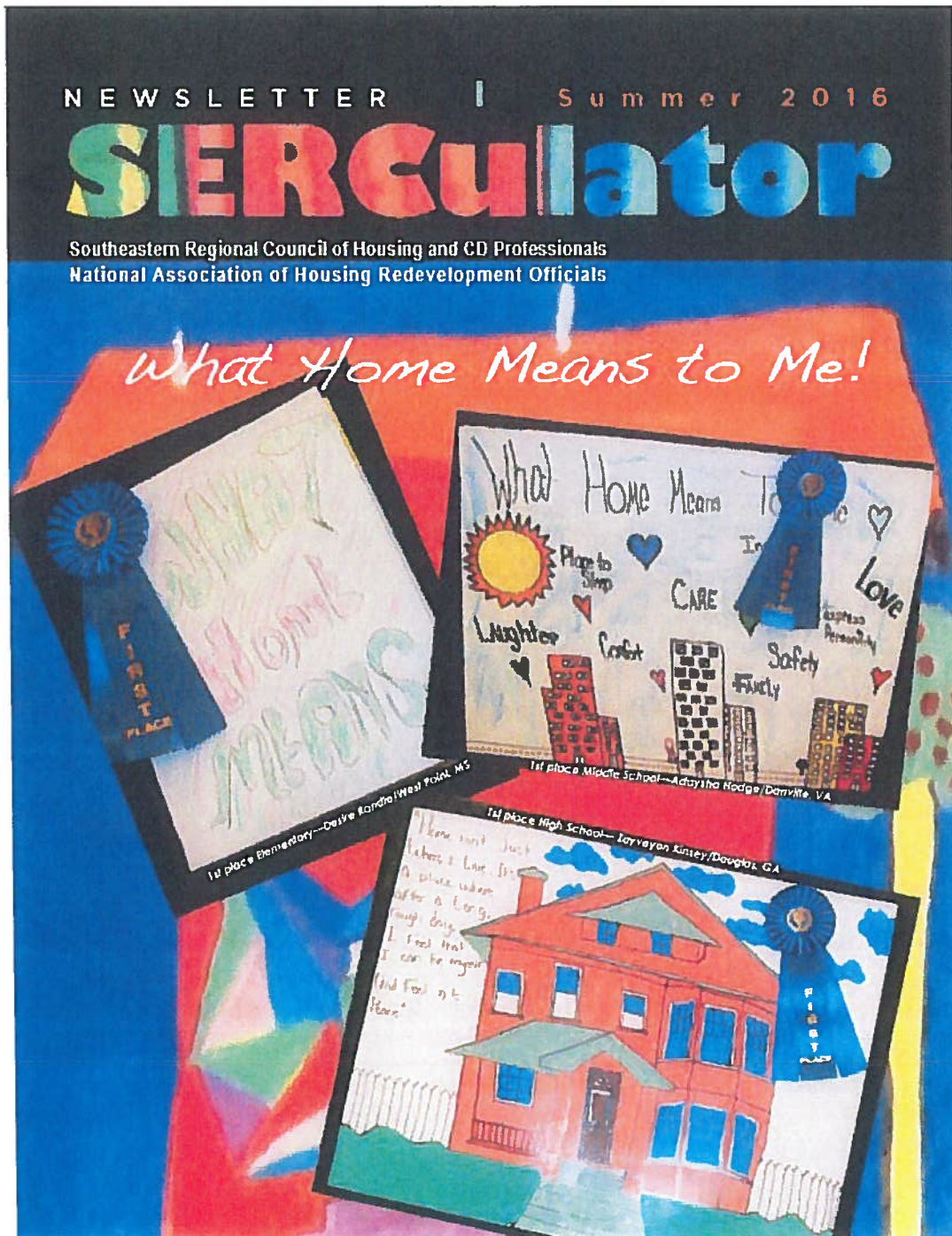
**RAMSEY HOMES**



**PERSPECTIVES**

ALEXANDRIA, VA  
 BOARD OF ARCHITECTURAL REVIEW  
 01.14.2014







# VIRGINIA NEWS

## ALEXANDRIA



### RHA offers career growth opportunities to its own youth



The Alexandria Redevelopment and Housing Authority (ARHA) is entering its fourth summer hosting over forty high school students for its Summer Youth Beautification Intern Program. Since 2013 students, who are also residents of the housing authority's properties, have been spending six weeks of their summer break developing skills that prepare them to enter the work force. The students come to work each morning and receive a free breakfast through the Alexandria City Public Schools lunch program, and are then sent in teams to different developments to improve the properties by picking up trash and planting trees and flowers. Some are as young as fourteen, but are held to the same standards as any full-time employee, if not higher. They are sent home if they come to work late or inappropriately dressed, and they receive a paycheck every two weeks which they may spend as they please, but are encouraged to save.

The program began as a result of a discussion between ARHA and the Alexandria Department of Parks and Recreation about how to engage youth living on ARHA properties in summer jobs. ARHA began a partnership with JobLink, the City's employment office, which was able to set aside slots for residents looking for summer work.

The program serves as a job-readiness and education training program, but also gives each teenager the opportunity for personal growth. By the end of the six-week program, they develop a deeper sense of responsibility and accountability. One parent noted that her son now got up each morning without her help, a significant feat any parent with a high-school student would admit. The program includes guest speakers from inside and outside the housing authority and field trips, such as to the local court house and various corporate headquarters in Washington, D.C., so that the students are exposed to different career paths. Mr. Roy Priest, the executive director of ARHA and strong supporter of initiatives for youth, says the benefits of the program are two-fold: "they get job experience and resume content that they would not have otherwise earned a salary to support their school expenses, and also provide a benefit to the agency [by keeping its properties clean and beautiful]."

### ROY PRIEST

#### ARHA CEO to step down after nine years



ROY PRIEST, ALEXANDRIA

