



Monday, July 25, 2016

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

ROY O. PRIEST, CHIEF EXECUTIVE OFFICER

BOARD OF COMMISSIONERS

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



ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



DANIEL BAUMAN
Chairman

SALENA ZELLERS
Vice Chairwoman

Commissioners:

Anitra Androh
Commissioner

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Peter Kleeblatt
Commissioner

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Secretary-Treasurer

July 21, 2016

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

Re: Monday, July 25, 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, July 25, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There is one Consent item and no Action item 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, July 25, 2016

7:00pm

Alexandria Redevelopment and Housing Authority (ARHA)
401 Wythe Street • Street Alexandria, VA 22314
(East Conference Room)

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – Maudie Hines, President
 - ARHA Resident Association (ARA) – Kevin Harris, President

2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes

3. Adopt Minutes of Regular Meeting held on Monday, June 27, 2016

4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, July 25, 2016

5. **CONSENT DOCKET**
 - 5.1 *Vote Approval of the Board of Commissioners to Allow Staff to Increase the Purchase Order Amount for Documentary Study and Architectural Documentation to Include Archeology and Mitigation Related to the Development Review Process for the Redevelopment of Ramsey Homes*

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, JUNE 27, 2016
7:00 P.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh, Commissioner
Carter Flemming, Commissioner – Arrived 7:18 pm
Chyrell Bucksell, Commissioner – Arrived 7:49 pm
Karl Sandberg, Commissioner – Arrived 7:30 pm
Merrick Malone, Commissioner
Peter Kleebblatt, Commissioner

ABSENT: Christopher Ballard

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:07 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 is doing well and taking one day at a time.

Mr. Priest asked Mrs. Hines if she was aware that Fredricka Charity was in the building and due to the reorganization Mrs. Lambert is no longer at the Ladrey Building. Mrs. Hines stated she was aware of ARHA's reorganization.

Mrs. Hines thanked and informed the Board and concluded her report. The Board informed Mrs. Hines that they were glad to know her husband was doing well.

- **Alexandria Resident Association (ASA)** - Kevin Harris, Absent. Mr. Priest apprised the Board that Mr. Harris apologized for not being in tonight's meeting. Mr. Priest informed the Board that Mr. Harris is member of the advisory Board for the North Old Town Work Force and been tied up for the last three days on the SMALL AREA PLAN Planning meetings.

Chairwoman Zellers asked how many charrettes had been held this week. Mr. Priest's replied there were three days of charrette this week.

ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, MAY 23, 2016 BOARD OF COMMISSIONERS MEETING:

Chairman Bauman presented the minutes for Monday, May 23, 2016. Commissioner Androh moved to accept the minutes; the motion was seconded by Commissioner Kleeblatt. The motion was approved with (5) Yeas and (0) Nays to accept the minutes of Monday, May 23, 2016.

ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, JUNE 27, 2016:

Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Commissioner Flemming moved to accept the Secretary-Treasurer Report; the motion was seconded by Vice Chairwoman Zellers. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, June 27, 2016.

ITEM 5. CONSENT DOCKET:

5.1 *Vote to Approve Resolution 623, Authorizing Staff to Write-Off Computer Equipment and Hardware.*

Chairman Bauman made a request to approve Resolution 623, Commissioner Kleeblatt moved to approve Resolution 623; seconded by Commissioner Malone. The motion was passed by (8) Yeas; (0) Nays to accept Resolution 623.

ITEM 6. ACTION DOCKET:

ITEM 7. No Other Business to report

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

A motion was made by Vice Chairwoman Zellers 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 8:18 pm.

At 9:27 p.m. the Board reconvened in public session.

Thereupon, Chairwoman Zellers made the following motion, seconded by Commissioner Androh, no other actions were taken in the Executive Session and to the best of each member's knowledge (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (8) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting 9:28 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

Roy Priest, Chief Executive Officer

DATE: July 20, 2016

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer

SUBJECT: ARHA FINANCIAL REPORT: JANUARY 1, 2016 – JUNE 30, 2016

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 June 30, 2016, the COCC generated net income of \$62,549.

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 June 30, 2016, Public Housing- AMP 1 generated a restricted reserve of \$48,666 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 June 30, 2016, Public Housing-AMP 3 generated a restricted reserve of \$101,984, 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 June 30, 2016, Public Housing- AMP 4 generated a net loss of \$104,369, which is \$28,486 or 21% 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 June 30, 2016, Public Housing- AMP 5 generated a net loss of \$9,553; which is \$4,300 or 31% 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 June 30, 2016, Public Housing- AMP 6 generated a net loss of \$49,264; which is \$36,379 or 282% higher than the budgeted deficit. The reasons for the higher than projected deficit is because Tenant Income was \$11K lower than budgeted and the following expenses were higher than anticipated, Maintenance Salaries (\$10K), Fee-for-Service (\$17K) and Maintenance Contracts (\$7K). 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 June 30, 2016, Public Housing- AMP 7 generated a net loss of \$33,104; which is \$18,717 or 130% 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 \$61K. Revenue was approximately \$17K over budget and other operating expenses were under budget which help offset the Fee-For-Service charges. 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 June 30, 2016, Public Housing- AMP 8 generated a net loss of \$19,177; which is \$6,518 or 25% 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 June 30, 2016, Public Housing- AMP 9 generated a restricted reserve of \$5,752; 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 June 30, 2016, Public Housing- AMP 10 generated a net loss of \$15,285; which is \$3,663 or 32% higher than the budgeted deficit. The reasons for the higher than projected deficit is because Fee-For-Service charges are over \$10K. 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 June 30, 2016, Public Housing- AMP 11 generated a restricted reserve of \$5,180; 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 June 30, 2016, Public Housing- AMP 12 generated a restricted reserve of \$38,246; 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 June 30, 2016, OTC V generated a restricted reserve of \$224,591; 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 June 30, 2016, Miller Homes generated an (unrestricted) surplus of \$70,572, 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 June 30, 2016, Hopkins Tancil generated an (unrestricted) surplus of \$342,937 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 June 30, 2016, Quaker Hill generated a restricted reserve of \$202,501; 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 June 30, 2016, Princess Square generated an (unrestricted) surplus of \$190,513 which is designated to fund current year operating deficits.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending June 30, 2016, Pendleton Park generated a net loss of \$4,423; which was not anticipated due to utility expense for water being over budget \$7K.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending June 30, 2016, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$431,187; which is \$387,082 or 878% higher than the budgeted deficit. The deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves, we anticipate to receive the additional HAP subsidy from HUD in August.

XXI. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending June 30, 2016, the Housing Mod-Rehab operated with a surplus of \$71,548 which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending June 30, 2016, The Bond Fund generated a deficit of \$27,609; which is funded with CY reserves.

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	Total	Avg. Rental Income/Unit
Public Housing Units										
*Ladrey High-rise	170	\$ 44,933	\$ 44,077	\$ 43,741	\$ 43,731	\$ 44,049	\$ 42,992	\$ 43,694	\$ 307,217	\$ 260
*Samuel Madden	66	6,280	6,875	7,108	5,234	9,097	8,397	7,187	\$ 50,178	\$ 112
*Ramsey Homes	15	3,832	2,830	1,364	3,741	3,569	3,323	3,386	\$ 22,045	\$ 210
*Andrew Adkins	90	15,508	14,779	15,287	15,571	13,157	13,985	13,652	\$ 101,939	\$ 164
*4-10 Scattered Sites	50	13,334	13,514	13,347	14,676	15,715	15,507	16,090	\$ 102,183	\$ 292
*4-11 Scattered Sites	30	6,292	6,336	7,003	8,044	7,844	7,844	7,095	\$ 50,458	\$ 240
*4-12 Scattered Sites	41	9,468	9,144	8,966	10,232	10,187	10,232	9,800	\$ 68,029	\$ 237
*Park Place	38	9,187	9,397	9,376	9,526	9,138	8,577	8,732	\$ 63,933	\$ 240
*Saxony Square	5	1,152	1,993	1,366	1,337	1,126	1,126	1,198	\$ 9,298	\$ 266
*Chatham Square	52	17,187	17,258	16,450	15,815	15,097	15,760	15,627	\$ 113,194	\$ 311
*Braddock	6	1,953	1,972	2,597	2,331	2,973	2,973	2,973	\$ 17,772	\$ 423
*Whiting	24	3,239	3,343	3,300	3,617	3,569	3,519	2,960	\$ 23,547	\$ 140
*Reynolds	18	5,763	4,695	6,677	7,581	7,671	7,671	7,887	\$ 47,945	\$ 381
*Old Dominion	36	5,853	6,123	5,647	5,758	5,773	6,082	6,658	\$ 41,894	\$ 166
*West Glebe	48	4,914	5,180	4,066	4,199	4,241	4,341	4,547	\$ 31,488	\$ 94
*James Bland I	18	4,918	6,015	5,598	6,619	6,099	4,848	3,558	\$ 37,655	\$ 299
*James Bland II	18	1,554	2,408	2,291	2,370	2,805	2,805	3,501	\$ 17,734	\$ 141
*James Bland IV	44	11,556	14,387	16,000	17,722	19,287	19,174	16,552	\$ 114,678	\$ 372
**Total Public Housing	769	\$ 166,923	\$ 170,326	\$ 170,184	\$ 178,104	\$ 181,397	\$ 179,156	\$ 175,097	\$ 1,221,187	
Non-Public Housing Units										
*Quaker Hill LP	60	\$ 97,745	\$ 97,047	\$ 93,568	\$ 96,608	\$ 96,637	\$ 96,637	\$ 90,808	\$ 669,050	\$ 1,593
Pendleton Park I	20	26,089	25,075	23,461	26,151	26,151	26,151	23,574	\$ 176,652	\$ 1,262
Pendleton Park II	4	27	3,252	795	795	795	795	795	\$ 7,254	\$ 259
Hopkins Tancil (Mod Rehab)	111	88,037	96,278	144,519	80,174	126,949	121,129	105,502	\$ 762,588	\$ 999
*James Bland V	54	68,687	65,068	57,109	73,721	67,304	64,322	66,344	\$ 462,555	\$ 1,224
*Miller Homes	16	25,233	25,233	26,852	23,528	25,233	25,233	25,223	\$ 176,535	\$ 1,576
*Princess Square	69	83,489	85,429	72,795	92,041	86,854	90,643	90,722	\$ 601,973	\$ 1,265
Total Non-Public Housing	334	\$ 389,307	\$ 397,382	\$ 419,099	\$ 393,018	\$ 429,923	\$ 424,910	\$ 402,968	\$ 2,856,607	
Totals	1103	\$ 556,230	\$ 567,708	\$ 589,283	\$ 571,122	\$ 611,320	\$ 604,066	\$ 578,065	\$ 4,077,794	
Total Monthly Average- (Actual)									\$ 582,542	
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 JUNE 30, 2016

