

NOVEMBER 27, 2017



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

**DANIEL BAUMAN, CHAIRMAN
SALENA ZELLERS, VICE CHAIRWOMAN
KEITH PETTIGREW, SECRETARY-TREASURER**

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 Wythe Street • Alexandria, VA • 22314
703.5849.7115 (o) 703.838.2825 (f)
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

Keith Pettigrew
Secretary-Treasurer

November 27, 2017

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

**Re: Monday, November 27, 2017, Regularly Scheduled Board of
Commissioners Meeting**

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, November 27, 2017 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,

Keith Pettigrew,
Secretary-Treasurer

lh/KP

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

**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, November 27, 2017

7:00 pm

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

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

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

3. **Vote to Adopt Minutes of Regular Meeting held on Monday, October 23, 2017**

4. **Vote Receipt of the Secretary-Treasurer’s Report as of Monday, November 27, 2017**

5. **CONSENT DOCKET**
 - 5.1 VOTE TO APPROVE RESOLUTION NUMBER 653, AUTHORIZING STAFF TO WRITE-OFF VACATED TENTANT ACCOUNTS RECEIVABLES**

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, OCTOBER 23, 2017

7:00 P.M.

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming, Commissioner
Chyrell Bucksell, Commissioner – 7:50pm
Karl Sandberg, Commissioner
Merrick Malone, Commissioner
Peter Kleblatt, Commissioner – 7:17pm

ABSENT: Anitra Androh, Commissioner
Christopher Ballard, Commissioner

RECORDER: Ian Hawkins, Recorder

The regular meeting was called to at 7:06 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, Alexandria Office of Housing staff and community citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB) – Mr. Otis Weeks, President – Absent.** Ms. Murphy greeted the Board and apprised them that Mr. Weeks is not attending tonight's meeting.

Ms. Murphy thanked Mr. Priest for all he has contributed to the ARHA residents during his tenure as CEO. Ms. Murphy stated she hoped the new CEO will work with Ladrey and make an appearance when his schedule permits.

Ms. Murphy apprised the Board that on Friday, October 20th, the Advisory Board is sponsoring "Movie Night" in the community room. The featured movie being shown is Hidden Figures.

Ms. Murphy thanked Mr. Priest again for all of his years of service in supporting the ARHA residents. Ms. Murphy asked that we please keep the Simms's family in prayer after the passing of their mother.

ARHA Resident Association (ARA) – Kevin Harris, President – Absent.

In the absence of Mr. Harris, Ms. WyKiki Alston, Secretary of the ARA provided the Board with a brief report of the activities of the Resident Association. Ms. Alston apprised the Board that the ARA convened a meeting on Tuesday, October 17th, which was a delightful turnout of the residents. Ms. Alston mentioned that ARA is in the process of expanding the presence of the Resident's Council on several of the ARHA sites; members At-Large have been identified to act as representatives at these sites. Ms. Alston stated she will keep the Board of Commissioners informed.

Commissioner Flemming questioned Mr. Priest regarding an ARHA unit on Montgomery Street formerly used as the Resident's Clothes Closet and whether it is still in operation or if it is being used as a housing unit?

Mr. Priest replied it's still being used being used by ARHA's Resident and Community Services

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:

Chairman Bauman announced ARHA's New CEO – Mr. Keith Pettigrew. Chairman Bauman apprised the Commissioners that on Monday, October 16th an email was sent to City Council, Work Groups, Partners, Stakeholders and several media outlets.

Chairman Bauman provided a brief background to the Commissioners and apprised all that Mr. Pettigrew's official initial date to start is Monday, November 13th.

ITEM 3. VOTE TO APPROVE MINUTES FOR REGULAR SCHEDULED BOARD MEETING HELD MONDAY, SEPTEMBER 25, 2017:

Chairman Bauman presented the minutes for Monday, September 25, 2017. Commissioner Flemming moved to accept the minutes; the motion was seconded by Vice Chairwoman Zellers. The motion was approved with (5) Yeas, and (0) Nays to accept the minutes of Monday, September 25, 2017.

ITEM 4. VOTE TO APPROVE MINUTES FOR SPECIAL BOARD MEETING HELD WEDNESDAY, OCTOBER 11, 2017

Chairman Bauman presented the minutes for Wednesday, October 11, 2017. Commissioner Flemming moved to accept the minutes; the motion was seconded by Vice Chairwoman Zellers. The motion was approved with (5) Yeas, and (0) Nays to accept the minutes of Wednesday, October 11, 2017.

ITEM 5. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, OCTOBER 23, 2017:

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 Malone moved to accept the Secretary-Treasurer Report; the motion was seconded by Vice Chairwoman Zellers. The motion was approved unanimously (6) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, October 23, 2017.

ITEM 6. CONSENT DOCKET:

6.1 APPROVAL OF RESOLUTION 650, 2017 UTILITY ALLOWANCE SCHEDULE

Chairman Bauman request a motion to approve Resolution 650 Commissioner Malone moved to approve Resolution 650; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 650.

6.2 VOTE APPROVAL OF RESOLUTION 651, AUTHORIZING STAFF TO AWARD A CONTRACT TO REPLACE HALLWAY CARPETING WITH VT TILE AT LADREY HIGH-RISE

Chairman Bauman request a motion to approve Resolution 651 Commissioner Malone moved to approve Resolution 651; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 651.

6.3 VOTE APPROVAL OF RESOLUTION 652, ESTABLISHING NEW SIGNATORIES FOR ALL AUTHORITY AND PARTNERSHIP CONTROLLED CHECKING AND INVESTMENT ACCOUNTS ON DEPOSIT AT SUNTRUST BANK, UNITED BANK, BURKE AND HEBERT BANK, AND JOHN MARSHALL BANK

Chairman Bauman request a motion to approve Resolution 652 Commissioner Malone moved to approve Resolution 652; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 652.

ITEM 7. ACTION DOCKET:

No information submitted

ITEM 8. OTHER BUSINESS:

None

ITEM 9. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Kleeblatt, 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 7:50pm. At 8:11 pm the Board reconvened in public session.

Thereupon, Commissioner Androh made the following motion, seconded by Vice Chairwoman Zellers, 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, Chairman Bauman adjourned the meeting at 9:30pm.

FINANCE

FINANCE



Commissioners:

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

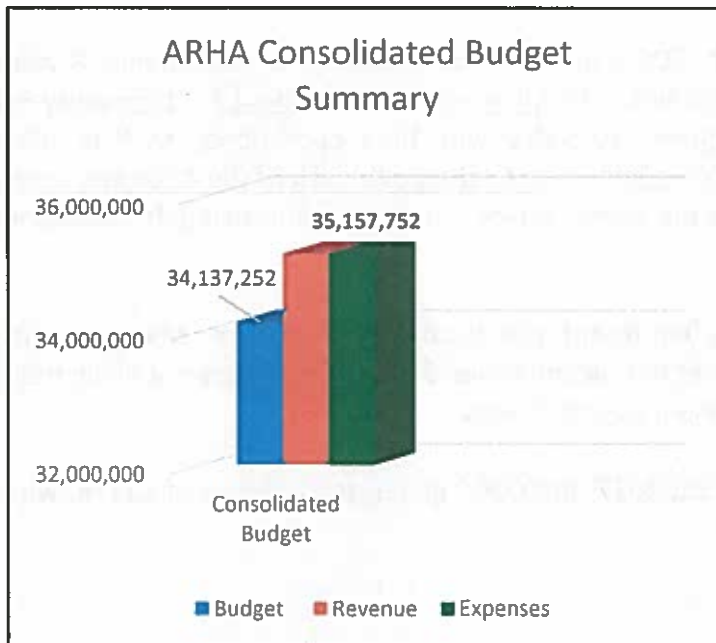
Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Keith Pettigrew, Chief Executive Officer

DATE: November 21, 2017
TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary Treasurer
SUBJECT: ARHA FINANCIAL REPORT: JANUARY 1, 2017 – OCTOBER 31, 2017

CONSOLIDATED BUDGET SUMMARY

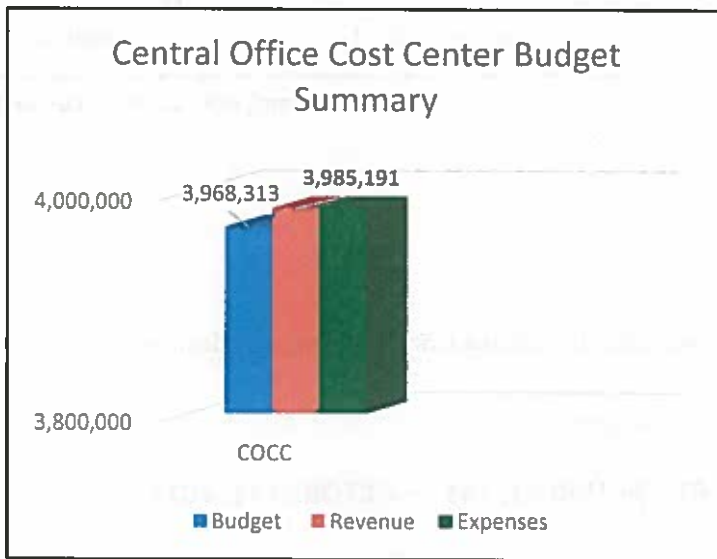


For the period ending October 31, 2017 Revenue and Expenses were \$1.02MM or 2.99% higher than budgeted. As a result, ARHA generated CY reserves of \$2.4MM, which \$1.91MM are restricted and \$574K are unrestricted.

Overall Reserves/Transfers totaled \$504K, which was \$434K or 46% under budget. HCVP Administrative fee was the only other significant revenue projection under budget. Dwelling rent was higher than we projected for our “affordable rental properties” as was Government Grants, Fee-for-Service Income, and Operating Subsidy, which is explained in the applicable sections below.

Expenses/Reserves were higher than budgeted because we have more reserves than we predicted due to the higher revenue. Ordinary Maintenance and Operations, General Expenses, and HAP Expenses were the only expenses over budget by more than \$50K and are explained further in applicable sections below.

CENTRAL OFFICE



Overall, as of October 31, 2017, Revenues and Expenses were \$16K or less than 1% over budget and reserve transfers were \$217K, which was \$242K or 53% under the projected budget. There were not any other revenue projections under budget by more than \$50K. The only expense category over \$50K was ordinary maintenance and operations, due to maintenance contracts for vacant unit turnovers.

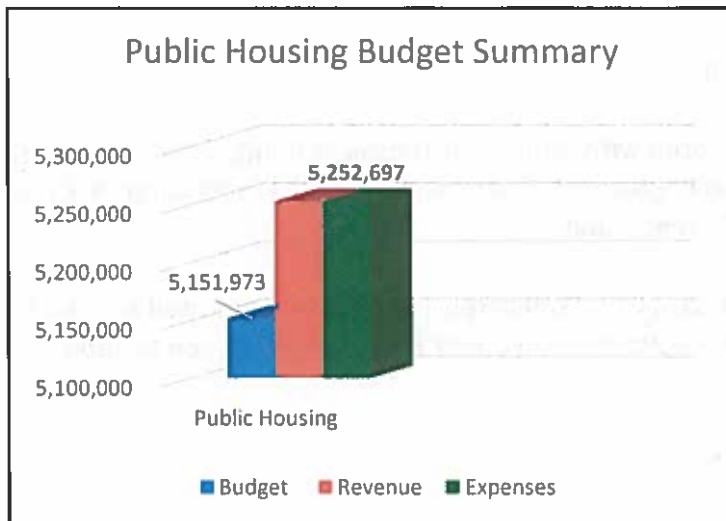
I. CENTRAL OFFICE

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

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

For the period ending October 31, 2017, the COCC generated a deficit of \$217K, which was 53% under the projected deficit.