Mr. Roy Priest, who has served as CEO of the Alexandria Redevelopment and Housing Authority (ARHA) for the past nine years, has decided to step down from his position, effective the middle of FY 2017. This will complete his fifty-year career in the housing and community economic development field. In his letter, Roy Priest said "I have guided ARHA through a period of transformation in every facet from organizational reform to repositioning the agency with HUD, the city departments and agencies, and the community stakeholders, who have been significant partners in the provision of outstanding programs and services. But most of all, I have laid the foundation to forge and implement a new relationship, built on mutual respect, with our residents."

The longest-tenured ARHA commissioner Carter Fleming, upon learning of Roy Priest's planned departure stated that he joined ARHA at a critical time and that they went from "boarding up to building up" since he became the CEO. During Priest's tenure, ARHA completed the redevelopment of 421 mixed-income units that have generated \$25M of residential and commercial tax revenue, created a pipeline of 550 units in planning for redevelopment, completed and implemented a strategic plan, planned and implemented

more than twenty community-based programs for residents, improved the overall quality and condition of ARHA properties, created resident self-sufficiency programs, secured the long-term financial stability of the agency, and developed a high performing staff.

The ARHA board of commissioners plan to use the period between now and Priest's departure date to implement a model executive transition process, complete the reorganization of the agency that commenced two months ago, and advance the redevelopment plans for the 421 sites. Mr. Priest will work with the ARHA board of commissioners during the model executive transition period to establish the standards and criteria that will guide the selection of the next CEO. This leadership change will position the agency to continue on a course to become a HUD designated "living to work" agency that will be capable of competing in an increasingly volatile and challenging funding environment. Donie Bauman, chairman of the housing authority's board, said that the work Roy Priest has performed has made a lasting impact on the redevelopment of affordable housing in the city of Alexandria, his enthusiasm has been contagious and ARHA is a much stronger organization because of his passion and leadership. Roy will be missed dearly by his colleagues and staff.