	Total		Over / (Under)		Total Public Housing		*Central Office (C.O.)				Public Housing AMP 1	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Over / (Under)	
											Actual	Budget
Operating Revenue												
Dwelling Rent	3,628,644	3,481,800	1,054,430	146,844	1,054,430	-	-	-	-	263,149	258,000	5,149
Governmental Grants	11,088,337	10,663,000	-	425,337	-	-	-	-	-	-	-	-
Local Grants	66,153	43,200	66,153	22,953	66,153	66,153	43,200	22,953	-	-	-	-
Management/Fee for Service	2,144,294	2,096,500	1,328,708	47,794	1,328,708	1,328,708	1,346,500	(17,792)	-	-	-	-
Bookkeeping Fee	46,861	47,850	46,861	(989)	46,861	46,861	47,850	(989)	-	-	-	-
Asset Management Fee	67,950	63,825	67,950	4,125	67,950	67,950	63,825	4,125	-	-	-	-
HCVF Asset Management Fee	312,520	273,405	245,382	39,115	245,382	245,382	208,405	36,977	-	-	-	-
Operating Subsidy	1,646,503	1,558,300	1,646,503	88,203	1,646,503	-	-	-	-	331,935	341,000	(9,065)
Investment Income	1,052	3,160	594	(2,108)	594	48	60	(12)	-	218	-	218
CY Transfers	693,971	428,970	230,752	265,001	230,752	-	159,585	(159,585)	-	-	-	-
Other Income	292,880	344,588	240,847	(51,707)	240,847	152,957	145,300	7,657	-	38,307	35,725	2,582
Total Operating Revenue	19,989,163	19,004,598	4,928,178	984,566	4,928,178	1,908,058	2,014,725	(106,667)	633,609	634,725	(1,116)	
Operating Expenses												
Administration	3,175,752	3,253,137	1,877,270	(77,385)	1,877,270	848,487	919,175	(70,688)	192,319	190,275	2,044	
Tenant Services	148,848	440,893	148,477	(292,044)	148,477	123,030	236,150	(113,120)	25,391	36,500	(11,109)	
Utilities	689,081	814,213	497,908	(125,131)	497,908	15,925	35,800	(19,875)	141,662	178,500	(36,838)	
Ordinary maintenance & operations	1,997,291	1,877,455	1,572,587	119,836	1,572,587	593,537	517,825	75,712	176,608	164,700	11,908	
Protective Services	15,745	20,650	12,288	(4,905)	12,288	4,476	6,250	(1,774)	519	1,600	(1,081)	
General expense	1,140,818	1,330,240	557,271	(189,422)	557,271	260,054	299,525	(39,471)	48,444	58,950	(10,506)	
Housing Assistance Payments	11,377,334	10,663,000	-	714,334	-	-	-	-	-	-	-	-
Debt Service	79,254	78,800	-	454	-	-	-	-	-	-	-	-
CY Reserves	1,302,490	526,211	199,828	776,280	199,828	-	-	-	48,666	4,200	44,466	
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	19,926,613	19,004,598	4,865,629	922,016	4,865,629	1,845,509	2,014,725	(169,216)	633,608	634,725	(1,117)	
NET INCOME (LOSS)	62,550	-	62,549	62,550	62,549	62,549	-	62,549	0	-	0	
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	62,550	-	62,549	62,550	62,549	62,549	-	62,549	0	-	0	

** Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JUNE 30, 2016

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	148,162	155,400	243,659	238,200	8,100	10,200
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	569,257	526,450	264,389	245,050	8,346	7,700
Investment Income	-	-	-	-	-	-
CY Transfers	-	-	104,369	132,855	9,553	13,853
Other Income	10,233	31,875	9,982	13,900	-	150
Total Operating Revenue	727,652	713,725	622,398	630,005	25,999	31,903
						(5,904)
Operating Expenses						
Administration	154,691	173,099	211,219	229,988	20,779	20,108
Tenant Services	-	50,650	56	250	-	10
Utilities	206,813	256,825	94,107	92,875	52	5,750
Ordinary maintenance & operations	217,287	160,580	233,556	203,223	3,793	3,775
Protective Services	-	-	-	-	-	-
General expense	46,877	67,450	83,460	103,670	1,375	2,260
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	101,984	5,121	-	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	727,652	713,725	622,398	630,005	25,999	31,903
						(5,904)
NET INCOME (LOSS)	0	0	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	0	0	0	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JUNE 30, 2016

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	98,246	109,800	83,450	78,600	35,277	39,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	62,404	57,700	80,407	73,750	62,009	57,450
Investment Income	-	-	-	-	143	165
CY Transfers	49,264	12,885	33,104	14,388	19,177	25,695
Other Income	3,182	3,000	10,293	4,125	1,670	3,550
Total Operating Revenue	213,096	183,385	207,254	170,863	118,276	125,860
						(7,584)
Operating Expenses						
Administration	110,016	106,763	61,562	63,183	54,506	52,485
Tenant Services	-	75	-	85	-	200
Utilities	2,516	1,650	3,412	1,925	11,177	9,450
Ordinary maintenance & operations	71,562	43,535	117,159	69,810	39,824	48,900
Protective Services	-	-	1,751	1,600	212	250
General expense	29,003	31,363	23,370	29,035	12,556	14,575
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	5,225	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	213,096	183,385	207,254	170,863	118,276	125,860
						(7,584)
NET INCOME (LOSS)	(0)	(0)	(0)	(0)	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	(0)	(0)	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JUNE 30, 2016

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	28,936	30,600	30,389	24,000	14,725	15,000	100,336	81,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Operating Subsidy	119,730	111,750	40,610	38,150	50,287	46,500	57,129	52,800
Investment Income	185	200	-	-	-	-	-	175
CY Transfers	-	13,983	15,285	11,623	-	-	-	-
Other Income	2,894	4,200	1,245	780	316	850	9,769	9,485
Total Operating Revenue	151,746	160,733	87,529	74,553	65,328	62,350	167,234	143,460
Operating Expenses								
Administration	68,067	56,595	43,777	33,978	37,485	30,075	74,363	68,110
Tenant Services	-	50	-	1,600	-	100	-	5,400
Utilities	4,980	5,925	373	2,450	2,013	2,363	14,879	16,800
Ordinary maintenance & operations	55,479	78,513	34,478	26,875	13,183	13,375	16,121	14,100
Protective Services	794	650	1,152	1,250	972	1,000	2,412	2,750
General expense	16,674	19,000	7,749	8,400	6,496	6,363	21,212	27,250
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	5,752	-	-	-	5,180	9,075	38,246	9,050
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	151,746	160,733	87,529	74,553	65,328	62,350	167,234	143,460
NET INCOME (LOSS)	(0)	-	0	-	(0)	-	(0)	-
Less: Restricted Income	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	0	-	(0)	-	(0)	-

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JUNE 30, 2016

	LIHTC/OTC Phase V		Miller Homes		Hopkins-Tancil	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	410,976	405,000	151,353	152,400	752,923	643,200
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	-	-	-	-	7	10
CY Transfers	-	-	-	-	-	-
Other Income	15,391	9,300	3,249	2,575	10,245	14,000
Total Operating Revenue	426,367	414,300	154,602	154,975	763,175	657,210
Operating Expenses						
Administration	114,991	99,550	47,708	66,913	106,654	141,225
Tenant Services	-	45,500	-	25,000	-	27,500
Utilities	13,011	10,400	330	450	104,684	124,250
Ordinary maintenance & operations	29,785	61,100	21,918	33,625	157,546	181,400
Protective Services	1,847	2,500	15	100	470	400
General expense	42,141	31,700	14,059	11,675	50,884	67,500
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	224,591	163,550	70,572	17,213	342,937	114,935
Transfers	-	-	-	-	-	-
Total Operating Expense	426,367	414,300	154,602	154,975	763,175	657,210
NET INCOME (LOSS)	(0)	(0)	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	0	0	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JUNE 30, 2016