PUBLIC HOUSING SUMMARY



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

Revenues were \$100K or 1.96% over budget as a result of Operating Subsidy from HUD being higher than we projected and Public Housing Amp's not needing as much CY reserves to meet operating

expenses.

Expenses were \$100k or 1.96% under budget, due to the on-going effort of Central Maintenance charging allowable repairs to the capital fund budgets or replacement reserves, rather than operating budgets.

Among our PH properties, six (6) AMPs yielded restricted reserves of \$549K and five (5) AMPs produced deficits in the amount of \$90K. Staff continues to monitor expenses and manage these properties within the available operating budget. However, even with the unexpected increase in Operating Subsidy, as long as HUD continues to provide less than 100% of eligible funding, some of the Public Housing AMP's will operate with deficits year after year.

II. PUBLIC HOUSING- AMP 1

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

For the period ending October 31, 2017, Public Housing- AMP 1 generated a restricted reserve of \$69,214 which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

III. PUBLIC HOUSING- AMP 3

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

For the period ending October 31, 2017, Public Housing-AMP 3 generated a restricted reserve of \$325,238, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

IV. PUBLIC HOUSING- AMP 4

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

For the period ending October 31, 2017, Public Housing- AMP 4 generated a restricted reserve of \$47,851, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

V. PUBLIC HOUSING- AMP 5

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

For the period ending October 31, 2017, Public Housing- AMP 5 generated a deficit of \$11,195, which is \$6,768 or 38% under the budgeted deficit. The deficit will be funded by current year operating reserves.

VI. PUBLIC HOUSING- AMP 6

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

For the period ending October 31, 2017, Public Housing- AMP 6 generated a deficit of \$28,723, which is \$12,060 or 30% under the budgeted deficit.

VII. PUBLIC HOUSING- AMP 7

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

For the period ending October 31, 2017, Public Housing- AMP 7 generated a restricted reserve of \$25,456 which is restricted to the Limited Partnership.

VIII. PUBLIC HOUSING- AMP 8

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

For the period ending October 31, 2017, Public Housing- AMP 8 generated a deficit of \$33,617 which is \$3,312 or 9% under the projected deficit. As the year has progressed the deficit has gradually decreased each month and as anticipated we are now operating within our initial budget estimates. The deficit will be funded by current year Public Housing operating reserves.

IX. PUBLIC HOUSING- AMP 9

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

For the period ending October 31, 2017, Public Housing- AMP 9 generated a deficit of \$7,008 which was not anticipated. The variance is a result of unanticipated maintenance expenses. The deficit will be funded by current year Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 10

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

For the period ending October 31, 2017, Public Housing- AMP 10 generated a deficit of \$10,160 which is \$1,102 or 9.7% less than the projected deficit.

XI. PUBLIC HOUSING- AMP 11

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

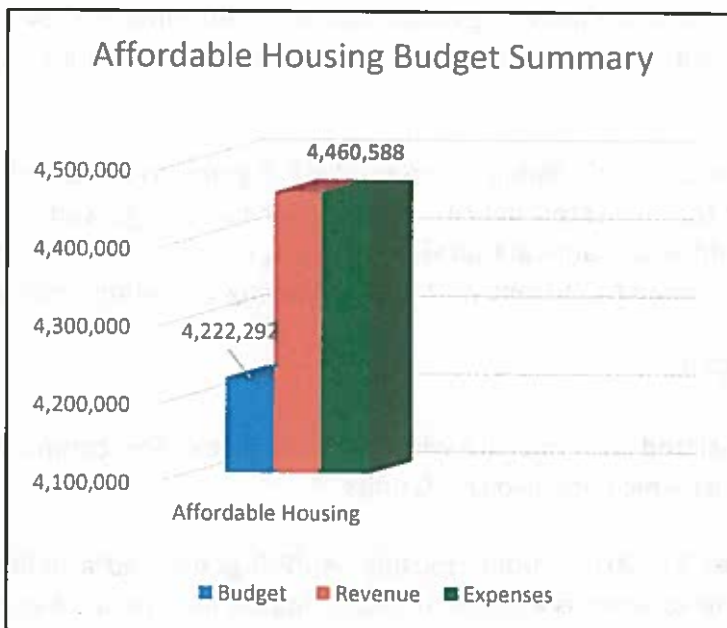
For the period ending October 31, 2017, Public Housing- AMP 11 generated a restricted reserve of \$3,934 which is restricted to the Limited Partnership.

XII. PUBLIC HOUSING- AMP 12

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

For the period ending October 31, 2017, Public Housing- AMP 12 generated a restricted reserve of \$78,194, which is restricted to the Limited Partnership and is used to fund replacement reserves and residual receipts obligation to ARHA. The large reserve is the result of receiving \$89K in insurance proceeds, once the invoices for the repairs are processed the reserves will decrease.

AFFORDABLE HOUSING SUMMARY



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

Revenues were \$238K or 5.64% over budget mainly as a result of Dwelling Rent being higher than projected at James Bland V, Hopkins Tancil, and Quaker Hill.

Expenses/reserves were \$238K or 5.64% over budget due to the net increase in reserves (cash flow) at James Bland V, Hopkins Tancil, and Quaker Hill. In addition, general expenses were over budget at Quaker Hill and Hopkins Tancil due to adjustments made to correct prior transactions.

Among our affordable units, two (2) properties James Bland V and Quaker Hill generated a restricted reserve of \$527K. Three (3) properties, Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted reserves of \$569K, which is available to support current year deficits in the COCC and other properties. Pendleton Park generated an unanticipated deficit of \$25K.

XIII. OLD TOWN COMMONS V- (JB V)

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

For the period ending October 31, 2017, OTC V generated a restricted reserve of \$275,734 which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

XIV. MILLER HOMES

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

For the period ending October 31, 2017, Miller Homes generated an (unrestricted) reserve of \$82,494, which is designated to fund current year operating deficits in the COCC or other affordable housing needs.

XV. HOPKINS- TANCIL COURTS

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

For the period ending October 31, 2017, Hopkins-Tancil generated (unrestricted) reserve of \$316,418, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVI. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending October 31, 2017, Quaker Hill generated a restricted reserve of \$251,644 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations to the City of Alexandria.

XVII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

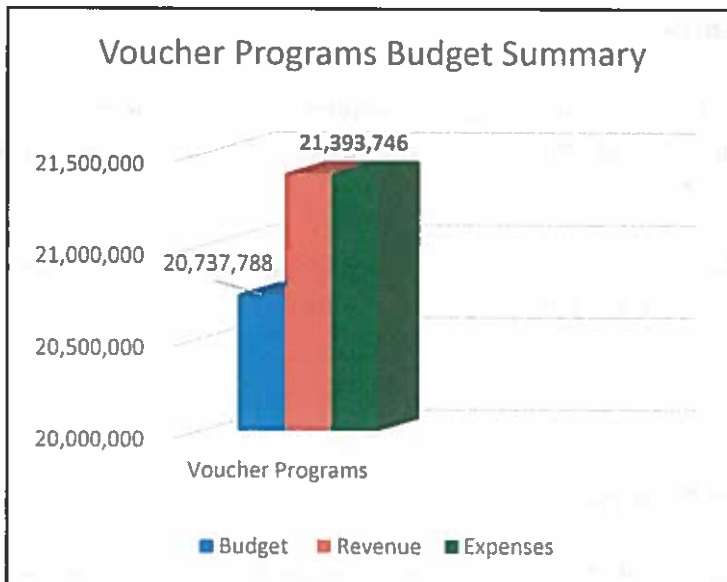
For the period ending October 31, 2017, Princess Square generated (unrestricted) reserves of \$170,742, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVIII. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending October 31, 2017, Pendleton Park generated a deficit of \$25,317, which will be funded from unrestricted reserves. Higher than anticipated professional services for Physical Needs Assessment (PNA), management expense, and maintenance charges are the reason for the unanticipated deficit.

Voucher Programs Summary



Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$659K or 3.53% over budget as a result of higher subsidy income, higher housing assistance payments, and an increase in restricted reserves.

XIX. HOUSING CHOICE VOUCHER PROGRAM

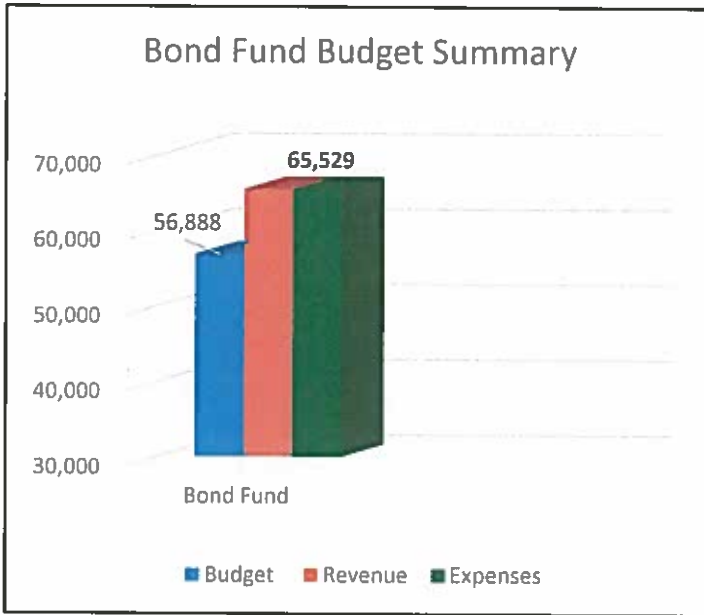
For the period ending October 31, 2017, the Housing Choice Voucher Program (HCVP) operated with restricted reserves of \$833K. The FY 2017 budget was based on prior year funding estimates.

HUD has notified us that our projected funding will not decrease during the remainder of the year. Staff anticipated this decision and in October started issuing new vouchers to assist families based on having additional funds available.

XX. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending October 31, 2017, the Housing Mod-Rehab operated with a deficit of \$170,965. HUD is requiring us to use our MOD Rehab program reserves to fund this deficit.

Bond Fund Summary



Revenue and Expenses were \$8K or 15.19% over the budget.

XXI. TAX EXEMPT BOND INCOME

For the period ending October 31, 2017, The Bond Fund generated an (unrestricted) reserves of \$5K.