ORGANIZATIONS

### VHLLC.US site statistics

Aug 1, 2016 - Aug 31, 2016

#### DEFINITIONS (from Google Analytics)

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

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

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

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

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



#### Sessions

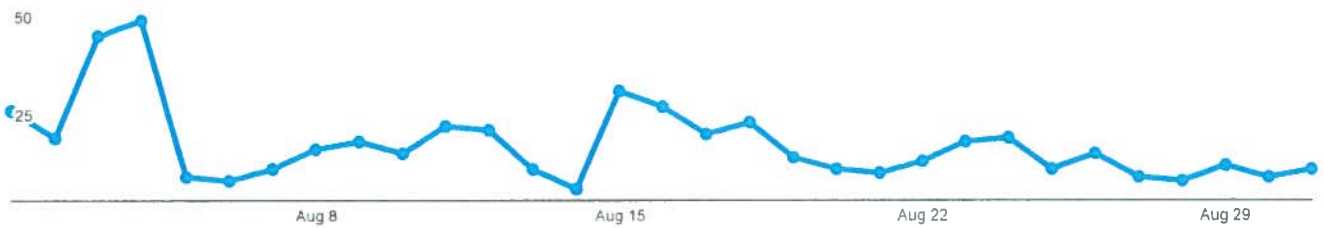
444

% of Total 100.00% (444)



#### Sessions

● Sessions



#### Users

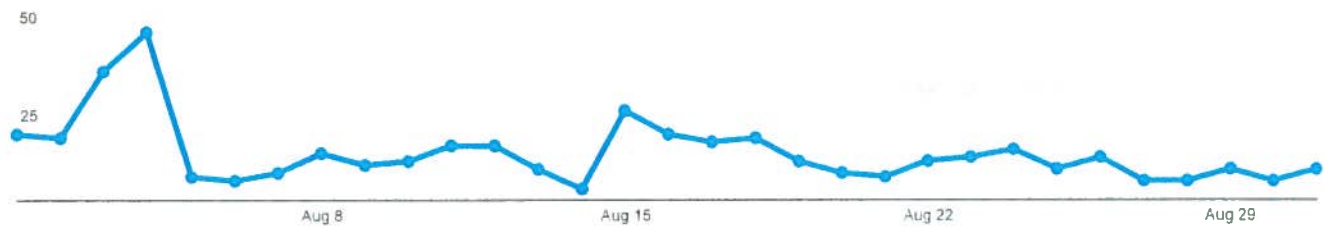
312

% of Total 100.00% (312)



#### Users

● Users



#### Pageviews

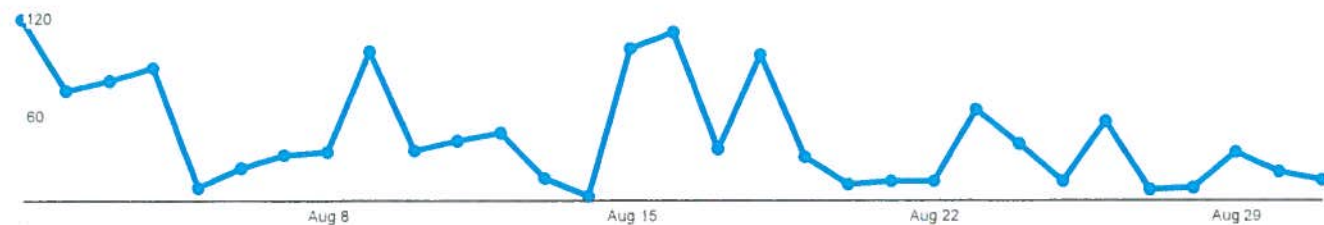
1,250

% of Total 100.00% (1,250)



#### Pageviews

● Pageviews



## % New Sessions

**65.99%**

Avg for View **65.99%** (0.00%)