	LIHTC/Quaker Hill LP		Princess Square		LIHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	580,785	573,000	542,965	500,400	135,212	168,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	237	300	-	-	22	50
CY Transfers	-	-	-	-	4,423	-
Other Income	10,558	9,938	550	12,638	6,784	3,925
Total Operating Revenue	591,581	583,238	543,515	513,038	146,442	171,975
						(25,533)
Operating Expenses						
Administration	179,882	199,538	62,897	88,463	27,978	36,863
Tenant Services	-	3,750	-	6,000	-	50
Utilities	2,078	1,350	46,796	47,000	18,662	16,700
Ordinary maintenance & operations	60,507	58,275	122,669	157,000	23,109	30,175
Protective Services	54	-	277	500	16	50
General expense	100,654	99,300	120,363	200,900	43,329	51,650
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	45,906	45,300	-	-	33,348	33,500
CY Reserves	202,501	175,725	190,513	13,175	-	2,988
Transfers	-	-	-	-	-	-
Total Operating Expense	591,581	583,238	543,515	513,038	146,442	171,975
						(25,533)
NET INCOME (LOSS)	(0)	(0)	0	-	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	0	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING JUNE 30, 2016

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	10,426,070	10,086,000	662,267	577,000	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	815,586	750,000	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	67,138	65,000	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	116	2,165	55	35	20	20
CY Transfers	431,187	44,105	387,082	-	27,609	27,609
Other Income	1,296	7,500	(6,204)	-	3,960	(27,813)
Total Operating Revenue	11,674,255	10,889,770	729,460	642,035	31,589	31,773
						(184)
Operating Expenses						
Administration	683,613	602,500	43,542	44,505	31,218	29,750
Tenant Services	-	-	-	-	371	2,023
Utilities	5,612	3,750	-	-	-	-
Ordinary maintenance & operations	8,326	10,670	844	-	-	-
Protective Services	778	1,750	-	-	-	-
General expense	204,710	185,100	7,407	14,575	-	-
Housing Assistance Payments	10,771,215	10,086,000	606,119	577,000	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	71,548	5,955	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	11,674,255	10,889,770	729,460	642,035	31,589	31,773
						(184)
NET INCOME (LOSS)	0	0	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	0	0	0	0	0

**Loss reduces unrestricted reserves

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES




Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblat

Roy Priest, Chief Executive Officer

DATE: July 20, 2016
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 06/30/2016**

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

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

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

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

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

The last sections of this report include legal activities related to the management and operation of the developments, on a Year-to-Date basis. The current report shows June, 2016 activities.

TABLE A

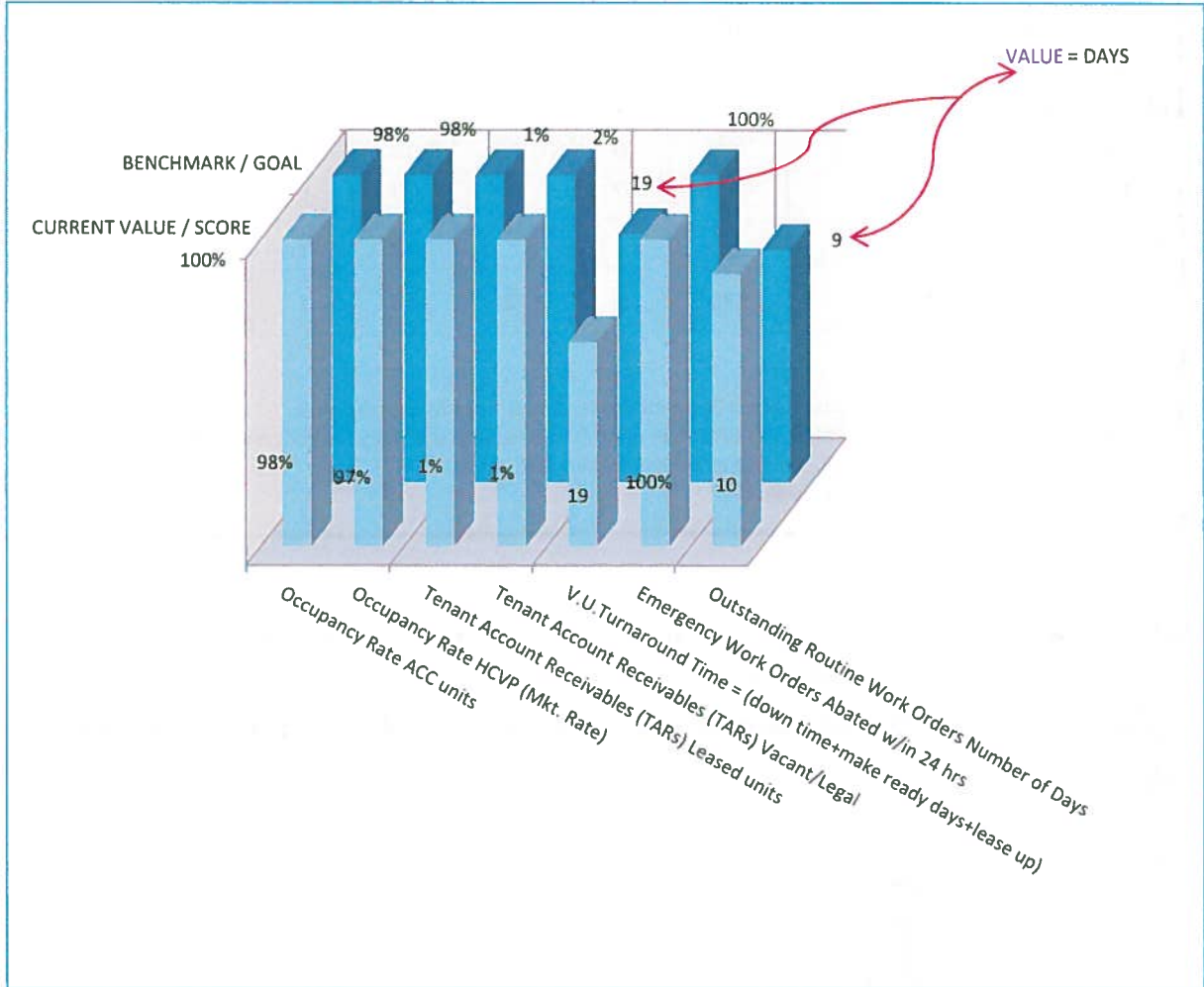
Performance Indicators for Board Monitoring for the current reporting period

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS	
1 Occupancy Rate ACC units (PH) (*)	98%	97%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details	
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	97%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report	
3 Tenant Account Receivables (TARs) - Occupied Units (*)	2.6%	1.89%	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 (*)	3.7%	2.33%	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.

CHART A

Performance Indicators for current Board Monitoring Reporting Period



■ CURRENT VALUE / SCORE ■ BENCHMARK / GOAL

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

TABLE B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (June 2016) & projected vacancy for Next Reporting Period (July 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	5	4	5%	2	1	0
Quaker Hill	60	0	2	3%	0	2	0
Hopkins-Tancil Courts (2)	108	3	3	3%	2	2	0
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	0	1	4%	0	1	0
Old Town Commons (James Bland V)	54	1	2	3%	1	2	0
TOTALS (3)	330	9	12	3%	5	8	-

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**

CHART B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (June 2016)