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

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2017

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	Total	Avg. Rental Income/Unit
Public Housing Units														
*Ladrey High-rise	170	\$ 44,351	44,210	44,102	43,503	45,238	45,322	45,552	45,210	44,548	43,804	45,451	\$ 491,291	\$ 264
*Samuel Madden	66	9,298	10,103	9,483	8,498	9,437	9,104	9,254	12,039	9,648	11,781	11,902	\$ 110,547	\$ 157
*Ramsey Homes	15	4,731	4,731	4,731	4,731	4,028	4,443	4,166	4,141	4,344	3,941	4,580	\$ 48,567	\$ 294
*Andrew Adkins	90	14,595	15,472	14,351	14,648	15,569	15,329	16,075	17,034	16,969	15,089	14,791	\$ 169,922	\$ 174
*4-10 Scattered Sites	50	16,485	16,413	16,439	16,881	17,243	16,777	15,877	15,484	14,331	15,799	15,166	\$ 176,895	\$ 322
*4-11 Scattered Sites	30	7,532	7,208	7,278	7,488	7,386	7,904	7,061	7,325	6,702	7,429	6,783	\$ 80,096	\$ 243
*4-12 Scattered Sites	41	10,975	10,524	11,263	11,878	11,429	11,669	11,799	11,829	9,751	9,371	8,620	\$ 119,108	\$ 264
*Park Place	38	9,833	9,768	8,872	8,867	10,228	10,688	10,374	10,409	9,476	9,812	9,581	\$ 107,708	\$ 258
*Saxony Square	5	1,409	1,409	1,409	2,434	2,214	2,214	2,006	2,006	1,818	2,122	2,122	\$ 21,163	\$ 385
*Chatham Square	52	16,367	16,381	16,675	17,868	18,201	18,914	17,671	17,582	18,363	17,159	16,541	\$ 191,722	\$ 335
*Braddock	6	3,011	3,011	3,112	3,200	3,200	3,200	3,200	3,200	3,200	3,135	3,316	\$ 34,785	\$ 527
*Whiting	24	4,219	4,175	4,139	4,114	4,396	5,225	4,695	4,294	4,825	4,825	4,239	\$ 49,146	\$ 186
*Reynolds	18	7,771	8,025	8,725	8,452	8,452	6,133	6,962	5,759	6,197	6,197	6,185	\$ 78,858	\$ 398
*Old Dominion	36	4,936	6,096	6,513	6,594	6,281	5,888	5,397	5,078	5,555	6,155	6,003	\$ 64,496	\$ 163
*West Glebe	48	4,986	4,563	4,988	5,291	5,276	5,497	5,746	5,377	6,027	6,051	5,924	\$ 59,726	\$ 113
*James Bland I	18	4,411	4,399	4,399	4,510	3,951	3,397	3,893	4,987	4,726	2,886	3,234	\$ 44,793	\$ 226
*James Bland II	18	4,285	3,944	3,853	3,853	3,876	3,876	3,876	4,028	4,942	4,801	4,615	\$ 45,949	\$ 232
*James Bland IV	44	14,301	14,187	15,343	14,995	14,351	13,751	12,949	12,599	12,565	14,015	13,743	\$ 152,799	\$ 316
**Total Public Housing	769	\$ 183,496	\$ 184,619	\$ 185,675	\$ 187,805	\$ 190,556	\$ 189,331	\$ 186,553	\$ 188,381	\$ 183,987	\$ 184,372	\$ 182,796	\$ 2,047,571	\$ 270
Non-Public Housing Units														
*Quaker Hill LP	60	\$ 83,037	82,979	81,761	90,977	87,769	88,056	93,881	88,538	90,043	88,100	88,677	\$ 963,818	\$ 1,460
Pendleton Park I	20	24,777	26,357	24,446	25,345	25,345	22,648	23,448	23,594	22,601	21,724	21,724	\$ 262,009	\$ 1,191
Pendleton Park II	4	1,361	1,361	1,361	1,361	1,361	1,361	1,361	1,361	1,361	1,179	1,705	\$ 15,133	\$ 344
Hopkins Tancil (Mod Rehab)	111	130,396	118,173	119,779	116,692	103,199	115,732	118,004	125,038	115,504	113,137	111,262	\$ 1,286,916	\$ 1,073
*James Bland V	54	66,243	68,011	67,708	68,215	67,589	69,384	69,010	69,010	69,010	67,679	67,722	\$ 749,960	\$ 1,263
*Miller Homes	16	26,271	23,071	24,788	23,305	23,305	23,305	23,328	25,045	23,328	23,328	23,773	\$ 262,847	\$ 1,493
*Princess Square	69	94,067	94,080	92,340	89,729	88,530	91,239	97,078	96,247	101,670	116,162	112,975	\$ 1,074,117	\$ 1,436
Total Non-Public Housing	334	\$ 426,152	\$ 414,032	\$ 412,183	\$ 415,624	\$ 397,098	\$ 411,730	\$ 426,484	\$ 428,833	\$ 423,517	\$ 431,309	\$ 427,838	\$ 4,614,800	\$ 1,180
Totals	1103	\$ 609,648	\$ 598,651	\$ 597,858	\$ 603,429	\$ 587,654	\$ 601,061	\$ 613,037	\$ 617,214	\$ 607,504	\$ 615,681	\$ 610,634	\$ 6,662,371	\$ 1,450
Total Monthly Average-(Actual)														\$ 605,670

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

**Resolution 830 units

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

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2017

	Total		Over /		Total		Over /		Public Housing AMP 1	
	Actual	Budget	(Under)	Budget	Actual	Budget	(Under)	Budget	Actual	Budget
Operating Revenue										
Dwelling Rcnt	6,169,722	5,952,600	217,122		1,856,203			443,297	440,000	3,297
Governmental Grants	19,770,542	19,112,833	657,708		-			-	-	-
Local Grants	118,023	132,708	(14,686)		118,023	132,708	(14,686)	-	-	-
Management/Fee for Service	2,771,442	2,474,958	296,484		2,771,442	2,474,958	296,484	-	-	-
Bookkeeping Fee	78,489	77,958	531		78,489	77,958	531	-	-	-
Asset Management Fee	107,504	103,875	3,629		107,504	103,875	3,629	-	-	-
HCVP Asset Management Fee	1,842,244	1,938,542	(96,298)		394,617	426,875	(32,258)	-	-	-
Reserves	-	24,483	(24,483)		-	24,483	(24,483)	-	-	-
Operating Subsidy	3,046,269	2,786,713	259,556		3,046,269	-	-	559,018	512,750	46,268
Investment Income	5,024	2,647	2,377		1,161	83	(3)	379	375	4
CY Transfers	504,411	939,113	(434,702)		308,130	435,288	(217,861)	83,778	39,750	(39,750)
Other Income	744,083	590,821	153,262		556,052	292,083	5,526	83,778	59,833	23,945
Total Operating Revenue	35,157,752	34,137,252	1,020,500		9,237,889	3,968,313	16,879	1,086,472	1,052,708	33,764
Operating Expenses										
Administration	5,387,978	5,979,093	(591,115)		3,535,761	1,871,275	42,251	292,482	319,708	(27,226)
Tenant Services	489,330	531,500	(42,170)		325,687	273,917	(10,764)	47,980	53,750	(5,770)
Utilities	1,093,455	1,224,413	(130,958)		853,661	29,688	28,141	257,677	267,500	(9,823)
Ordinary maintenance & operations	3,991,118	3,930,908	60,210		2,880,055	1,073,850	90,510	333,559	311,417	22,143
Protective Services	67,153	42,592	24,561		60,589	18,708	34,996	268	2,000	(1,732)
General expense	2,119,994	2,050,354	69,640		1,032,248	503,167	29,454	85,291	98,333.33	(13,042)
MIP & Replacement Reserves	-	-	-		-	-	-	-	-	-
Housing Assistance Reserves	19,390,567	19,112,833	277,734		-	-	-	-	-	-
Debt Service	132,480	131,333	1,147		-	-	-	-	-	-
CY Reserves	2,485,676	1,134,226	1,351,450		549,887	197,708	(197,708)	69,214	-	69,214
Transfers	-	-	-		-	-	-	-	-	-
Total Operating Expense	35,157,752	34,137,252	1,020,500		9,237,888	3,968,313	16,879	1,086,472	1,052,708	33,764
NET INCOME (LOSS)	0	-	0		0	-	0	0	-	0
Less: Restricted Income	-	-	-		-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0		0	-	0	0	-	0

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2017

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue									
Dwelling Rent	295,907	290,000	5,907	441,035	433,500	7,535	19,041	14,100	4,941
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	1,078,021	985,855	92,166	556,899	509,250	47,649	14,834	13,500	1,334
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	177,821	(177,821)		11,195	17,963	(6,768)
Other Income	25,224	23,896	1,328	21,360	16,383	4,976	299	63	236
Total Operating Revenue	1,399,152	1,299,751	99,401	1,019,294	1,136,954	(117,660)	45,369	45,626	(257)
Operating Expenses									
Administration	285,418	312,525	(27,107)	360,938	415,533	(54,596)	22,664	27,659	(4,995)
Tenant Services	5,695	18,471	(12,775)	-	388	(388)	-	8	(8)
Utilities	321,628	376,167	(54,538)	128,621	131,042	(2,421)	12,087	10,583	1,503
Ordinary maintenance & operations	373,367	409,829	(36,462)	371,704	415,263	(43,558)	8,063	3,783	4,280
Protective Services	(2)	-	(2)	(2)	-	(2)	(0)	-	(0)
General expense	87,808	98,083	(10,275)	110,181	147,204	(37,023)	2,555	3,592	(1,037)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	325,238	84,676	240,562	47,851	27,525	20,326	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	1,399,153	1,299,751	99,402	1,019,293	1,136,954	(117,661)	45,368	45,626	(258)
NET INCOME (LOSS)	(0)	-	(0)	0	-	0	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	(0)	-	(0)	0	-	0	0	-	0

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2017

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8				
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue									
Dwelling Rent	175,482	163,000	12,482	147,416	149,000	(1,584)	57,430	60,000	(2,570)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	117,807	107,667	10,140	133,770	122,167	11,603	109,137	99,750	9,387
Investment Income	-	-	-	-	-	-	308	292	17
CY Transfers	28,723	40,783	(12,060)	4,838	11,858	(7,020)	33,617	36,929	(3,312)
Other Income	5,817	7,083	(1,266)	4,838	11,858	(7,020)	2,963	2,450	513
Total Operating Revenue	327,829	318,533	9,296	286,024	351,033	(65,009)	203,456	199,421	4,035
Operating Expenses									
Administration	177,086	178,021	(935)	88,748	90,629	(1,881)	84,287	81,683	2,603
Tenant Services	-	-	-	-	83	(83)	-	42	(42)
Utilities	7,454	3,750	3,704	1,010	4,092	(3,081)	24,243	19,750	4,493
Ordinary maintenance & operations	87,586	86,304	1,281	116,132	205,917	(89,784)	76,993	77,404	(412)
Protective Services	(1)	-	(1)	1,229	2,542	(1,312)	180	417	(237)
General expense	55,704	50,458	5,245	53,448	47,771	5,677	17,754	20,125	(2,371)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	25,456	-	25,456	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	327,829	318,533	9,296	286,024	351,033	(65,009)	203,456	199,421	4,035
NET INCOME (LOSS)	0	-	0	0	-	0	(0)	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2017

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	54,756	46,000	8,756	41,396	42,000	(604)	139,641	141,000	(1,360)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	221,057	202,083	18,974	66,254	60,500	5,754	105,042	96,000	9,042
Investment Income	393	375	18	-	-	-	-	-	-
CY Transfers	7,008	-	7,008	10,160	11,263	(1,103)	-	-	-
Other Income	4,205	4,292	(87)	2,326	3,583	(1,258)	552	4,242	(3,689)
Total Operating Revenue	287,418	252,750	34,668	120,136	117,346	2,790	125,785	121,433	4,352
Operating Expenses									
Administration	81,855	93,221	(11,366)	59,312	58,346	966	54,841	55,054	(213)
Tenant Services	-	42	(42)	-	50	(50)	-	-	8,859
Utilities	12,778	10,083	2,695	977	1,383	(407)	8,356	7,083	1,273
Ordinary maintenance & operations	161,086	119,383	41,702	47,623	46,296	1,327	40,937	47,054	(6,117)
Protective Services	676	1,083	(407)	883	1,708	(826)	814	1,417	(603)
General expense	31,023	28,792	2,231	11,342	9,563	1,779	16,904	10,038	6,867
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	146	(146)	-	-	-	3,934	788	3,147
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	287,418	252,750	34,668	120,136	117,346	2,790	125,786	121,433	4,352
NET INCOME (LOSS)	-	-	-	(0)	-	(0)	(0)	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	-	-	-	(0)	-	(0)	(0)	-	(0)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2017

	LIHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue									
Dwelling Rent	709,745	670,000	39,745	249,331	247,000	2,331	1,240,815	1,190,000	50,815
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	6	17	(11)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	23,643	27,000	(3,357)	7,114	4,917	2,197	28,631	11,375	17,256
Total Operating Revenue	733,388	697,000	36,388	256,445	251,917	4,528	1,269,453	1,201,392	68,061
Operating Expenses									
Administration	166,841	176,008	(9,168)	87,004	100,042	(13,038)	213,752	260,375	(46,623)
Tenant Services	49,613	57,500	(7,887)	-	-	-	112,371	125,000	(12,629)
Utilities	14,530	20,750	(6,220)	2,049	650	1,399	99,603	182,500	(82,897)
Ordinary maintenance & operations	163,959	207,458	(43,499)	52,427	66,229	(13,802)	398,180	343,979	54,200
Protective Services	1,752	5,833	(4,082)	0	50	(50)	430	1,083	(654)
General expense	60,960	49,167	11,794	32,470	25,833	6,637	128,700	95,333	33,367
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	275,734	180,283	95,450	82,494	59,113	23,381	316,418	193,121	123,297
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	733,388	697,000	36,388	256,445	251,917	4,528	1,269,453	1,201,392	68,061
NET INCOME (LOSS)	-	-	(0)	-	-	(0)	-	-	-
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	-	-	(0)	-	-	(0)	-	-	-

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2017

	LIHTC/Quaker Hill LP			Princess Square			LIHTC/Pendleton Park		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue									
Dwelling Rent	961,900	830,000	131,900	888,744	930,000	(41,256)	262,983	267,000	(4,017)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HICVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	1,052	975	77	-	-	-	247	217	30
CY Transfers	-	-	-	-	-	-	25,317	-	25,317
Other Income	19,049	19,458	(409)	23,636	10,917	12,720	18,375	13,417	4,958
Total Operating Revenue	982,001	850,433	131,568	912,381	940,917	(28,536)	306,921	280,633	26,288
Operating Expenses									
Administration	318,768	336,125	(17,357)	112,313	154,325	(42,012)	52,465	43,471	8,994
Tenant Services	-	-	-	-	-	-	1,660	-	1,660
Utilities	2,916	4,083	(1,168)	77,618	81,417	(3,799)	41,142	40,250	892
Ordinary maintenance & operations	98,897	151,250	(52,353)	317,561	260,708	56,853	79,466	55,196	24,271
Protective Services	2	-	2	1,947	917	1,030	1	83	(83)
General expense	233,264	162,583	70,681	232,200	228,000	4,200	76,217	76,896	(679)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	76,510	75,500	1,010	-	-	-	55,970	55,833	137
CY Reserves	251,644	120,892	130,753	170,742	215,550	(44,808)	-	8,904	(8,904)
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	982,001	850,433	131,568	912,381	940,917	(28,536)	306,921	280,633	26,288
NET INCOME (LOSS)	-	-	-	-	-	(0)	-	-	-
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	-	-	-	-	-	(0)	-	-	-

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

Keith Pettigrew, Chief Executive Officer

DATE: November 27, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary-Treasurer

SUBJECT: ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING OCTOBER 31, 2017

SUMMARY OF PROGRAM ACTIVITIES:

Priority Assignments

Activity	Overview	Status
Waiting List Opening	Bedroom and site specific waiting lists are nearing the minimum number of applicants required to open some lists. A review and implementation of fully integrated electronic application options will be completed in advance of list opening.	TBD
Implement Marketing Strategies to increase affordable dwelling unit leasing	Implement the updated marketing plan created by the intake/lease subdivision to increase occupancy at the affordable market rate sites.	On going

PERFORMANCE INDICATORS

Performance Indicators for Board Monitoring of Public Housing, PBV, MOD & Market Rent					
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS
1 Occupancy Rate ACC units (PH) (*)	99%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	95%	95%	98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Account Receivables (TARs) - Occupied Units (*)	1.17%	1.06%	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	0.92%	0.70%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance
5 PHAS SCORE		84	91	90	90 – 100 = High Performer 89 – 70 = Standard Performer 69 – 60 = Standard Performer (w/improvement plan requirement) 0 – 59 = Troubled Performer
6 SEMAP SCORE		100	91	90	90 – 100 = High Performer 89 – 60 = Standard Performer 0 – 59 = Troubled Performer

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

SEMAP & PHAS MONITORING

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of October 31, 2017**

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 (Deconcentrating)		
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	1601	10/17	175	38	1,464	1,382	94%

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
1385	0

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
997	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
156	156

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	
1285	1	

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 (%)
10	32	320	12	46

**Public Housing Assessment System (PHAS) Forecasting Report
As of October 31, 2017**

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

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

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

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

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

Management Assessment Sub-System Indicator

Sub-Indicators	Maximum Possible Points	AMP 1	AMP 3	AMP 4	AMP 5
OR	16	8.00	12.00	12.00	16.00
AR	5	2.00	0.00	2.00	5.00
AP	4	4.00	4.00	4.00	4.00
Total MASS	25	14.00	16.00	18.00	25.00

ACC # Units	169	169	159	5
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OR Score >= 98%	16
OR Score from 96% to 98%	12
OR Score from 94% to 96%	8
OR Score from 92% to 94%	4
OR Score from 90% to 92%	1
OR Score < 90%	0
AR < 1.5%	5
AR Score from 1.5% to 2.5%	2
AR Score > 2.5%	0
AP Score < .75	4
AP Score from .75 to 1.5	2
AP Score >= 1.5	0

KEY

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

PROGRAM UTILIZATION & VACANCY REPORTING

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

- Housing Choice Voucher = 84%
- Moderate Rehabilitation = 97%
- Project Based Section 8 = 98%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 99%
- Market Rate (Affordable Dwelling Units) = 95%

The utilization summary is as follows:

- 0- New admissions for HCV tenant based rental assistance
- 2 - End of participations for HCV tenant based rental assistance

- 0 - New admissions for project based rental assistance
- 0 - End of participations for project based rental assistance

- 0- New admissions for project based section 8
- 1- End of participation for project based section 8

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

Voucher Management System (VMS) Data reported for October 31, 2017

Homeownership	19
Homeownership New this Month	0
Family Unification	41
Portable Vouchers Paid	275
Tenant Protection	72
All Other Vouchers	1,211
Total Vouchers	1,618
Number of Vouchers Under Lease on the last day of the month	1,602
HA Owned Units Leased – included in the units lease above	180
New vouchers issued but not under contract as of the last day of the month	22
Portable Vouchers Administered (Port In)	41
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78
Number of Hard to Housed Families Leased	8
Total ACC	1,926
Total Vouchers Allocated	1624
Total Vouches Available	302

Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 9/30/17	Oct move-in	Oct move-out	VU as of 10/31/17	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	6	5	0	1	1%	1
Chatham Square.	52	1	0	1	1	2%	1
Old Town Commons I	18	0	0	0	0	0%	0
Old Town Commons II	18	0	0	1	0	0%	0
Old Town Commons IV	44	2	0	0	0	0%	0
S. Madden Homes	65	5	4	1	2	3%	0
A. Adkins Homes	89	0	0	0	0	0%	0
Ramsey Homes	15	1	1	0	0	0%	0
Scattered Sites 410	50	0	0	0	0	0%	0
Scattered Site 411	30	2	0	0	2	7%	2
Scattered Site 412	41	2	0	0	2	5%	2
Braddock	6	0	0	0	0	0%	0
Whiting	24	0	0	0	0	0%	0
Reynolds	18	0	0	0	0	0%	0
Saxony Square	5	0	0	0	0	0%	0
Park Place	38	1	1	1	1	3%	1
West Glebe	48	0	0	0	0	0%	0
Old Dominion	36	0	0	1	1	3%	1
TOTALS: (values are rounded up/down)	766	20	11	5	10	1%	9
<p>NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report Total number of units = rental units less RPO units at Ladrey, Andrew Adkins and S. Madden Homes - ARC office</p>							

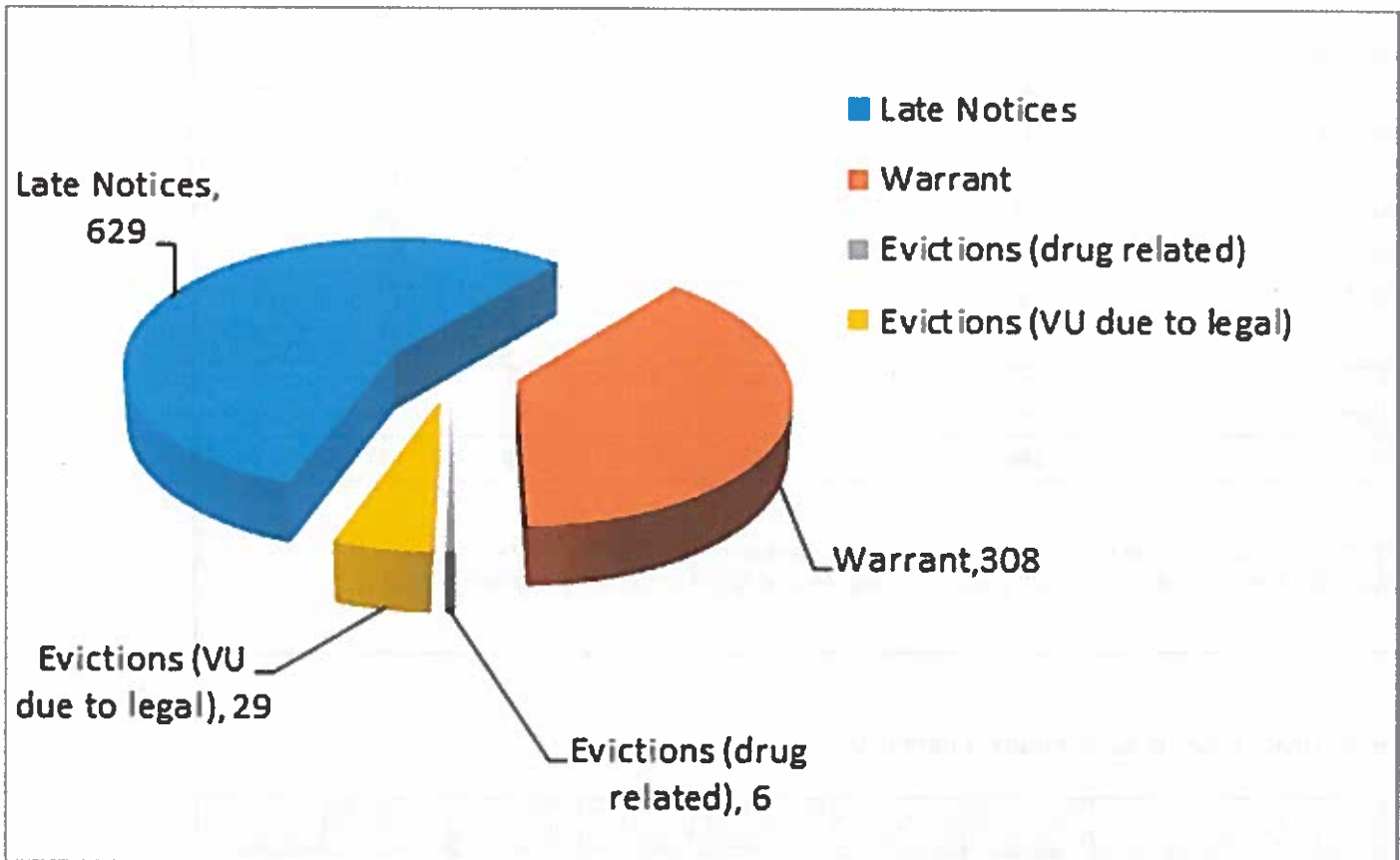
Vacancy Activity Tracking Report Market Rate Units

DEVELOPMENTS	Total Number of Units	VU as of 9/30/17	Oct move-in	Oct move-out	VU as of 10/31/17	Vacancy Rate	Projected VU next period
Princess Square	68	9	2	0	7	10%	0
Quaker Hill	60	1	1	1	1	2%	0
Hopkins-Tancil Courts	108	5	2	1	3	3%	0
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	3	0	0	3	13%	1
Old Town Commons V	54	0	0	1	1	2%	1
TOTALS (3)	330	18	6	3	15	5%	2
<p>NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report</p>							