## Pageviews by Page Title

### Page Title

### Pageviews

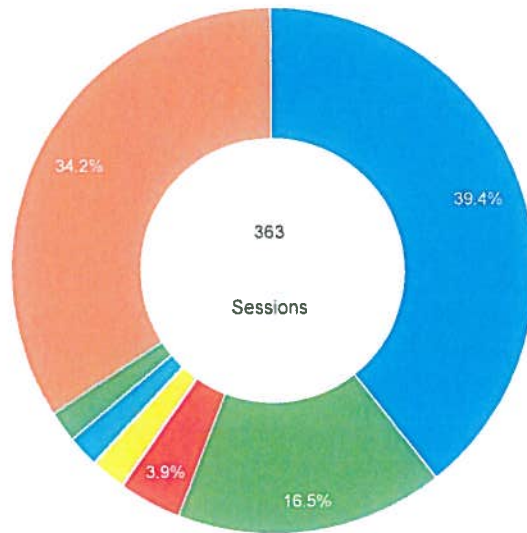
Virginia Housing Development LLC - Home	397
Ramsey Homes Redevelopment - Virginia Housing Development LLC	196
Old Town Commons - Virginia Housing Development LLC	95
About VHDLLC - Virginia Housing Development LLC	88
Consulting - Virginia Housing Development LLC	69
VHDLLC Projects in Planning - Virginia Housing Development LLC	39
Contact - Virginia Housing Development LLC	38

## Sessions by City, US Only



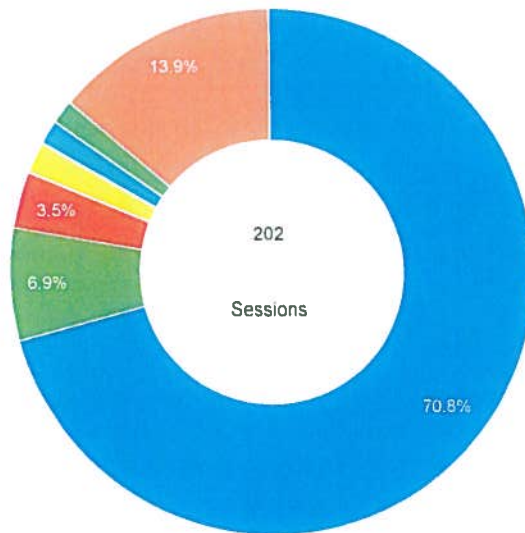
### Sessions by City, US Only

Alexandria Washington Mount Vernon New York (not set) Arlington Other



### Sessions by City, Virginia only

Alexandria Mount Vernon Arlington Fairfax Centreville Richmond Other



# DEVELOPMENT

# CONSENT DOCKET

CONSENT  
DOCKET





**Commissioners:**


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

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell

Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

---

Roy Priest, Chief Executive Officer

**DATE:** August 10, 2016  
**TO:** Daniel Bauman, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy Priest, Chief Executive Officer   
**SUBJECT:** **VOTE TO APPROVE RESOLUTION NO. 626, 2016 UTILITY ALLOWANCE SCHEDULE**

---

**ISSUE:**

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

**DISCUSSION:**

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

The utility allowance for an individual family must include the utilities and services that are necessary in the locality to provide housing that complies with the housing quality standards. However, the PHA may not provide any allowance for non-essential utility costs, such as costs of cable or satellite television. A comparison of the utility company rates from 2015 to 2016 indicates there was a 40% increase proposed by the Virginia American Water Company. There were no proposed increases of 10 percent or more for any other individual utility.

**RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution No. 626 to adopt the 2016 Utility Allowance Schedule

**FISCAL IMPACT:**

None

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THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY BOARD OF COMMISSIONERS

AUTHORIZES APPROVAL OF THE 2016 UTILITY ALLOWANCE SCHEDULE

RESOLUTION No. 626

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

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

WHEREAS, there was a 40 percent increase proposed by Virginia American Water Company and no other utility service provider with an increase of 10 percent or more the Utility Allowance Schedule will reflect an increase for water

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, the Approval of the 2016 Utility Allowance Schedule.

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

# ACTION DOCKET

ACTION  
DOCKET

# OTHER BUSINESS

OTHER  
BUSINESS

# Alexandria Celebrates National Night Out

Law enforcement and community come together for a night of celebration.



A dunk tank set up at the Tancil Court location for National Night Out. Photo by [Vernon Miles](#).