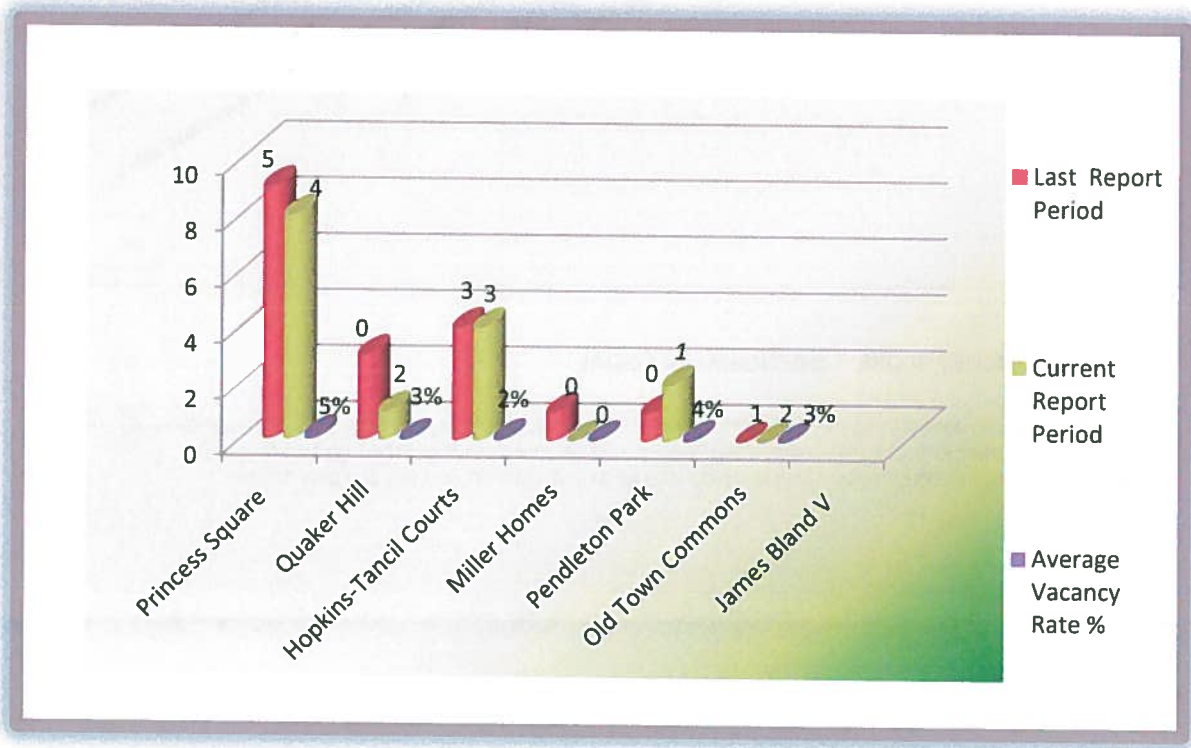
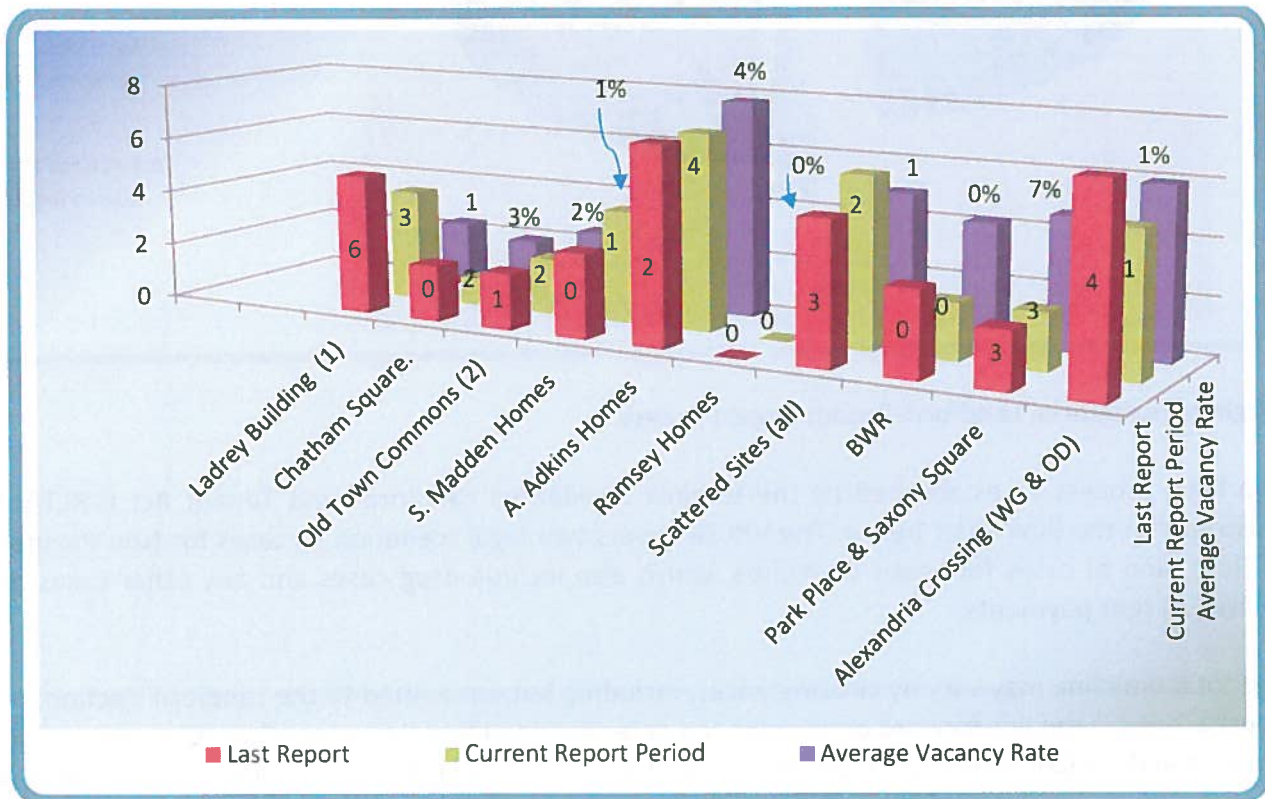


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (June 2016) and Projected Vacancy for next reporting period (July 2016)

DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	170	6	3	1%	3	0	0
Chatham Square.	52	0	2	3%	0	2	0
Old Town Commons (2)	80	1	2	2%	1	1	0
S. Madden Homes	66	0	1	1%	0	1	0
A. Adkins Homes (3)	90	4	4	4%	1	1	0
Ramsey Homes	15	0	0	0%	0	0	0
Scattered Sites (all)	121	3	2	1%	2	1	0
BWR	48	0	0	0%	0	0	0
Park Place & Saxony Square	43	3	3	7%	1	1	0
Alexandria Crossing (WG & OD)	84	4	1	1%	3	0	0
TOTALS: (4) (values are rounded up/down)	769	21	18	2%	11	7	-

NOTES:
 (1) Total 170 Units: one unit occupied by a RPO
 (2) Count include JB Phases 1, 2 3 and 4
 (3) One unit occupied by an RPO
 (*) Projected for the next reporting period

CHART C: Vacancy Activity Tracking Report for ACC Units for current reporting period (June 2016)



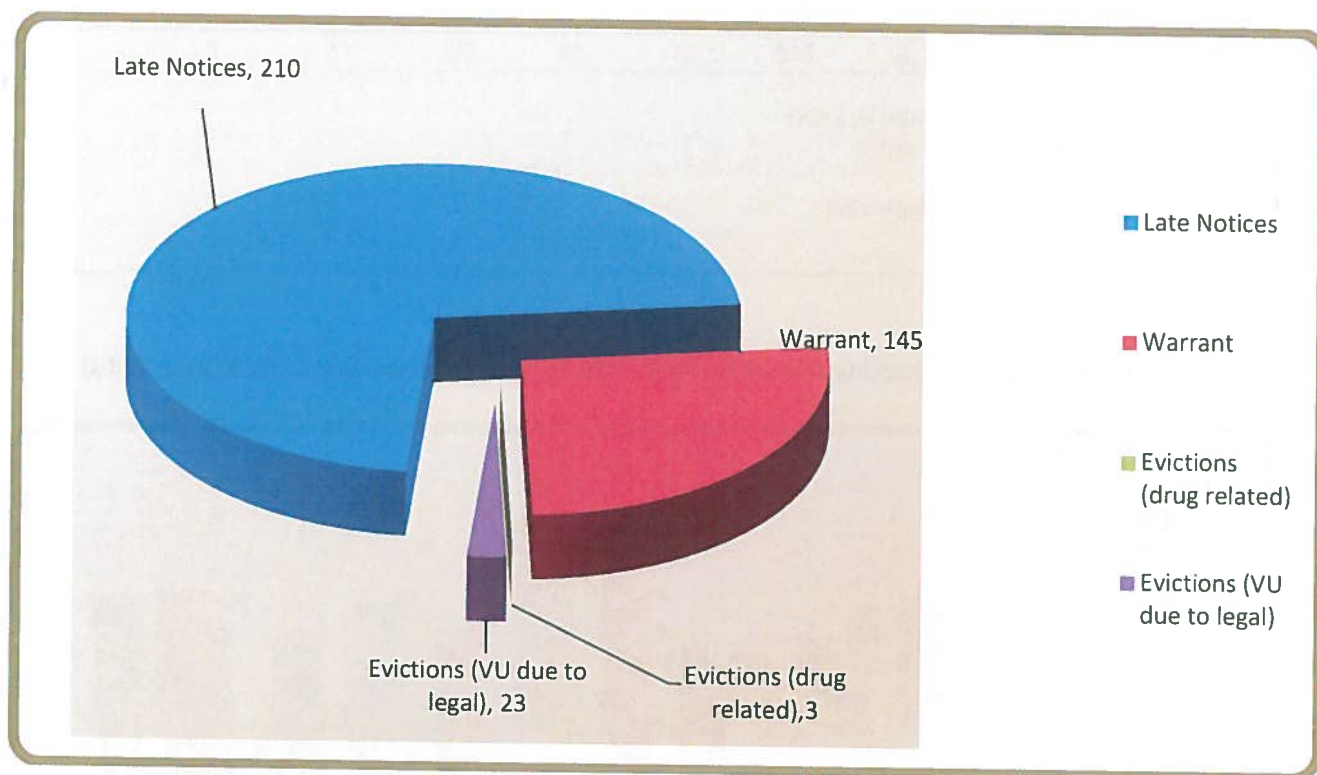
I. Year-to-Date Administrative & Legal Activities