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

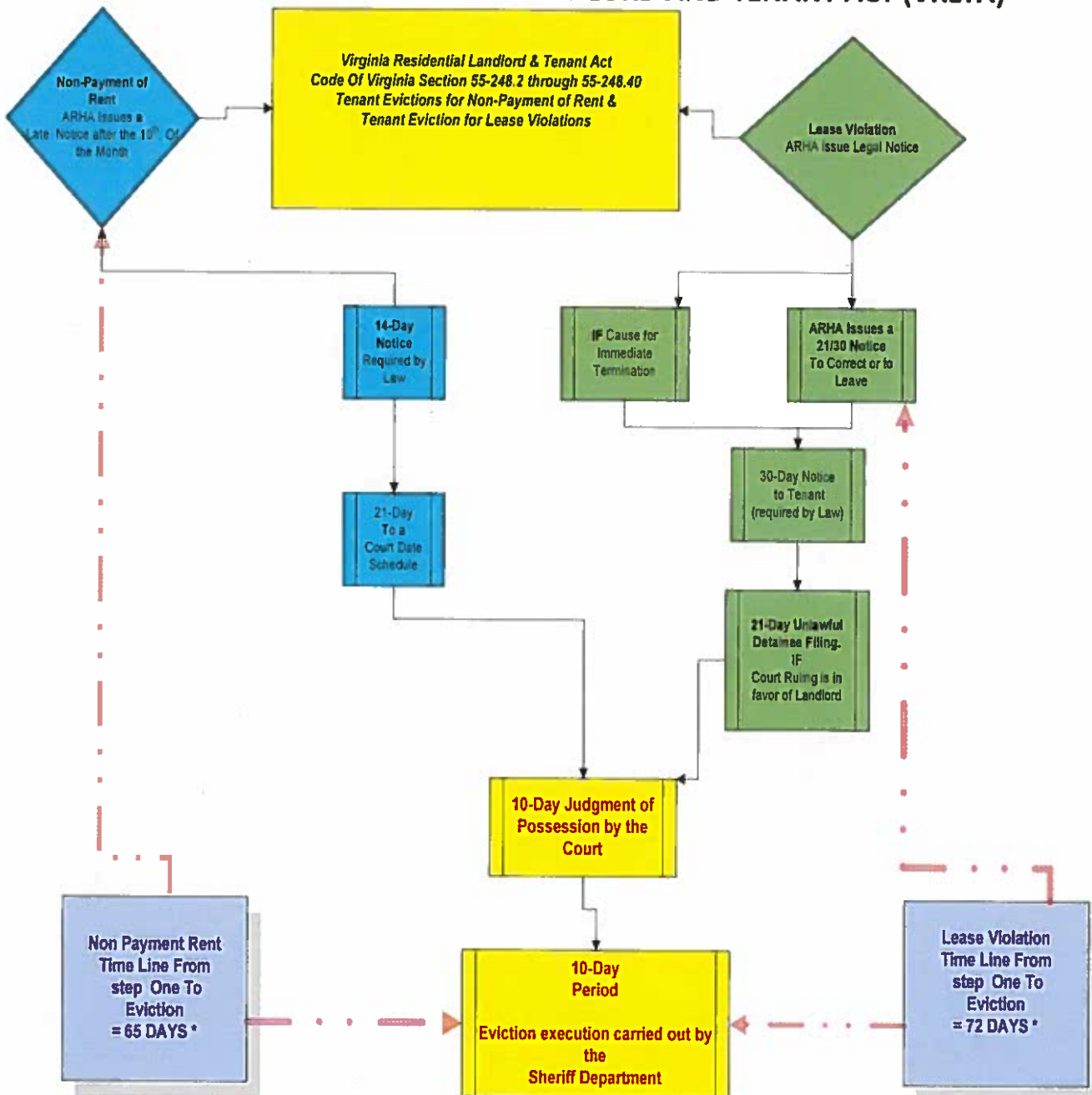


Virginia Residential Landlord-Tenant Legal Process

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

Keith Pettigrew, Chief Executive Officer

DATE: November 20, 2017
TO: Daniel Bauman, Chairman
FROM: Keith Pettigrew, Secretary-Treasurer
SUBJECT: RESIDENT AND COMMUNITY SERVICES MONTHLY REPORT

Staff –

- Family Resource Learning Center: *Jason Ellis, Gaynelle Diaz and Kimberly Artis*
- Family Supportive Services: *Cynthia Pearce*
- Family Self-Sufficiency: *Dorothy Mwawasi and Racquel Williams-Jones*
- Senior Center @ Charles Houston: *Vanessa Greene and Kiyah Tyler*
- LaDrey Program: *Starr Robertson*

Combined Data

Clients Served

Residents Served	Newly Enrolled Residents	Number of Residents Served
373	19	2035

Volunteers

Hours

		Value of Hours (\$26.96/hr)
54	144	\$3,882.24

Supplemental Support

In-kind donation	External Funding	Total Value
\$4,610.	\$400.00	\$5,010.

Combined Upcoming Events

- 11/13 - Parents Empowered Group, ARHA Main Office, 6:00 pm
- 11/14 - Medicare Presentation by DAAS Staff, 11 – 12:30pm
- 11/15 - Annual Center Thanksgiving Celebration, 11:00 – 1:30pm
- 11/17 - Field Trip to the National Museum of The American Indian & Lunch Out, 10 – 2:30pm
- 11/20 - Golden Zumba w/Leslie, 10:30 – 11:30pm
- 11/27 - Tai Chi Class w/Stephan, 10:00 – 11:00pm
- 11/21 - RTFC Thanksgiving & Harvest Celebration, 3:00pm LaDrey Community Room
- 12/18 - 12/20 – Winter Wonderland Activities, Charles Houston Recreation Center



Program Narratives:

Family Resource Learning Centers

Highlights:

In partnership with the FACE Program and ACPS, 15 families and 23 kids were able to attend the recent Noche De Ciencias (Night of Science) event held at the US Patent and Trademark Office. Students were able to participate in hands on science activities and demonstrations about everything from slime to aerodynamics and robotics. Middle and High School students even learned about designing and branding inventions and had the opportunity to “pitch” their ideas. At the end of the night, one of our middle school students, Alazar Aschalew won a \$250 scholarship.

Family Supportive Services (JBV)

The James Bland V Family Supportive Service Program was developed to assist residents who live in the James Bland V Old Town Commons community. The Supportive Services Agreement by and between James Bland Housing V Limited Partnership and ARHA ensures that residents receive supportive services that promote self-sufficiency. The Family Supportive Services Manager coordinates services for 65 household residents who all want to improve their income, educational and employment opportunities. JBV residents continue to accomplish their goals and enhance their employment marketability.

Highlights:

- Rahel Kebede is preparing to take the Virginia Board of Nursing Exam.
- Charity Price is pursuing first time home ownership.
- JBV resident Anitra Ellis has her own business and is now self-employed.
- The “Goal Setting Workshop” held on 11/9, was well received by residents.

Family Self-Sufficiency Services

This month we are highlighting the Small Business Cohort as Follows:

DMV's Queen of Clean Sweep Cleaning Contract



Ms. Anitra Ellis, CEO of the DMV's Queen of Clean—headquartered in Alexandria, Virginia is a stellar example of the how residents can leverage economic opportunities that are available at ARHA. Ms. Ellis is a BOSS and she is ready for big business. Anitra not only won 1st place in the Small Business Pitch Competition which resulted in her winning \$500 in Cash and Prizes, but she recently negotiated and solidified a contract cleaning a couple of ARHA properties. What a way to start out!

Ms. Ellis is building the inroads to a life she's always dreamt about. No stranger to hard work, Anitra is ready for this huge opportunity and the relentless grit it will take to endure and grow.

Economic opportunities like this exist for agencies that are financially supported by HUD because of a law found in the Code of Federal Regulation (CFR 135) called Section 3- Economic Opportunities for Low Income Families.

For more information on Section 3 visit:

https://www.hud.gov/program_offices/fair_housing_equal_opp/section3/section3

ARHA's PITCH PERFECT!

Small Business & Contracting Cohort Pitch Grand Prize Winners:

- 1st Anitra Ellis (DMV Queen of Clean)
- 2nd Holly Johnson (Rock Solid Consulting)
- 3rd Harriet Green (Future Treasures)

Additional Pitch Contestants:

- Jackie Williams, (JW Consulting)
- Tasha Moses, (Rustic Scale Bakery), and
- Latoya Austin



ARHA made \$100 contributions to contestants who were not grand prize winners but displayed great skill and courage in their pitch presentations.

The Small Business Pitch Competition took place on September 5, 2017 and attracted celebrity judges such as Warren Brown from Cake Love, Yvonne Rivers from Phoebe Marketing, Kim Bonner-Trademark and Patent Attorney, and ARHA's very own Ms. Bernadette Curtis-Lambert of Curtis Lambert International.

The Pitch Competition was sponsored by our Private Partnerships which included the John Marshall Bank which provided \$1,000 cash grand prize for our winners. As well as the ARHA sponsored coaching sessions for our very first cohort members—through our small business pitch coach Yvonne Rivers, CEO of Phoebe Marketing. Ms. Rivers sponsored the very first training sessions that put our small businesses into first gear and prepared to do business with ARHA. John Marshall Banks, Senior Vice President—Kerry Donley, is leading the charge in hopes to get banks signed on to a local bank challenge which will support business investments and start-up resident owned businesses.

The Pitch competition is a component of the Small Business and Contracting Cohort of ARHA's Family Self Sufficiency (FSS) Program. If you have a small business that you would like to develop, contact Ms. Racquel Williams-Jones at rwjones@arha.us. Cohort 2 has just begun and we are looking forward to our next pitch competition—Spring of 2018.

Senior Center @ Charles Houston

Senior Center @ Charles Houston- The Senior Center @ Charles Houston is a multipurpose program providing a variety of activities to prevent the 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. Hours of operation are Monday thru Friday, 8:30 – 1:30 with administrative staffing hours of 8:30 – 4:30 p.m.

Highlights:

- 11/7 Acupuncture Presentation w/Dr. He Xiaowen
- 11/10 Parkour Movement Demonstration
- 11/10 RSVP Sponsored Lunch & Learn Workshop

LaDrey Program

The structure of service programs at the LaDrey High-Rise will be held Monday through Friday, 10:00am – 1:00pm in the LaDrey Community Room.

The programs are designed to enable individuals to continue being an integral part of their community, while keeping their independence, dignity and sense of well-being through a variety of resources and daily living skill programs. In addition, ongoing Supplemental Nutrient Assistant Program (SNAP) renewals, transportation assistance & referral assistance are being completed, as well as home visits & outreach. During the months of October & November, the Ladrey High-rise has received several food and clothes donations & community companionship in preparation for the holiday season.