By [Vernon Miles](#)

[Wednesday, August 3, 2016](#)

There was a tense moment between law enforcement and a member of the local community on National Night Out in Alexandria. Outside the Charles Houston Recreation Center, Deputy Devon Neckles watched as Sade Oshinubi raised her paddle and sent a ping pong ball flying across the table. Neckles returned, and the two went back and forth before Oshinubi finally curved the ball and it spun just out of Neckles' reach. Several families had gathered around and cheered as the two went back and forth. Across Alexandria, National Night Out on Aug. 2 gave law enforcement officers like Neckles a chance to meet with the community they serve in a friendly capacity.

“This shows the community as a whole that we’re out here,” said Neckles, “that it’s not all bad interactions.”

“We have to change the narrative to fellowship and community,” said Poet Taylor, an entertainment correspondent for 95.5 FM helping to run the event at Charles Houston Recreation Center. “We’re hoping for better engagement between law enforcement and the community. We want to restart that conversation. They’re here to protect and serve, and a few bad apples don’t spoil the batch.”

A few blocks away, Gaynelle Diaz was running the activities at Tancil Court. Each location had a different set of activities. Children at Charles Houston Recreation Center had face painting and ping pong set up, while the location at Tancil Court had a dunk tank and a bouncing castle. The dunk tank in particular was a favorite of the local children.

“This is a great way for the community to get to know each other and the police,” said Diaz. Diaz has been helping out with National Night Out through ARHA for six years, but participated before that on her own. Some of Diaz’s best memories of the event was a couple years ago when a fire truck let a hose go loose, shooting the water up into the air and letting the children run through it. “It feels good. It’s nice fun. I hope people get to know their neighbors and form relations with the first responders.”

“It’s great,” said Michelle Robinson, a local resident. “It’s a great night to come out and have fun.”



# Alexandria Police Celebrate 33rd Annual National Night Out

July 26th 2016



On Tuesday, Aug. 2, from 4 p.m. to 10 p.m., the Alexandria Police Department will partner with City officials to celebrate the 33rd annual National Night Out. The special celebration is part of a nationwide crime and drug prevention effort sponsored by the National Association of Town Watch .

To heighten awareness of crime prevention, residents in more than 30 Alexandria neighborhoods will turn on their porch lights, host neighborhood cook-outs and sponsor block parties in support of National Night Out. City Manager Mark Jinks, members of City Council and Chief of Police Earl L. Cook will reaffirm the City's commitment to fighting crime by visiting residents throughout the City.

McGruff the Crime Fighting Dog, and the Alexandria Police Department's K-9 Unit, Motor Unit, Bike Patrol, Command Bus, Armored Personnel Carrier, and Crime Scene Mobile Lab will tour neighborhoods and offer special demonstrations.

National Night Out, a year-long community building campaign, is designed to:

- Heighten crime prevention awareness;
- Generate support for, and participation in, local anti-crime programs;
- Strengthen neighborhood spirit and law enforcement-community partnerships;
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

For more information on National Night Out 2016, call the Public Information Office at 703.746.6600.