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

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

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

CHART D: Year to Date Administrative & Legal Activities

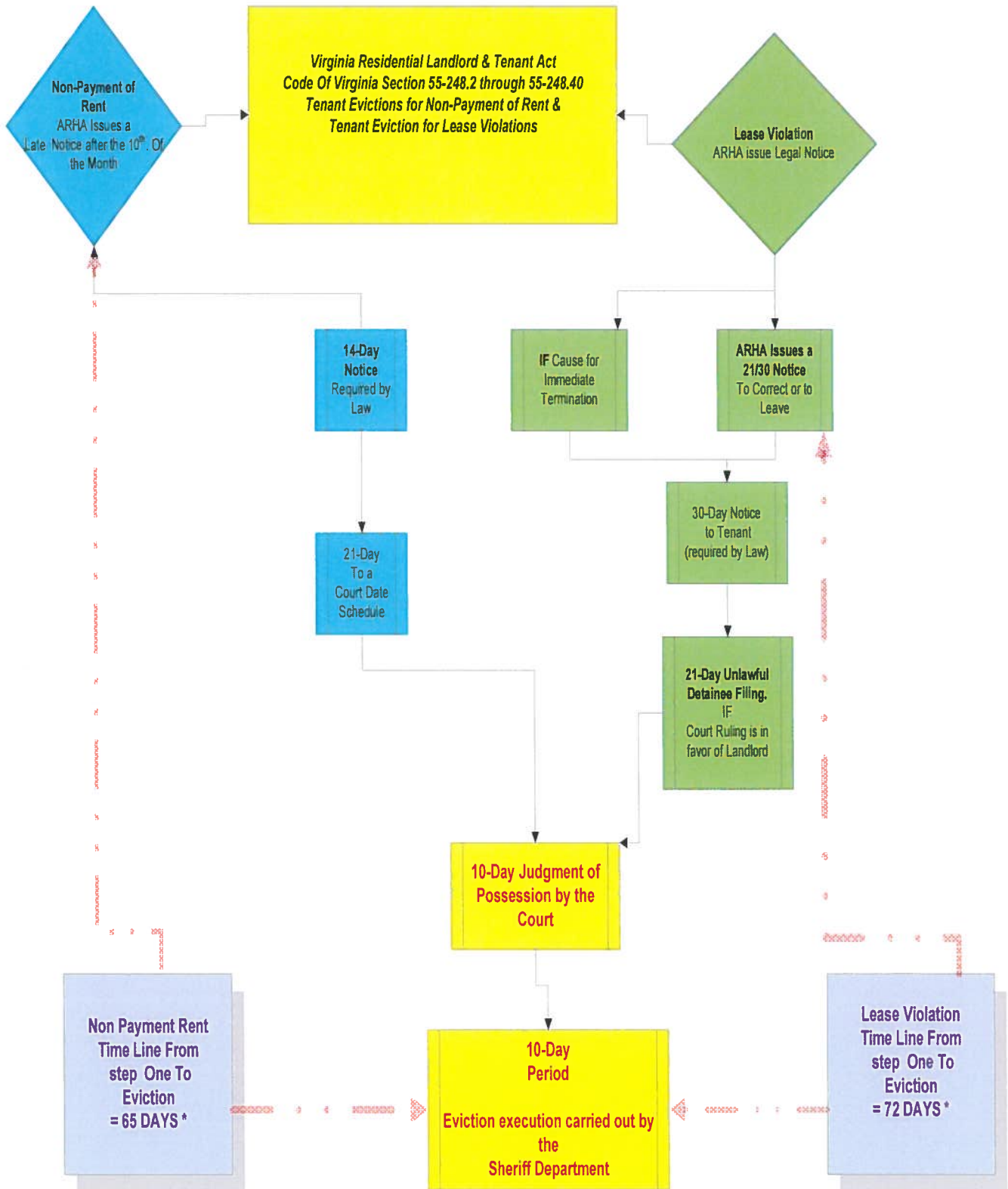


Virginia Residential Landlord-Tenant Legal Process

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

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

VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



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



Commissioners:

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: July 21, 2016

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

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 85% of the annual contributions contract (ACC) with 102% of the budget authority expended. There were 73 vouchers issued and not under lease at the end of the month. Based on current funding allocations, per unit cost is approximately, \$1066.

The utilization summary is as follows;

- 5 - New admissions for HCV tenant based rental assistance
- 3 - 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

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



Voucher Management System (VMS) Data reported for June 2016

Homeownership	17
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	210
Tenant Protection	80
All Other Vouchers	1,287
Total Vouchers	1,633
Number of Vouchers Under Lease on the last day of the month	1,642
HA Owned Units Leased – included in the units lease above	215
New vouchers issued but not under contract as of the last day of the month	73
Portable Vouchers Administered (Port In)	10
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78
Number of Hard to Housed Families Leased	4

Total ACC	1,926
Total Vouchers Allocated	1,715
Total Vouches Available	211

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

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of June 30, 2016**

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

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

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1639	6/16	204	17	1,452	1,398	96

Indicator #9: Annual Re-examinations

Percentage of families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.	0%
Number of Families in Current Database	Number of Late Reexaminations
1400	1

Indicator #10: Correct Tenant Rent Calculations

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold	0%
Number of Families in Current Database	Number of Rent Discrepancies
1013	0

Indicator 11: Pre-contract HQS Inspections

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract	100%
Number of Families in Current Database	Number of Inspections On or Before Effective Date
230	230

Indicator 12: Annual HQS Inspections

Percentage of units under contract where annual HQS inspection is overdue (%) (Percentage includes all inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.	0%
Number of Families in Current Database	Number of Late Inspections
1,307	0

Indicator 14: Family Self Sufficiency Enrollment

Enrolled		Escrow Balance		Points
80% or more		30% or more		10
60%-79%		30% or more		8
80% or more		Less than 30%		5
Less than 60%		30% or more		5
60%-79%		Less than 30%		3
Less than 60%		Less than 30%		0
Number of Mandatory Slots*	Number of families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
11	38	345	9	32



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, Chief Executive Officer

DATE: July 21, 2016
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy O. Priest*
SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

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

Staff: Vanessa Greene, Cynthia Pearce, Starr Robertson

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
23	18	21	32

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
43	2	16	9

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	351
Financial	
Daily living skills and entitlements	
Transportation	490
Enrollments and registrations	2
Sick and shut-in	6
Family planning & Assessments	

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
-	-	-	\$370.09

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
1	8	-	13

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)

Partnerships: (Cont'd)

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)

Upcoming Highlights:

- **Monday, July 18 – Golden Zumba Class, 10:30 a.m.**
- **Tuesday, July 19 – Wellness Presentation on Insect Bites/Emergency Preparedness by Walgreens' Pharmacist Krystal Patel, 10:00**
- **Wednesdays, July 20, 27 & 29 – Waterworks in CHRC Pool, 12 Noon**
- **Monday, July 25 – Tai Chi Class w/Stephan, 10:00**
- **Wednesday, July 27 – Discussion w/Katie Leonard, Partnership for a Healthier Alexandria, 10:00**
- **Thursday, July 28 – Senior Game Day @ Lee Center, 11:00**
- **Friday, July 29 – Shoppers to Miller's & Dutch Amish Farmers' Markets, 12:00**

Resource Learning Center: Ruby Tucker Family Center (RTFC)

Staff: Jason Ellis, Gaynelle Diaz, 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	2	3	82%	51%
Youth (4-18)	20	15	8	6	75%	87%

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	5
School visits/ PTA meeting	6
Food distribution	144
Clothing distribution	1
Resident Association attendance	0

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
	\$115.50		\$625

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
3	62	44	55

Partnerships:

- RTFC was selected for the International Game Technology PLC's After School Advantage Program, which will be providing a new computer lab for ARHA families. The grant was a partnership between ACPS and ARHA.

Special Notes/Upcoming Events:

- Computer Open House, Thursday July 28 @ Tancil Courtyard, 11 am
- National Night Out, Tuesday Aug 2 @ Tancil Courtyard, 6pm
- Started our first ever 3-week, summer performing arts camp for middle school age residents.

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

Staff: Dorothy Mwawasi

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	-	-	-	-	-	0
Public Housing	31	0	0	3	7	20
Housing Choice	48	0	0	3	6	12
Agency wide	0	5	2	1	0	10
TOTALS	79	5	2	7	13	42

Finances:

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

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
26	\$100,772.03	37	\$14,736.38	\$545,246.23

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'ment
James Bland V							
Public Housing	1	4	0	0	0	0	3
Housing Choice	1	3	1	0	1	0	0
Agency wide	0	0	14	0	2	0	0
TOTALS	2	7	15	0	0	0	3

Special Notes:

Partnerships: Renewed with the following organizations:

Van Do, Program Assistant, SNAP, Virginia Extension Services, Arlington, VA

Upcoming Events:

Presented by: FSS Coordinator

Topic: Budgeting 101

When: Tuesday, July 18th, 2016 at 4pm-5pm

Where: Main Conference Room, ARHA Offices

Presented by: FSS Coordinator

Event: Budgeting 101

When: Tuesday, July 26th at 10am-11am

Where: Main Conference Room, ARHA Offices

Presented by: FSS Coordinator

Event: Budgeting 101

When: Tuesday, August 9th, 2016 at 4pm-5pm

Where: Main Conference Room, ARHA Offices

Presented by: B Sewell, Workforce Development Center

Event: Managing Credit

When: Thursday, August 11th, 2016 at 10am-11am

Where: Main Conference Room, ARHA Offices

Presented by: Stephanie Wright, Together We Bake

Event: Information Session on Baking Class

When: Thursday, August 18th at 3pm-4pm

Where: Main Conference Room, ARHA Offices

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

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

Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: July 20, 2016
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