Highlights and Upcoming Events:

- Ladrey celebrated its 1st International Day to welcome new residents and embrace different nationalities.
- Ladrey had 19 Residents to participate in the Open Enrollment Informational Seminar sponsored by Virginia Insurance Counseling Assistance Program (VICAP).
- Successful Aging Holiday Party @ Lee Center, Friday, December 8 @ 11am -1pm (City Wide Senior Event).
- The Ladrey Activity Center 3rd Annual Holiday Party, Wednesday, December 13, 2017 11am 1pm. (Community Room)

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

Keith Pettigrew, Chief Executive Officer

DATE: November 27, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary-Treasurer

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

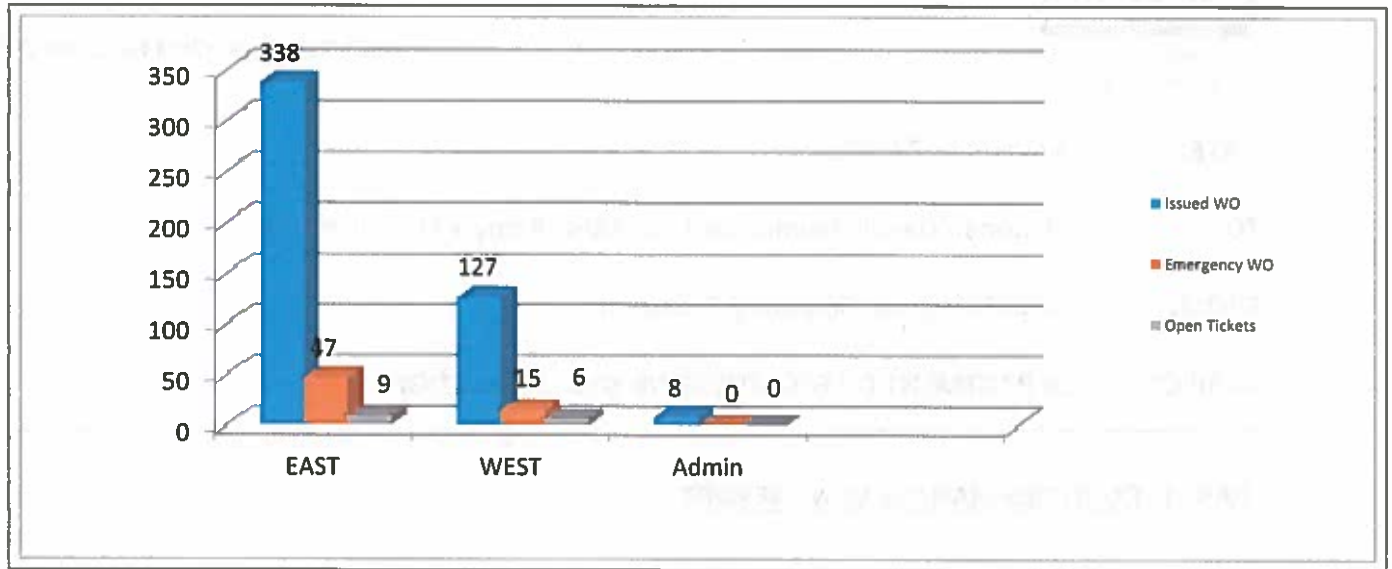
A. Work Order Summary

Below is Table I, which provides 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.

Table I – Reporting Period: 10/1/2017 to 10/31/2017

Issued WO's	473	Includes all work orders generated during this period
Completed WO's	458	Includes all work orders completed during this period
Emergency WO's	62	Includes all emergency work orders issued and completed within 24-hours
Open WO's	15	Routine WOs, exterminator services, appliance repairs and vacant units WOs summary as of the closing of this reporting period

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 close of this report include:

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

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

DEVELOPMENT



Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Keith Pettigrew, Chief Executive Officer

DATE: November 15, 2017

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

FROM: Keith Pettigrew, Secretary-Treasurer

SUBJECT: DEVELOPMENT UPDATE, NOVEMBER 2017

PROJECT MANAGEMENT

RAMSEY HOMES

HUD APPROVAL AND EVIDENTIARIES

Disposition Application

The HUD Special Applications Center (SAC) has received the Fair Housing and Equal Opportunity (FHEO) certification which was the only outstanding item outside of the approval of the Mixed-Finance Proposal. SAC will not release the Disposition Application approval without the HUD Office of Public Housing Investments (PHI) approval of the Mixed-finance Proposal.

Mixed Finance Proposal

We are in the process of responding to the 2nd round of comments from HUD, received on November 14th. The majority of the comments are related to the equity and debt financing which we are now able to address after having selected the syndicator. We anticipate this will be the final round of comments from HUD and therefore expect to receive approval within the timeline specified in our development schedule.

DESIGN AND CONSTRUCTION

The architect incorporated comments received from the Advanced Plan Review in September and has prepared the formal permit set of construction documents which will be submitted immediately after the Site Plan process is complete. The City has approved the 3rd submission of the Final Site Plan. We are now working towards finalization of the mylars to complete the site plan approval process. The final site plan approval is a prerequisite to filing the application for building permits.

We have commenced weekly project management meetings with the design and construction team. The calls are primarily to plug holes, clarify information, and identify opportunities for cost savings

and to finalize the budget and schedule. The CMAR has continued to work with the team on the project budget and is at this time obtaining subcontractor quotes (a minimum of 3 per trade), which will be updated with any final permit comments prior to the Guaranteed Maximum Price (GMP) being finalized. We are confident this will not be a protracted effort because this CMAR has been involved with this project since 2015 and has reviewed and commented on the design at milestones such as schematic design, design development, 50% construction documents and permit documents. They have been instrumental in holding the cost within reason, even with the cost added by the city process. With the GMP finalized, at the financial closing, the CMAR will take on the role of General Contractor. All bids received by the CMAR in the course of the bid phase will be organized into bid binders and will be reviewed by a third party cost estimator. Our experience in the past is that this process of 3rd party review typically results in further cost reductions.

On October 24th, we attended a meeting with the city, the Construction Manager at Risk (CMAR), and the third party inspector to review the city requirements for special inspections that must occur during construction (e.g., sheeting and shoring).

ARHA also received responses to an RFP issued for Development Specialty Consultants in this reporting period. This RFP solicited qualifications for a range of services from multiple disciplines, one of which was cost estimating services. We received approximately fourteen (14) responses to the Development Specialty Consultant solicitation. Those respondents found to be qualified for those services it desires to provide will receive a Purchase Order for continuing services. We will contract for cost estimating services with a single firms after requesting and reviewing fee proposals for a scope of services that we will draft.

CLOSING

We have continued to convene weekly Intra-Agency meetings with Finance and Asset Management to review and discuss our closing checklist and other project management related tasks. On November 1, 2017, we submitted the Application for Allocation and the Reservation fee to VHDA. After the Application for Allocation is reviewed and approved, VHDA will forward the final contract for the 2017 award of tax credits for our execution.

We have also begun the negotiation of terms for the equity and debt. Due to the current financial climate created by tax reform (see below Industry News/Advocacy Efforts), the syndicator is requesting language that would allow them to re-price the credits if, prior to closing, there are material changes in the underwriting or timing assumptions regarding their cost or availability of capital. This language is pre-emptive and sets forth that the proposed equity investment is based on having a 25% tax rate in effect. Given that the current tax reform proposals reduce the corporate tax rate from 35% to 20%, our credit pricing could be significantly reduced in the event that tax reform is passed. The resulting shortfall in our development budget would likely be more than what we have access to in terms of available gap funding. We are therefore requesting a firm commitment from the syndicator that states that changes in the tax rate at any point in our development timeline, before or after closing, will not affect their proposed equity pricing. We are also negotiating additional terms such as the schedule of capital contribution payments and those milestone events that are tied to the payments, adjusters, application of cash flow and refinance or sales proceeds, the disposition of the Limited Partner's Interest, the obligations of the General Partner and the Limited

Partner, guarantees, reserve requirements and other issues pertinent to a tax credit financed transaction.

After securing the commitment from the syndicator, we will work with legal counsel to generate a schedule of documents required for closing which will assist in determining a firm date for a financial closing. VHDA requires evidence of site control by April of 2018, or penalties are assessed which sets the backstop for our potential closing date. It is our intention to close before this VHDA imposed deadline.

ABBREVIATED SCHEDULE

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	DUE	COMMENTS
Final Tax Credit Ranking	Complete	
Environmental Review	Complete	
Permit Set of Plans	Complete	
BAR Approval	Complete	
Final Site Plan Approval	Complete	
Building Permit	11/30/2017	
Construction Bid Binders assessed by 3 rd Party Cost Estimator	12/15/2017	
Disposition Application Approval	11/30/2017	
Mixed Finance Proposal Approval	11/30/2017	
Apply for Tenant Protection Vouchers	11/30/2017	
Begin Relocation	1/2/2018	
LIHTC Reservation Agreement Executed	12/15/2017	
Financial Closing	1/8/2018	
Complete Relocation	2/28/2018	
Archeological Work Commencement	3/1/2018	
Construction Commencement	4/1/2018	
Construction Completion	10/1/2019	
Lease-up and Stabilization	12/31/2020	

ANDREW ADKINS

DEVELOPMENT REVIEW PROCESS

Comments were received from the city as part of the response to the Revised Concept 1 Plan submission. The comments primarily address the intent of the Bonus Density provision and strategies for deepening the number of units available for extremely low income households. There is currently incongruity between the development team and the city staff as to whether the concept plan, which currently includes 60 units of affordable housing, meets the intent of the bonus density ordinance without the addition of affordable units in the market rate buildings. The city staff believes that the 90 existing units do not count toward the provision of affordable housing required to receive a bonus density and that therefore the number of units provided must be over and above that 90 unit status quo. There is also continuing discussion between the development team and city as to the level of affordability achievable in the ARHA building. As a result, there have been numerous meetings among City staff and the development team as well as presentations to the ARHA Redevelopment Work Group (RWG) to discuss these issues. The product of those efforts has resulted in additional questions from Councilmembers and the Mayor's Office regarding the concept plan and the number of affordable units proposed on-site vs off-site, the location of the affordable units on-site (ARHA building vs Market Rate buildings), the affordability levels of the affordable units (30% - 60% AMI, and Workforce units), and availability and access to proposed site and building amenities.

At the direction of the RWG, Housing staff, with input from CRC and ARHA, put together several development scenarios for the affordable units in order to begin to address the questions above. The Housing staff presented these scenarios to the RWG on November 9th. However, the presentation focused solely on the feasibility to construct the affordable units and relocate the existing tenants. The RWG requested that Housing staff also account for and present the operating sustainability of the development scenarios offered. The Housing staff will update their analysis, with assistance from the development team, to determine the feasibility to operate the affordable units in their proposed scenarios and will present them at the next RWG meeting. There were several qualifying factors and assumptions made in order to prepare the spreadsheet for the exercise.

ARHA staff has reviewed the development scenarios prepared by the Housing staff and believe that while some of the scenarios could be feasible to build, they may not be sustainable through the tax credit Extended Use Agreement period and therefore any tax credits awarded could not be syndicated.

ARHA staff is in the process of reviewing and updating what we believe will be the best development plan for ARHA, taking into account constructability, sustainability, the existing households and relocation requirements, community input, and value creation for ARHA.

INDUSTRY NEWS AND ADVOCACY

On November 2nd, House Ways and Means Committee Chairman Kevin Brady (R-TX) released the "Tax Cuts and Jobs Act" comprehensive tax reform legislation that would:

- **Lower the top corporate tax rate from 35 percent to 20 percent, effective January 1, 2018, and eliminate dozens of tax expenditures in order to achieve the lower rate.**
- **Retain the Low-Income Housing Tax Credit (Housing Credit) with no proposed changes. We note that none of the broadly-supported provisions from the Affordable Housing Credit Improvement Act (H.R. 1661) were included. This is disappointing as we believe this to be a missed opportunity to strengthen the program.**
- **Eliminate the tax exemption on private activity bonds, including multifamily Housing Bonds, which finance nearly half of Housing Credit developments. The tax exemption allows bond-financed multifamily projects to access 4 percent Housing Credits. Eliminating the tax exemption would eliminate these bond/4 percent transactions after 2017.**
- **Eliminate New Markets Tax Credit (NMTC) allocation authority after 2017. The NMTC is currently authorized through 2019, meaning this legislation would rescind two years of allocation authority that had already been made available.**

Retaining the Housing Credit is a major achievement and a testament to strong advocacy efforts, but the legislation as a whole will have a devastating effect on affordable housing and community development. Coupled with the lower corporate tax rate, which would reduce investor interest in the Housing Credit without other changes to the Credit, **the loss of Housing Bonds could reduce annual production by up to two-thirds annually.** As currently proposed, the Tax Cuts and Jobs Act would reduce the future supply of affordable rental housing by nearly 1 million units, according to analysis by Novogradac & Company LLP. Further, eliminating the NMTC, a successful public-private partnership that attracts private capital to some of the nation's most distressed communities, will hinder efforts to revitalize communities and promote economic opportunity.