CIVIC ASSOCIATION	EVENT LOCATION	TIME
ARHA	322 Tancil Court	6 p.m. to 8 p.m.
ARHA Ladrey High Rise	300 Wythe Street	6 p.m. to 8 p.m.
ARHA Princess Square	1400 Princess Street	6 p.m. to 8 p.m.
ARHA Charles Houston Rec Center	901 Wythe Street	6 p.m. to 8 p.m.
Bashford Lane	800 Chetworth Place	6 p.m. to 8 p.m.
Hume Springs	100 Dale Street	6 p.m. to 8 p.m.
Arlandria	4109 Mount Vernon Avenue	6 p.m. to 8:30 p.m.
Lynhaven	3525 Wilson Avenue	6 p.m. to 8 p.m.
Warwick Village	400 block East Howell Avenue	5 p.m. to 9 p.m.
Del Ray Citizens Association	3301 Landover Street	5:30 p.m. to 7:30 p.m.
Lennox Place at Sunnyside Courtyard	2701 Commonwealth Avenue	5 p.m. to 7:30 p.m.
Taylor Run Civic Association	1400 to 1600 Oakcrest Drive	6:30 p.m. to 9:30 p.m.
Lloyds Apartments	Courtland Circle	6 p.m. to 9 p.m.
North Ridge Citizens Assoc	Angle Park/West Taylor Run	5 p.m. to 8 p.m.
ARHA Quaker Hill Apartments	500 E. Luray Avenue	6:30 p.m. to 10 p.m.
Clover-College Park Civic Association	800 Tennessee Avenue	5 p.m. to 8 p.m.
Lincolnia Hills	N. Overlook at S. Overlook	5 p.m. to 7 p.m.
Green House Condominiums	1100 Quaker Hill Drive	6 p.m. to 8 p.m.
Brent Place	Vassar Road, between Yale and Cambridge	6 p.m. to 8 p.m.
Park Place Condominiums	Moody Court	6:30 p.m. to 8:30 p.m.
Mark Center Club	5300 Holmes Run Parkway	6 p.m. to 7:30 p.m.
Hermitage in Northern Virginia	375 South Reynolds Street	5 p.m. to 7 p.m.
Place One Condominiums	2500 North Van Dorn Street	6 p.m. to 8 p.m.
Seminary Civic Association	5708 Merton Court	6 p.m. to 8 p.m.
	5000 Fairbanks Avenue	4 p.m. to 6 p.m.
	5500 Holmes Run Parkway	6 p.m. to 8:30 p.m.
	Woods Avenue at Quaker Lane	5 p.m. to 7 p.m.

Canterbury Square	5201 Duke Street	6 p.m. to 8:30 p.m.
Stonegate Foundation	4659 Kinsey Lane	6 p.m. to 8 p.m.
Watergate at Landmark	211 Yoakum Parkway	6 p.m. to 8 p.m.
Wakefield/Tarlington Civic Association	4500 block Holmes Rum Pkwy between Jordan and Jenkins	6:30 p.m. to 9 p.m.
Society Hill	3806 Vermont Court	6 p.m. to 8 p.m.
Exchange at Van Dorn	4840 Eisenhower Avenue	6 p.m. to 8 p.m.
Fairlington Towne	2201 N. Dearing Street	6 p.m. to 8:30 p.m.

# BAR examines new Ramsey Homes design

August 11, 2016  
1243



**By Chris Teale (File photo)**

The Parker-Gray District Board of Architectural Review took a look at the design concept of the new Ramsey Homes late last month and suggested several changes to the plan, including the building's entrance and some of the materials to be used for construction.

In June, city council unanimously approved a plan that would demolish all four of the current buildings at the site — containing 15 affordable housing units — at 699 N. Patrick St.

Previously, councilors had expressed a desire to keep at least one of the buildings for historic preservation. The Ramsey Homes were built during World War II to house black defense workers, and now are owned by the Alexandria Redevelopment and Housing Authority.

Under the plan advanced by council, the current structures will be demolished and replaced by one building that contains 52 affordable units. As part of council's approval, the building will move north at the site and provide nearly 7,500 square feet of open space facing Pendleton Street.

The July 27 work session was focused largely on the design of the new building, since council largely confirmed its scale and mass with the March approval of a master plan amendment and rezoning of the site to allow increased density.

One aspect that drew concerns from multiple board members was the building's entrance on Wythe Street, which will face the Charles Houston Recreation Center, albeit set back from the sidewalk. Several felt the current design did not serve as an effective enough welcome to the building, and should be given more prominence or moved entirely.

"For such a large building, it seems kind of underwhelming that the entrance is tucked away and it's only a pair of double doors," said board member James Spencer. "I know cost is an issue, but if you can do something to enhance the entrance, that would be nice."

"The entrance should be something that's not just a door," said board member Bill Conkey. "It's part of the whole building. It's the focal point to the whole building."



Senior project manager Patricia Mao Booker of architectural design and planning firm KTGy said her firm would re-examine the entrance to make it more prominent. She said it likely would have a bigger canopy and feature planters near-by to define the space, all to make it feel more "celebrated." With the design phase still ongoing, she noted it is still very much a work in progress.