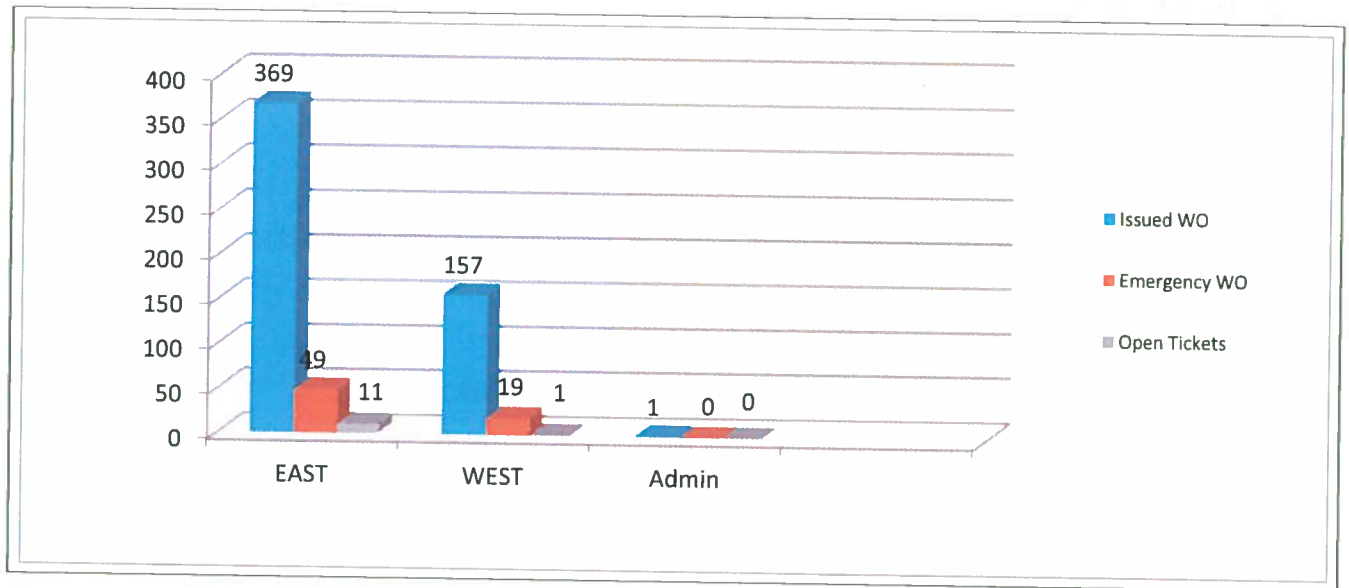
A. Work Order Summary

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

Table I – Reporting Period: 06/01/2016 to 06/30/2016

Issued WO’s	527	Includes all work orders generated during this period
Completed WO’s	515	Includes all work orders completed during this period
Emergency WO’s	68	Includes all emergency work orders issued and completed within 24-hours
Open WO’s	12	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, sixteen (16) additional units added for rehabilitation and turnover work. Fifteen (15) units have been completed and turned over (make ready time) to Asset for leasing as of the end of the current reporting period. Refer to the Asset Management report for additional details.

2. Security Improvements:

Staff has procured a new security system for Andrew Adkins Homes through Stanley Security Inc., consisting of eight closed circuit IP cameras and the setting on the communication infrastructure, including but not limited to the intranet for remote/WEB access monitoring, system power, physical installation, programing, and the site preparation to enable unobstructed view by the cameras (tree's trimming, site and public lighting conditions).

3. Site Lighting:

Upgrades to Samuel Madden Homes have been completed and staff is in the process of completing upgrades to Andrew Adkins and Hopkins-Tancil Homes. The upgrades of the system included the replacement of the old fixtures and lamps using conventional ballasts, with new LED lights, which are more energy efficient and do not require the use of ballasts.

Work is expected to last until July 29, 2016, weather conditions permitting.

DEVELOPMENT




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: JULY 25, 2016
TO: DANIEL BAUMAN, CHAIRMAN AND THE ARHA BOARD OF COMMISSIONERS
FROM: ROY O. PRIEST, SECRETARY-TREASURER 
SUBJECT: DEVELOPMENT UPDATE, JULY 2016

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Information for this matter was provided under separate cover to be discussed in Executive Session.

RAMSEY HOMES

Project Manager, Leroy Battle

There have been milestone meetings held with the City to advance the Ramsey Homes development proposal, as well as some critical submissions. Occuring in this reporting period were:

- June 28: Meeting of the City Council to determine the preferred concept for the Ramsey Homes development site. The City met to discuss the merits of the Proposed Concept (2 buildings, 3-stories) versus the Alternate Concept (1 building, 3-4 stories with one preserved building). The final recommendation was a permutation of the Alternate Concept which demolishes all four buildings, moves the one building to the Wythe Street boundary of the development site and creates a large open lawn area on the Pendleton Street boundary. We are currently working with the city staff to fine tune the details of this plan of development.
- July 7: Parker-Gray BAR Work Session #3 Submission – A submission was made to the BAR staff for the July 27, 2016 BAR Work Session #3.
- July 14: City/ARHA Redevelopment Work Group convened to discuss, among other issues, the City Council recommendations and direction from the June 28th meeting; ARHA Board Resolution 624 affirming the preferred development option; ARHA Board perspectives; Programming of the Open Space that resulted when the building shifted to the Wythe Street boundary; reciprocal participation of staffs in Executive Sessions, Developer Partner RFP update, and Section 106. The full agenda with handouts can be viewed on the vhdllc website at www.vhdllc.us.
- July 22nd: Concept 2 submission due to the City. This deadline was met.

Section 106

The documentary study has been completed and we have received comments from Alexandria Archeology and Al Cox (BAR); this study was quite involved. Once any necessary revisions are made, an updated report will be submitted to Alexandria Archeology and the Virginia Department of Historic Resources.

During the week of July 18th Section 106 related work was performed. If you drive by there is significant activity with not less than a 6 member crew working under the direct supervision of an archeologist. Test pits have been dug on the site which revealed that most of the site is covered by less than one foot of mid-20th century fill that caps a buried surface containing artifacts dating from the late 18th century through the early 20th century. Many of the historic artifacts are likely associated with the 19th century house that was on the site and with the Civil War military occupation. So far no intact buried features (e.g. refuse pits, foundations, etc.) have been found; however, preservation of the buried surface indicates that any such features on the site may also be intact. Most of this information is from the initial shovel testing. The digging of test pits and related lab analysis is ongoing, as a result, the consultant does not have enough information to prepare recommendations at this time. Please see photos at the end of this report.

They feel that the buried surface and historic artifacts found in those soils may be significant, but the degree of mixing with later (early 20th century) refuse may be problematic. This is a focus of the ongoing analysis. In their opinion, machine excavations will not be needed at this level of investigation.

Should they recommend the site as “significant” (i.e. eligible for listing on the National Register) and Alexandria Archaeology and the DHR concur (or if they recommend the site ineligible and the agencies do not concur); this would result in a requirement for mitigation of the archeological site.

Notices were previously sent out soliciting interest from persons wishing to serve as “Consulting Parties” for the mitigation discussion; one meeting was held in June. A second public meeting on the Section 106 process will occur in the fall.

Next Reporting Period

- July 27: BAR Work Session; Council Chambers. We will present the latest concept of the development plan to the BAR with the understanding that the size and mass were determined by the City Council on June 28 and the discussion should focus on catching up and orienting the two new BAR members, the architecture and the programming of the open space.
- August 12: City staff will provide comments on the Concept 2 submission.
- August 26: ARHA to submit Preliminary Plan/Completeness submission.

HUD APPROVAL OF A SECOND AMENDMENT TO THE 2008 JAMES BLAND DISPOSITION APPLICATION

The Portfolio Management staff have been providing clarifications to HUD for the amendment to the 2008 Disposition Application submitted for the James Bland redevelopment to inform HUD on how we intend to use the surplus proceeds from the disposition. Our contact at HUD has followed up with additional directives, requesting supplementary details on the nature of the City Loan, and elements of the proposed redevelopment projects at Samuel Madden and Cameron Valley, wherein proceeds of the funds from James Bland disposition are proposed to be used. The team is producing a formal response to HUD’s questions and expects to receive HUD’s guidance 75 days thereafter, unless the information generates additional followup questions.

PORTFOLIO MANAGEMENT

DeeDee George, Portfolio Manager

ARHA's LIHTC portfolio is scheduled for its routine annual site visit and audits from the tax credit investors. Richman Asset Management's representative toured the Chatham Square property on July 14th and conducted a review of tenant files. The representative was complimentary of the units, physical inspection and accounting reviews, and is expected to follow up with their compliance department about an outstanding (2013) audit finding and report back to ARHA with their recommendations.

The next audit is scheduled with the Compliance and Asset Management Department of the Virginia Housing Development Authority's Rental Housing Division on July 20th and 21st. This audit will review tenant files for James Chatham Square, James Bland I and II, Braddock Whiting Reynolds, and Quaker Hill.

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY (CRHA)

The Alexandria Redevelopment and Housing Authority (ARHA) Technical Assistance Team has completed its onsite engagement with the Charlottesville Redevelopment and Housing Authority ("CRHA") and will present a Corrective Action Plan for submission to the United States Department of Housing and Urban Development ("HUD") for project completion. In the final stages of the consultancy, ARHA's team worked directly with the onboarding of CRHA's new Executive Director and is proposing a reorganization plan to better implement a new asset management model and a prospective budget to support the reorganization. The Team will consider extending its contract for additional services to CRHA after the completion of the initial consultancy to include areas of management in accounting services, capital improvement project planning and organizational administration. This contract is an ARHA agency-wide effort that is being administered by Portfolio Management.

COMMUNICATIONS & CIVIC ENGAGEMENT

Communications and Civic Engagement Coordinator, Alisha Ault

The VHDLLC website's *Ramsey Homes Redevelopment* page will be updated with the latest meeting information from July.

An *FAQ* page has been added under the *Ramsey Homes Redevelopment* page with answers to common questions regarding the Ramsey Homes and ARHA Redevelopment in general.

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.