We are asking that you stop tax reform from devastating affordable housing production. We support the call on the House Ways and Means Committee to:

- **Restore multifamily Housing Bonds when it acts on tax reform legislation,**
- **Make adjustments in order to sustain Housing Credit investment, and**
- **Further strengthen the Housing Credit by enacting provisions in the bipartisan Affordable Housing Credit Improvement Act.**

We appreciate that the Tax Cuts and Jobs Act, H.R. 1, preserves the Housing Credit. We are deeply concerned, however, that the bill eliminates private activity bonds, including multifamily Housing Bonds, which are responsible for approximately half of Housing Credit production annually. We are calling on the House Ways and Means Committee to restore multifamily Housing Bonds when it acts on tax reform legislation

Working together, the Housing Credit and multifamily Housing Bonds are our nation's most powerful response to the affordable housing crisis. These programs are public-private partnerships central to the production and preservation of affordable housing for families, seniors, people with special needs, veterans, and other needy populations.

While the Tax Cuts and Jobs Act retains the Housing Credit program itself, it would devastate production under the program by eliminating private activity bonds. Multifamily Housing Bonds significantly increase Housing Credit production because their use triggers the so-called 4 percent

Credit, which is not limited by the Housing Credit volume cap. Without bonds, this housing simply will not be built.

The Tax Cuts and Jobs Act further impedes Housing Credit production by not making programmatic changes to the Housing Credit to offset the negative impact the 20 percent corporate tax rate and other modifications to the tax system envisioned under the bill would have on investor interest in the Credit.

Again, the loss of tax-exempt multifamily Housing Bonds coupled with the 20 percent corporate tax rate and other tax changes will reduce Housing Credit production by as much as two-thirds. A large majority of this loss can be attributed to the elimination of multifamily Housing Bonds.

Further, the Tax Cuts and Jobs Act misses an opportunity to strengthen the Housing Credit by including the program modifications contained in the Affordable Housing Credit Improvement Act, H.R. 1661, sponsored by Ways and Means Committee member Pat Tiberi (R-OH) and Ways and Means Ranking Member Richard Neal (D-MA). This bipartisan legislation has the support of over one-quarter of the House of Representatives and two-thirds of the Ways and Means Committee.

The Ways and Means Committee, at a minimum, must restore private activity multifamily Housing Bonds. We also urge you to take steps to ensure that the Housing Credit is not damaged by other tax reforms and to further strengthen this effective program by including the provisions of H.R. 1661.

On November 10, the Senate Finance Committee introduced its version of tax reform legislation. The Senate bill would retain 4 percent and 9 percent low-income housing tax credits (LIHTCs) and tax-exempt multifamily private activity bonds. The bill also preserves the 2018-2019 authorized new markets tax credit (NMTC) allocation rounds. The Senate bill repeals the 10 percent non-historic rehabilitation tax credit (HTC) and reduces the 20 percent HTC to 10 percent. While this Senate version would reduce affordable housing production by some 300,000 units, it is a significant upgrade over the house version in the area of NMTC.

We have posted ACTION Campaign documents and the highlights of H.R. 161 and S548 on the vhdllc website.

RESOLUTION 830 MODERNIZATION

The work related to the Resolution 830 Modernization will not commence until January of 2018. The staffs felt it was appropriate to allow the new CEO to become oriented prior to launching their discussions. ARHA, city staff and the consultant continue with bi-weekly planning calls for what is currently planned to be four modules of information.

COMMUNICATIONS & CIVIC ENGAGEMENT

COMMUNITY UPDATES

ARHA Redevelopment Work Group meetings were held on October 12th and November 9, 2017. The full complement with agenda and materials distributed for this meeting are included under the Policy pulldown on the www.vhdllc.us website.

VHDLLC WEBSITE STATISTICS

Attachment A features a comparison of the August 31 – September 30 website statistics provided in the last Board Update, to the period September 30 to October 31st. The site traffic shows a decrease in the site traffic. There are a total of 348 sessions (indicating number of site visitors) versus 372 for the last period, and 812 page views versus 826 from the last period.

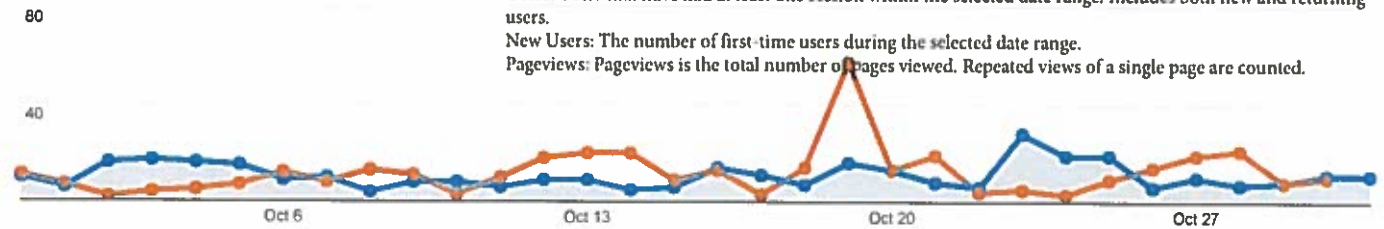
VHDLLC.us - Site Statistics - Attachment A



Sep 30, 2017 - Oct 31, 2017
Compare to: Aug 31, 2017 - Sep 30, 2017

Overview

Sep 30, 2017 - Oct 31, 2017: Sessions
Aug 31, 2017 - Sep 30, 2017: Sessions



DEFINITIONS (from Google Analytics)

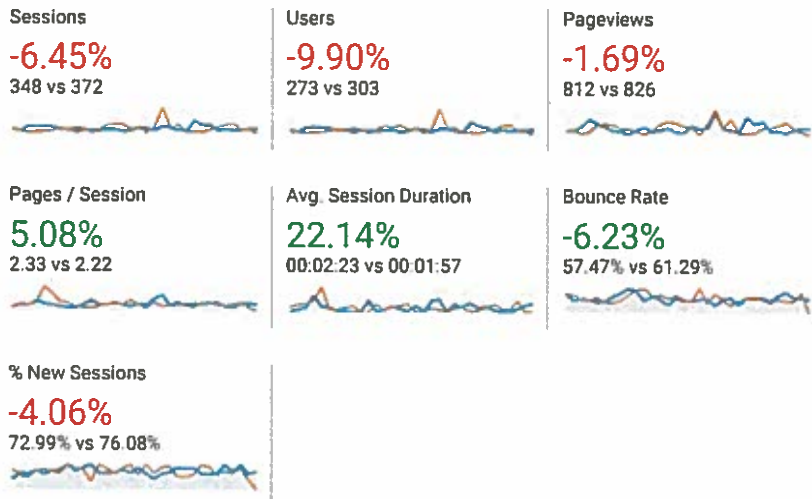
Sessions: The period of time a user is active on your site or app. By default, if a user is inactive for 30 minutes or more, any future activity is attributed to a new session. Users that leave your site and return within 30 minutes are counted as part of the original session.

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

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

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

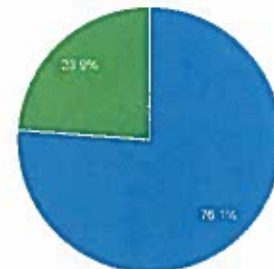
Pageviews: Pageviews is the total number of pages viewed. Repeated views of a single page are counted.



New Visitor Returning Visitor
Sep 30, 2017 - Oct 31, 2017



Aug 31, 2017 - Sep 30, 2017



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

Keith Pettigrew, Chief Executive Officer

DATE: November 21, 2017

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION NUMBER 653, AUTHORIZING STAFF TO WRITE-OFF VACATED TENANT ACCOUNTS RECEIVABLE**

ISSUE:

ARHA needs to write-off outstanding vacated tenants' accounts that are not likely going to be collected during FY 2017.

DISCUSSION:

ARHA is required by the U.S. Department of Housing and Urban Development to write-off uncollectible account receivables that have never been collected from vacated tenants. Staff has completed reconciling the uncollected accounts and has verified that vacated accounts for current year. Staff has determined that these balances will most likely not be collected and that the uncollected balances should be removed from ARHA's Tenants Accounts Receivable. Although these accounts will be written off, ARHA will continue to pursue the collection of these amounts through various methods such as entering the uncollected amounts into HUD's Enterprise Income Verification System, using a collection agency, and denying access to new rental assistance when families apply to other ARHA properties or programs.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. 653 Authorizing Staff to Write-Off Vacated Tenant Accounts Receivable and to continue collection efforts for these accounts.

FISCAL IMPACT:

Approximately \$158,000 reduced from Tenant Accounts Receivable

THE ARHA BOARD OF COMMISSIONERS
AUTHORIZES THE WRITE-OFF TO COLLECTION LOSS OF CERTAIN VACATED
TENANTS ACCOUNTS FOR FISCAL YEARS 2017

RESOLUTION NUMBER 653

WHEREAS, the Alexandria Redevelopment and Housing Authority is carrying on its records certain vacated tenants' accounts which we consider uncollectible; and

WHEREAS, in each case the Authority has exhausted all reasonable efforts to collect these amounts; and

WHEREAS, in each case neither the current address nor the employment of the former tenant is known to us.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the following vacated tenant's accounts totaling \$158,000 be written off as uncollectible.

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

Date

Daniel Bauman
ARHA Board of Commissioners

Date

Keith Pettigrew
Secretary-Treasurer

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
 Aged Balance Report
 Due Date 11/21/2017

Customer #	Customer Name	Customer Account	Days					E	F	G
			A	B	C	D				
			11/21/2017	10/22/2017	09/21/2017	08/22/2017	Calculation for AR Account Use Only			
			0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90	Total Due Now	Unapplied Credits	Ending Balance	

Development : 403 SAMUEL MADDEN - UPTOWN

415	FIELDS, CARESSA	00300030058 - Tenants Accounts Receivable	0.00	0.00	0.00	330.00	330.00	0.00	330.00
537	JORDAN, SHERRI	00300030064 - Tenants Accounts Receivable	540.00	463.10	748.40	131.10	1,882.60	0.00	1,882.60
474	MICKEY, GERALD	00300030015 - Tenants Accounts Receivable	0.00	1,776.39	0.00	0.00	1,776.39	-25.00	1,751.39
343	ROBERSON, SAMANTHA	00300030008 - Tenants Accounts Receivable	0.00	0.00	0.00	1,248.88	1,248.88	0.00	1,248.88
494	SMITH, KARLEEN	00300030030 - Tenants Accounts Receivable	0.00	0.00	0.00	3,971.00	3,971.00	0.00	3,971.00
		Total	540.00	2,239.49	748.40	5,680.98	9,208.87	-25.00	9,183.87

Development : 405 RAMSEY HOMES

550	WALKER, CHARKENIA	00300050010 - Tenants Accounts Receivable	0.00	396.63	42.80	0.00	439.43	0.00	439.43
		Total	0.00	396.63	42.80	0.00	439.43	0.00	439.43

Development : 408 ANDREW ADKINS HOMES

10710	DUBOIS, TINISHA	00300080043 - Tenants Accounts Receivable	0.00	0.00	0.00	570.00	570.00	-291.00	279.00
7723	STANTON, KAREN	00300080087 - Tenants Accounts Receivable	0.00	0.00	0.00	2,920.29	2,920.29	0.00	2,920.29
10554	WEST, DENISE	00300080036 - Tenants Accounts Receivable	0.00	0.00	0.00	689.00	689.00	0.00	689.00
		Total	0.00	0.00	0.00	4,179.29	4,179.29	-291.00	3,888.29