Board members also raised concerns about the materials used for the proposed new building. Largely dominated by blond and brown brick, the design currently includes some wood accents, and several members suggested revisiting those materials and maybe including some metal, since it requires less maintenance over time.

"We are in a historic district, and I think that whatever we build in a historic district, I feel like it should be built with the thought in mind that in 50 years, that building will now be historic," said BAR vice chairwoman Purvi Irwin.

"This design seems — underdeveloped I guess is the first thing that comes to my mind," said Conkey. "It's one-dimensional, maybe two-dimensional. My first thought was it's designed from a plan, there's no forms really to it, there's no composition to it."

On several occasions, land-use attorney Duncan Blair, who represents ARHA, said the organization must continually balance the architecture and other building features with the need to stay competitive for tax credits. ARHA has said at previous meetings it hopes the Ramsey Homes can be competitive for low income housing tax credits from the Virginia Housing Authority, while also complying with Section 106 of the National Historic Preservation Act.

The district is listed in the National Register of Historic Places, and under Section 106, officials must engage in a rigorous historic preservation process. A meeting with Thunderbird Archeology of natural and cultural resources consulting firm Wetland Studies and Solutions, Inc. is slated for mid-September.



Blair said the Virginia Housing Corporation has numerous rules on cost containment for affordable housing redevelopment projects.

Board chairwoman Theresa del Ninno raised concerns that the new building might overshadow several of the civic buildings in the Park-er-Gray neighborhood. The Charles Houston Recreation Center, the Alexandria Black History Museum and its Watson Reading Room next door all sit near the Ramsey Homes property. She suggested pushing the building back an additional 15 feet, slightly reducing the amount of open space on the south side but giving the civic buildings nearby more prominence.

At the end of the work session, Blair said he appreciated the feedback from board members, whose suggestions and comments will be sent to the planning commission and city council. Once a final design is chosen, the project's development special use permit will require approval by both bodies, which also look at impacts on parking and traffic, the use of the building, trash collection and other factors. If approved, the project would return to the BAR for a certificate of appropriateness before construction may begin.

Officials emphasized their desire to design a building that is architecturally acceptable and fits in with the area.

"We're not just trying to put lipstick on it," said the city's historic preservation manager Al Cox. "We're trying to make a genuinely attractive building that you all directed staff and the applicant to go away and make something the city can be proud of."

# New computer lab opens at ARHA's Ruby Tucker Family Center

1281



**By Chris Teale (Photo/Chris Teale)**

Alexandria City Public Schools students and their families who live in housing owned by the Alexandria Redevelopment and Housing Authority now have access

to a computer lab at the Ruby Tucker Family Center, which opened last week at a ribbon-cutting ceremony.

Donated by International Game Technology, PLC's After School Advantage Program, the center at 322 Tancil Court in North Old Town received 10 Dell laptop computers, head- phones, mice, a color laser printer, a wireless router, assorted learning software, chairs and room decorations.

The \$15,000 donation was IGT's 276th worldwide in a program established in 1999 to serve at-risk youth in communities where the company has offices. IGT provides government lotteries and the commercial gaming industry with various products and channels, including the Virginia Lottery, another partner in the venture.

ACPS students through the fifth grade in public housing receive after-school homework and tutoring assistance as well as other programming at the family center, which opened in 2009 and is named for the late Ruby Tucker, a civic activist and advocate on a variety of social services issues.

"Today is a shining example of our partners coming together with us to make sure that we're providing additional resources and supports to our students," said Schools Superintendent Alvin Crawley.

An analysis released last month by the President's Council of Economic Advisers showed that many lower-income children still lack access to in-home broadband Internet. The CEA said that while nearly two-thirds of households in the lowest-income quintile own a computer, less than half have a home Internet subscription.

It means that many students are unable to access the Internet for homework or to communicate with their teachers and other students, which puts them at risk of falling behind on their school- work. The new computer lab is viewed as one way to combat that trend in Alexandria.

"We all know too well about the so-called 'digital divide' and the difficult challenges that many children face as they are unsupervised in the critical after-school hours," said Paul Stapleton, general manager of IGT Virginia. "The divide is being closed, and after-school programs like the one here at the Ruby Tucker center is making a real difference in our children's lives."