A new tab has been added called "In Planning," which details plans for the five RFP sites, Selected Developers, and plans for redevelopment. The information is limited in this area because the federal procurement process is not closed out and that process continues to be governed by federal regulations.

Site traffic has been particularly high on days after City Council addresses Ramsey Homes. For example, on June 30th, after the June 28th City Council Legislative Meeting, the VHDLLC website had 187 page views in one day (See Graph 1 below).

GRAPH 1 VHDLLC WEB PAGE ACTIVITY



RAMSEY SECTION 106 AERCHEOLOGICAL TEST PIT DIGS

Photography courtesy of Leroy Battle









CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairman
Anitra Androh


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: July 19, 2016

TO: Chairman Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: APPROVAL OF RESOLUTION 625, ALLOWING STAFF TO INCREASE THE PURCHASE ORDER AMOUNT FOR DOCUMENTARY STUDY AND ARCHITECTURAL DOCUMENTATION TO INCLUDE ARCHEOLOGY AND MITIGATION RELATED TO THE DEVELOPMENT REVIEW PROCESS FOR THE REDEVELOPMENT OF RAMSEY HOMES

ISSUE:

The cost of the documentation related to the history and recordation/treatment of same in the redevelopment of the Ramsey Homes will require an increase in order to complete the additional scope added by the outcome of the earlier processes.

DISCUSSION:

The Site is located in the Parker-Gray District, therefore, the development review process requires the Parker-Gray BAR approve a Permit to Demolish. This Site also contributes to the "Uptown/Parker-Gray Historic District" listed on the Virginia Landmarks Register (VLR) in 2008 and the National Register of Historic Place (NRHP) in 2010. The level of scrutiny related to the history of the Site has caused the consulting related to the recordation and mitigation of the Site to require additional resources for the consultant that ARHA procured these services from, Wetland Studies and Solutions, Inc. ("Wetlands").

Originally, ARHA solicited quotes for services from three vendors; Wetland being one and JMA being one. JMA was originally selected and was subsequently terminated after the BAR denied ARHA's Permit to Demolish. At that time ARHA reached out to Wetlands to expedite the re-working of the documentary study prepared by JMA in order to ready ARHA for the City Council hearing of the appeal. The original scope of work related to: 1) preparation and approval of a documentary study; 2) preparation of a documentary study and archeological assessment; 3) architectural documentation; 4) preparation of public summary. The outcome of this work informed a resulting scope of services that was not fully anticipated, in fact it was noted by the consultant that "HABS-level documentation standards generally represents the most intensive level of architectural documentation that may be required and represents greater effort than the intensive-level documentation that is often accepted by the Virginia Department of Historic Resources (DHR) for the architectural mitigation under Section 106 of the National Historic Preservation Act (NHPA)". This intensive-level of documentation was



required by the City pursuant to Staff Recommendations #2 and #3, as enumerated in Docket Item #1 BAR Case #2015-0088. The original contract with Wetlands was executed on June 1, 2015 in the amount of \$38,500 so Board approval was not required. In August, 2015, an increase to this original scope was added due to "expectations and requirements by city staff for all research and documentation have exceeded what is typically required for development projects in the City of Alexandria". This change still did not rise to the amount of Board approval.

In subsequent hearings and staff reports, the city staff recommendations relevant to DSUP 2014-0035 include requirements for conducting an Archaeological Evaluation onsite and for onsite and offsite public interpretation of cultural resources. Following their review of the Documentary Study conducted, Alexandria Archaeology required ARHA as the applicant to conduct a Phase I/II archeological investigation ("Archaeological Evaluation"); this work along with work associated with the Section 106 that HUD has since initiated is required to complete the efforts that have started related to the redevelopment of the Site. The additional scope includes: 1) Archaeological Evaluation; 2) Archaeological Evaluation reporting of the results; 3) Resource Management Plan preparation and approval; 4) Archeological monitoring for building demolition; 5) Section 106 consultation and preparation of a Memorandum of Agreement ("MOA"); 6) historic theme and marker consultation; 7) meetings, coordination and response. A Phase III archeological investigation is not included and would add to these costs. Without the initial scope, there was no way to determine what the additional scope would be and staff feels that it is too late in the process to change vendors to provide the follow-up work.

RECCOMENDATION:

That the ARHA Board of Commissioners approve additional resources for Wetland Studies and Solutions, Inc. to perform the additional scope required by the outcome of the initial level of services provided.

FISCAL IMPACT:

Based on the cost estimate provided by ARHA and its consultant team, the cost of the additional consultant services will be an amount not to exceed \$89,700.

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

APPROVAL OF THE BOARD OF COMMISSIONERS TO ALLOW STAFF TO INCREASE THE PURCHASE ORDER AMOUNT FOR DOCUMENTARY STUDY AND ARCHITECTURAL DOCUMENTATION TO INCLUDE ARCHEOLOGY AND MITIGATION RELATED TO THE DEVELOPMENT REVIEW PROCESS FOR THE REDEVELOPMENT OF RAMSEY HOMES

RESOLUTION NO. 625

WHEREAS, the Ramsey Homes site contributes to the “Uptown/Parker-Gray Historic District”, which District was listed in 2008 on the Virginia Landmarks Register (VLR), was listed in 2010 on the National Register of Historic Places (NRHP), and it is federally-owned land, therefore, there are certain requirements related to the recordation and mitigation of the history at the local, and state level and Section 106 regulations guide the federal effort; and,

WHEREAS, ARHA procured the required services for recordation of the history on June 1, 2015 from Wetland Studies and Solutions, Inc. (“Wetlands”) for a scope of work in the amount of \$38,500; and,

WHEREAS, the original contract amount was less than the small purchase limit, therefore did not require ARHA Board approval; and,

WHEREAS, in August, 2015, an increase to this original scope was added due to, “expectations and requirements by city staff for all research and documentation [which] have exceeded what is typically required for development projects in the City of Alexandria”; which increase still did not require Board action; and,

WHEREAS, the level of scrutiny related to the history of the Ramsey Homes site has again caused the consulting related to the recordation and mitigation of the Site to require additional resources from Wetlands to complete the current requirements; however, this increase will cause ARHA to exceed its small purchase limit therefore required Board approval; and,

WHEREAS, this work must be completed in order for the local development approvals to be secured and the Section 106 process to be concluded and Wetlands is currently on-site and has the most knowledge of the project, therefore is the most efficient choice for completing the work.

NOW, THEREFORE BE IT RESOLVED, by the ARHA Board of Commissioners, that staff is authorized to increase the original purchase order by the amount of \$89,700, in order for Wetlands to perform the requested archeological exploration and documentary studies pursuant to the development review process approvals and the Section 106 regulations.

Adopted this _____ day of July, 2016

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Roy Priest
Its: Chief Executive Officer

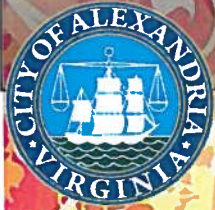
By: _____
Daniel Bauman
Its: Chairman

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS

OTHER
BUSINESS



Department of Recreation, Parks & Cultural Activities Presents

**Free
Admission**

Charles Houston Live !!!

CONCERT SERIES

Join us for this FREE Concert Series this summer, which will include live bands, movies under the stars and much more!

July 8th – August 29th

6pm – 9pm

Concert Series

Featured Artist

7/8: PBC Vocal Band

7/15: Mike Elish

7/22: Color School
Acoustic

7/29: Janna Audey

8/5: Dan Barry

8/12: DJ Performance

8/19: Vim & Vigor

8/26: Alex W. Young

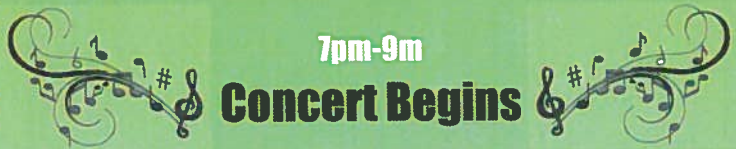


6:00PM

Food Trucks ♥ Games ♥ Activities ♥ Pool Access

7pm-9m

Concert Begins



The Washington Post

Run-down Ramsey Homes to be torn down, replaced by mixed-income housing



Alexandria's 74-year-old Ramsey Homes, which house 15 families in the historic Parker-Gray neighborhood, will be razed and replaced by a single four-story building housing 52 apartments. (Patricia Sullivan/The Washington Post)

By [Patricia Sullivan](#)

June 29

The Alexandria City Council is telling the city's public housing agency to replace the run-down Ramsey Homes apartment complex with a 52-unit, mixed-income building, without attempting to preserve any remnants of the segregated federal housing.

The unanimous vote Tuesday night, which reversed guidance that the council members gave in February, added yet another twist to the long-running saga of the effort by the Alexandria Redevelopment and Housing Authority (ARHA) to raze four low-rise apartment houses along busy Patrick Street.

The council was presented with two options: Build 53 new affordable apartments in two three-story buildings, or provide 52 units in a single four-story building and renovate one historic building for two new apartments.

But the council created a third option, which the city's planning chief said his staff had not yet vetted to ensure that it is doable: Build the four-story, 52-unit structure, raze the existing buildings to provide more open space and move the new complex closer to the Charles Houston Recreation Center, which would place the green space directly across Pendleton Street from a row of privately owned townhomes.

The result was surprising, because after a series of contentious meetings in February, the council ordered city staff and the housing authority to work closely to come up with better choices on what to do about the mustard-colored apartments at 699 Patrick St.