At the federal level, President Barack Obama announced in July the Connect Home program, which looks to expand the availability of high-speed Internet through partnerships between communities, the private sector and the federal government. The pilot program launched in 27 cities and one tribal nation selected by the U.S. Department of Housing and Urban Development. It initially reached more than 275,000 low-income households, and nearly 200,000 children, with the support they need to access the Internet at home.

Closer to home, officials said that the new computer lab hopefully will inspire a new generation. Addressing approximately 20 local students who live in the vicinity and were using the lab before and after the ceremony, ARHA CEO Roy Priest said its benefits could be far-reaching.

"The next I.T. genius, the next Mr. [Bill] Gates or Mrs. Gates is sitting right out there," Priest said. "The inspiration for that may come right out of this center."

Priest said that with up-to-date technology available at the computer lab, students will have opportunities they may not otherwise have been exposed to.

"From working on improved technology, being able to go to school having been exposed to the latest in technology is going to enhance their ability to be even better students than they are right now," Priest said.

Gaynelle Diaz, center director at ARHA, said its focus is on fostering community and caring for each other, as well as being a place for what she described as "educating, enrichment and empowerment." Diaz said connecting students at home with what they are learning in school will support learning at home and

help them work even harder to achieve their dreams. She said the number of stakeholders in this project show how important partnerships are.

"I just think it's the best example of how it takes a village to raise our kids together," she said.

Deborah Tyler, a granddaughter of Tucker who now works at ACPS, challenged students at the new lab to use the new technology for positive change in their lives and the lives of others. She said doing so would be in keeping with her grandmother's legacy.

"You are the key to our success," Tyler said. "Our key to success rests in people like you, who embody the spirit of greatness by saying, 'Yes, I can, yes you can too.'"

Crawley said it is imperative to have a strong support structure in place for students beyond school, and relationships with partner organizations are critical in this effort. He said the new computer lab is a good step.

"This is about ensuring that every student, no matter where they live, has access to the tools they need to learn both in and out of school," he said. "The words, 'Every Student Succeeds' are simple — but it is not a simple matter to put this into practice."



**The Alexandria African American Hall of Fame Project,  
Firefighters and Friends to the Rescue,  
Fathers In Touch, and Alexandria Department of Recreation,  
Parks, and Cultural Activities Community Outreach Program**

**PRESENTS**

**AN EVENING OF DIALOG**

**with**

**Criminal Defense Attorney Brian Stolarz  
& Exoneree Alfred DeWayne Brown**

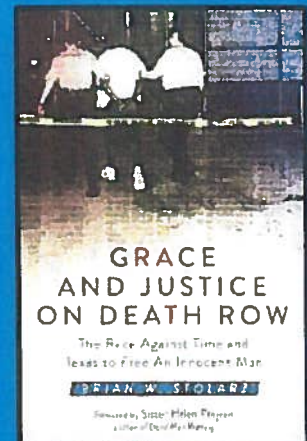


**Innocent Going In and  
Innocent Coming Out:  
The Exoneration of  
Alfred Dewayne Brown**

Alfred Dewayne Brown spent 10 years on Death Row in Texas for a crime he did not commit. He was released in June 2015 and was the 13th

person released from Death Row in Texas since 1973. Mr. Brown was the 154th person released from Death Row nationally during this same time.

Come and hear one of Mr. Brown's attorneys, Brian Stolarz of LeClairRyan's Alexandria office, speak about Dewayne Brown's exoneration. As a special guest, Dewayne Brown will join his attorney for the presentation. Mr. Stolarz will also speak about his upcoming book on Mr. Brown's case, titled "Grace and Justice on Death Row", is set for release on October 25, 2016.



**Thursday, September 29, 2016**

**6:30 p.m.**

**Lee Center – Kauffman Auditorium  
1108 Jefferson Street, Alexandria VA 22314**

For information: Michael Johnson, Community Outreach  
Coordinator at 703.746.5571 or by email at  
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