Historic preservation was clearly a priority for Mayor Allison Silberberg, who with fellow Democratic council members Redella S. "Del" Pepper and Timothy Lovain tried to extract a promise from the ARHA last fall to save two of the four buildings.

Silberberg said Tuesday that although she strongly supports historic preservation, she didn't want to save the four 74-year-old buildings at the cost of open space, which neighbors wanted.

The apartments, which the federal government built from 1940 to 1942 to house African American defense workers, have long been outdated, and they lack adequate heating, electrical systems and plumbing. Many doorways and bathrooms are inaccessible to people with disabilities.

Council member Willie F. Bailey Sr. (D), who is African American and recalled seeing Ku Klux Klan rallies as a youngster in southern Virginia, said that if the city surveyed all its African American residents, he was sure none would care about preserving buildings from the Jim Crow era.

“I don’t need anything to remind me of what went on back then,” Bailey said. “I just wish we could find a way to add on more affordable housing,” he said.

The struggle to find affordable housing is acute throughout Northern Virginia, especially in such communities as Alexandria, where there is little or no open space left. The city has lost more than 12,000 low-to-middle-income apartments since 2000. Ramsey Homes, as public housing, serves the lowest-income group.

The fight over the project was more about politics than housing, though, as the owners of the townhomes sought to exercise some control over the redevelopment and the newly elected mayor wavered between catering to those residents and trying to satisfy historic preservationists and affordable-housing advocates. Meanwhile, council members, some of whom were nursing a years-long feud with the public housing agency, remained openly mistrustful of the agency and prone to anger over their differences.

The Ramsey Homes redevelopment project is expected to cost about \$17.5 million, said ARHA chief executive Roy Priest, almost entirely paid for with federal money. The city may put in as much as \$800,000 if an overhead power line along Wythe Street is buried, but it was unclear Tuesday night if that will be required.

Karl Moritz, head of the city’s planning department, warned the council that his staff had not researched whether the four-story building could be moved to the north, and he cited possible conflict with an underground storm-water vault, which annoyed several council members. Moritz said that his staff will research the issue and that he will keep the council informed. This was the council’s last meeting before a two-month summer recess.

No design for the redevelopment has been created, and it is likely to be the end of the year before a special-use permit on the project comes back to the council. The ARHA plans to submit the project for federal funds in March 2017.

ARHA To Receive \$138,000 In Federal Funds To Help Public Housing Residents Achieve Self-Sufficiency

July 18th 2016

Today, Sens. Mark R. Warner and Tim Kaine (both D-VA) announced that 19 Virginia localities will receive more than \$2 million in grants from the U.S. Department of Housing and Urban Development. The funding will help Virginia families who receive federal housing vouchers and public housing residents reduce their dependency on welfare assistance and rental subsidies by providing tools and resources that will assist them in gaining job skills and increasing their earned income.

"These funds will help empower Virginia families to pull themselves out of poverty through educational opportunities, job training, and counseling," said both Senators. "By giving individuals the tools they need to succeed, we help strengthen Virginia's economy and reduce dependency on already-overburdened public assistance programs in our state."

The Family Self-Sufficiency program, whose goal is to increase earned income and decrease welfare program dependency, administers the funds to local government housing entities. Once an eligible family is selected, a contract is established for a 5-7-year period that incorporates individualized training and outlines both short and long-term goals. Resources and special services such as childcare, transportation, education, job training, employment counseling, financial literacy, and homeownership counseling are provided to families through service providers in the community.

The following Virginia communities will receive funding from HUD's Family Self-Sufficiency (FSS) Program:

- **Portsmouth** Redevelopment and Housing Authority: \$196,272
- **Bristol** Redevelopment and Housing Authority: \$41,843
- **Newport News** Redevelopment and Housing Authority: \$148,068
- **Alexandria** Redevelopment & Housing Authority: \$138,000
- **Hopewell** Redevelopment and Housing Authority: \$69,000
- **Norfolk** Redevelopment and Housing Authority: \$332,175
- **Richmond** Redevelopment and Housing Authority: \$69,000
- **Danville** Redevelopment and Housing Authority: \$47,271
- **City of Roanoke** Redevelopment and Housing Authority: \$161,460
- **Chesapeake** Redevelopment & Housing Authority: \$162,030

- **Hampton** Redevelopment & Housing Authority: \$50,813
- **Franklin** Redevelopment and Housing Authority: \$60,000
- **Fairfax County** Redevelopment and Housing Authority: \$138,000
- **Waynesboro** Redevelopment and Housing Authority: \$83,321
- **Suffolk** Redevelopment and Housing Authority: \$104,340
- **County of Loudoun**: \$67,326
- **City of Virginia Beach** Dept. of Housing and Neighborhood Preservation: \$48,435
- **James City County** Office of Housing & Community Development: \$23,990
- **Prince William County** Office of Housing & Community Development: \$69,000



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

July 25, 2016

Dear Community Businesses/and Neighbors:

On Tuesday, August 2nd, government agencies, local community organizations, including the Alexandria Redevelopment and Housing Authority will be hosting the annual National Night Out (NNO) activities at locations throughout the City (*see other side for the location nearest you*). These events are held in conjunction with the Public Safety Agencies. Most events begin around 6:00 p.m. (ARHA events are from 6:00 p.m. to 8:00 p.m.).

NNO is a great crime prevention tool that encourages neighbors to get together to help/fight and prevent crime in their communities. Neighbors get to know each other and begin to pay attention to their surroundings which will allow them to recognize and report suspicious people or vehicles. The more you know about your neighborhood, the more you can do to make it safe.

We want you to join us for an evening of food, fun and public safety demonstration that are of interest to the entire family. You can meet law enforcement officials, as well as many local, state and federal agency representatives.

NNO has proven to be an effective, inexpensive, and enjoyable event that promotes neighborhood spirit and police-community relationships that aid the fight for a safer City and nation. If you or your business would like to participate, volunteer or are interested contributing funds, please contact Ian Hawkins, ARHA staff, at 703.549.7115 ext. 219.

Thanks for your support!

Sincerely,

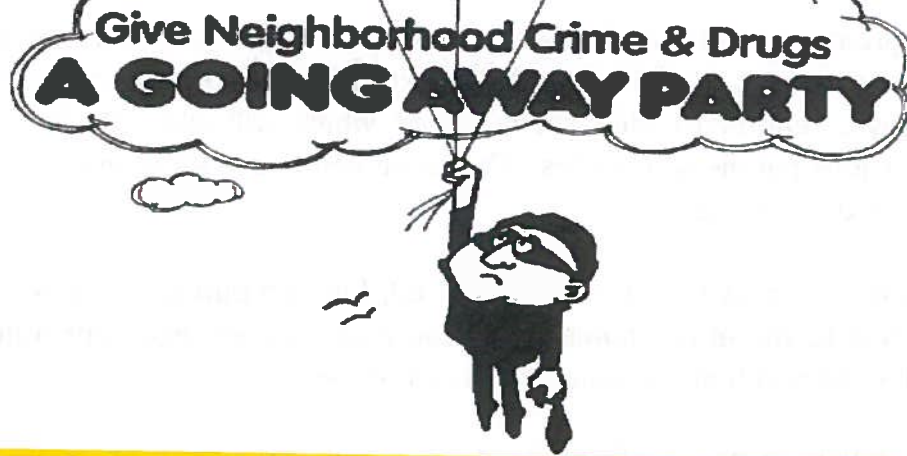
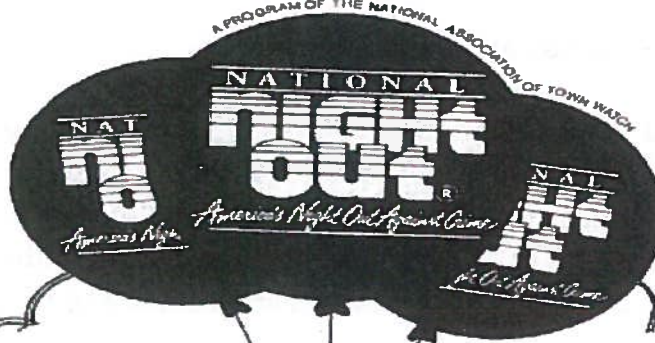
Roy Priest
Chief Executive Officer

ih/ROP





ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY



TUESDAY, AUGUST 2nd from 6pm to 8pm

LOCATIONS:

LADREY HIGH-RISE: 300 Wythe Street *(Court Yard)*

RUBY TUCKER FAMILY CENTER: 322 Tancil Court *(Court Yard)*

OLD TOWN COMMONS/CHARLES HOUSTON RECREATION CENTER:
901 Wythe Street *(Rear Parking Lot)*

PRINCESS SQUARE: *(formally Jefferson Village)*
Old Town Pool 1108 Cameron St, Alexandria, VA 22314

QUAKER HILL: 1175 Quaker Hill Court: *(Pool)*

GLEBE PARK AND OLD DOMINION:
Conservatory Center 4109 Mt. Vernon Avenue *(Red Building)*

7th Annual Youth Arts Festival
The Artist Within!
of alexandria
Saturday, August 6, 2016 - 1:00 pm to 5:00 pm
 Mt. Vernon Recreation Center - 2701 Commonwealth Avenue
 Alexandria, VA 22305
 For information, arhacontact@gmail.com

ARHA
 Fairfax County Public Library
 DASH
 ACIPSA
 Northern Virginia
 Urban League

Tel.: 703-539-2742



arhaevents.wordpress.com