* Note: If you are balancing this report against Register reports, please print the account types separately to achieve an accurate balance for each account type.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Aged Balance Report
Due Date 11/21/2017

Customer #	Customer Name	Customer Account	Days				E	F	G
			A	B	C	D			
			11/21/2017	10/22/2017	09/21/2017	08/22/2017	Calculation for AR Account Use Only		
			0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90	Total Due Now	Unapplied Credits	Ending Balance

Development : 409 LADREY HIGHRISE

198	STRICKLAND, FLORITA								
	00100090154 - Tenants Accounts Receivable		0.00	0.00	0.00	621.27	621.27	0.00	621.27
178	THORNHILL, HERBERT								
	00100090140 - Tenants Accounts Receivable		0.00	0.00	0.00	375.87	375.87	0.00	375.87
	Total		0.00	0.00	0.00	997.14	997.14	0.00	997.14

Development : 410 SCATTERED SITES 410

704	AINTE, ABDULLAHI								
	00400100034 - Tenants Accounts Receivable		0.00	0.00	0.00	945.20	945.20	0.00	945.20
681	WILLIAMS, TUKEARE								
	00400100013 - Tenants Accounts Receivable		0.00	0.00	0.00	3,160.10	3,160.10	0.00	3,160.10
	Total		0.00	0.00	0.00	4,105.30	4,105.30	0.00	4,105.30

Development : 411 SCATTERED SITES 411

11029	PITTS, CAYLIN								
	00400110012 - Tenants Accounts Receivable		0.00	1,073.00	0.00	0.00	1,073.00	-236.00	837.00
	Total		0.00	1,073.00	0.00	0.00	1,073.00	-236.00	837.00

Development : 412 SCATTERED SITES 412

11113	ORELLANA, Jr., ALVARO								
	00400120003 - Tenants Accounts Receivable		0.00	458.00	1,239.00	1,239.00	4,966.54	0.00	4,966.54
	Total		0.00	458.00	1,239.00	1,239.00	4,966.54	0.00	4,966.54

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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Aged Balance Report
Due Date 11/21/2017

Customer #	Customer Name	Customer Account	Days					E	F	G
			A	B	C	D	E			
			11/21/2017	10/22/2017	09/21/2017	08/22/2017	Calculation for AR Account Use Only			
			0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90	Total Due Now	Unapplied Credits	Ending Balance	

Development : 610 HOPKINS TANCIL

1168	AMAYA, CYNTHIA	03000020002 - Tenants Accounts Receivable	0.00	395.00	1,110.00	1,078.40	2,583.40	0.00	2,583.40
5239	DIXON, STEPHANIE	03000010004 - Tenants Accounts Receivable	0.00	0.00	380.00	3,290.90	3,670.90	-597.00	3,073.90
1210	FOX, MONIQUE	03000030010 - Tenants Accounts Receivable	0.00	0.00	0.00	1,398.80	1,398.80	0.00	1,398.80
10140	GILLJAM, AJANTHA	03000010031 - Tenants Accounts Receivable	0.00	0.00	1,029.00	11,840.84	12,869.84	0.00	12,869.84
5829	HENRY, NIKI	03000010048 - Tenants Accounts Receivable	0.00	376.20	0.00	0.00	376.20	0.00	376.20
1179	KERNS, DEJA	03000020003 - Tenants Accounts Receivable	0.00	1,311.20	1,336.20	1,688.60	4,336.00	0.00	4,336.00
10333	MEGIRA, YEMARIAMWORK	03000020011 - Tenants Accounts Receivable	0.00	0.00	0.00	794.60	910.80	-116.20	794.60
5063	NO PREFER VENDOR	Tenants Accounts Receivable: HANSLEY, DENISE	1,004.00	1,004.00	1,004.00	2,008.00	5,020.00	0.00	5,020.00
1225	RICHARDSON, INGRA	03000040001 - Tenants Accounts Receivable	0.00	0.00	0.00	446.40	446.40	0.00	446.40
Total			1,004.00	3,086.40	4,859.20	22,557.54	31,623.34	-713.20	30,910.14

Development : 615 Princess Square

19337	FAIRNOT, CAROLYN	04000010043 - Tenants Accounts Receivable	0.00	0.00	0.00	4,923.10	4,923.10	0.00	4,923.10
10935	LIGHTNER, ANNETTE	04000010066 - Tenants Accounts Receivable	0.00	0.00	846.00	425.80	1,271.80	0.00	1,271.80

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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Aged Balance Report
Due Date 11/21/2017

Customer #	Customer Name	Customer Account	Days					E	F	G
			A	B	C	D				
			11/21/2017	10/22/2017	09/21/2017	08/22/2017	Calculation for AR Account Use Only			
			0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90	Total Due Now	Unapplied Credits	Ending Balance	
19477	MCCOY, TAMIA	1424 PRINCESS ST Apt 101	0.00	0.00	640.00	7,238.70	7,878.70	0.00	7,878.70	
	04000010026 - Tenants Accounts Receivable									
1245	MEASE, SHARON	1402 PRINCESS ST	0.00	0.00	0.00	3,897.50	3,897.50	0.00	3,897.50	
	04000010005 - Tenants Accounts Receivable									
12061	MOSES, ELIZABETH	1426 PRINCESS ST Apt 101	0.00	0.00	0.00	686.00	686.00	0.00	686.00	
	04000010007 - Tenants Accounts Receivable									
1269	RICHARDSON, CYNTHIA	430 EUILLE ST	0.00	0.00	0.00	2,270.94	2,270.94	0.00	2,270.94	
	04000010029 - Tenants Accounts Receivable									
1289	THOMPSON, FELECIA	1520 PRINCESS ST	0.00	0.00	1,749.00	15,342.40	17,091.40	0.00	17,091.40	
	04000010045 - Tenants Accounts Receivable									
19470	WARD, VEOLA	1532 PRINCESS ST Apt 101	0.00	0.00	0.00	6,975.40	7,409.40	-434.00	6,975.40	
	04000010014 - Tenants Accounts Receivable									
	Total		0.00	0.00	3,235.00	41,759.84	45,428.84	-434.00	44,994.84	
Development : 626 JAMES BLAND V										
5994	CROWDER, LOLITA	940 North Columbus Sireet Apt 201	1,141.00	1,255.10	1,255.10	3,885.50	7,536.70	0.00	7,536.70	
	03100310009 - Tenants Accounts Receivable									
1224	WANZER, JOHN	935 North Patrick Sireet Apt 204	0.00	0.00	0.00	3,276.00	3,276.00	0.00	3,276.00	
	03100310029 - Tenants Accounts Receivable									
	Total		1,141.00	1,255.10	1,255.10	7,161.50	10,812.70	0.00	10,812.70	
Development : 901 QUAKER HILL										
1065	BONDS, COLETTE	202 ELLSWORTH ST	93.53	136.60	28.60	0.00	258.73	0.00	258.73	
	02000010049 - Tenants Accounts Receivable									
389	COOK, MONICA	1254 QUAKER HILL DR	995.00	0.00	590.30	0.00	1,585.30	-689.00	896.30	
	02000010053 - Tenants Accounts Receivable									
7942	STEPHENS, SHEREE	1100 QUAKER HILL DR Apt 324	0.00	0.00	0.00	7,043.00	7,043.00	0.00	7,043.00	
	02000010020 - Tenants Accounts Receivable									

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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Aged Balance Report
Due Date 11/21/2017

Customer #	Customer Name	Customer Account	Days				E	F	G
			A	B	C	D			
			11/21/2017	10/22/2017	09/21/2017	08/22/2017	Calculation for AR Account Use Only		
			0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90	Total Due Now	Unapplied Credits	Ending Balance
18980	UWWAIS, AMINA	1100 QUAKER HILL DR Apt 310	0.00	0.00	0.00	10,797.50	10,797.50	0.00	10,797.50
	02000010047 - Tenants Accounts Receivable								
	Total		1,088.53	136.60	618.90	17,840.50	19,684.53	-689.00	18,995.53
Development : 902 PENDLETON PARK LLC									
18611	ANDERSON, SHANIQUA	610 N. Payne Sireet Apt 31	458.55	805.00	427.70	2,689.00	4,380.25	0.00	4,380.25
	02100010021 - Tenants Accounts Receivable								
18187	Bates, Kimberly	608 N PAYNE ST Apt 30	0.00	0.00	0.00	6,675.40	6,675.40	0.00	6,675.40
	02100010005 - Tenants Accounts Receivable								
8156	RICHARDS, RAYONDA	608 N PAYNE ST Apt 30	0.00	1,305.00	194.30	194.30	1,693.60	-997.80	695.80
	02100010005 - Tenants Accounts Receivable								
358	WASHINGTON, IEASHA	608 N PAYNE ST Apt 36	0.00	0.00	0.00	362.34	362.34	0.00	362.34
	02100010012 - Tenants Accounts Receivable								
19047	WILSON-ELLIS, KENDRA	610 N. Payne Sireet Apt 37	0.00	0.00	0.00	1,558.40	1,558.40	0.00	1,558.40
	02100010024 - Tenants Accounts Receivable								
	Total		458.55	2,110.00	622.00	11,479.44	14,669.99	-997.80	13,672.19
Development : 917 CHATHAM SQUARE									
10802	BRANTLEY, CHARON	410 EUILLE ST	0.00	0.00	0.00	968.80	968.80	0.00	968.80
	006000170037 - Tenants Accounts Receivable								
1269	RICHARDSON, CYNTHIA	430 EUILLE ST	0.00	0.00	0.00	8,425.00	8,425.00	0.00	8,425.00
	006000170042 - Tenants Accounts Receivable								
861	THOMAS, MARIE	403 COOK ST	0.00	447.50	25.00	0.00	472.50	0.00	472.50
	006000170007 - Tenants Accounts Receivable								
11033	WHITE, CHEYENNE	408B EUILLE ST	0.00	0.00	0.00	94.93	94.93	0.00	94.93
	006000170035 - Tenants Accounts Receivable								
	Total		0.00	447.50	25.00	9,488.73	9,961.23	0.00	9,961.23

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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
 Aged Balance Report
 Due Date 11/21/2017

Customer #	Customer Name	Customer Account	Days					E	F	G
			A	B	C	D				
			11/21/2017	10/22/2017	09/21/2017	08/22/2017	Calculation for AR Account Use Only			
			0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90	Total Due Now	Unapplied Credits	Ending Balance	

Development : 921 OLD DOMINION

991	JORDAN, TERRENCE	00800210013 - Tenants Accounts Receivable		0.00	30.00	58.00	1,064.00	0.00	1,064.00
405	MACON, KIONNA	00800210027 - Tenants Accounts Receivable		0.00	0.00	780.00	780.00	0.00	780.00
	Total		976.00	0.00	30.00	838.00	1,844.00	0.00	1,844.00

Development : 922 WEST GLEBE

376	GUTIERREZ, REINA	00900220040 - Tenants Accounts Receivable		0.00	0.00	246.00	246.00	0.00	246.00
	Total		0.00	0.00	0.00	246.00	246.00	0.00	246.00

Development : 925 JAMES BLAND PHASE IV

11242	COLLINS, TONI	01200240014 - Tenants Accounts Receivable		0.00	0.00	1,748.25	1,748.25	0.00	1,748.25
	Total		0.00	0.00	0.00	1,748.25	1,748.25	0.00	1,748.25
	Grand Total		8,477.62	10,744.72	11,894.40	129,321.51	160,988.45	-3,386.00	157,602.45

* Note: If you are balancing this report against Register reports, please print the account types separately to achieve an accurate balance for each account type.

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS

OTHER
BUSINESS



Santa's Winter Wonderland

**CHARLES HOUSTON RECREATION CENTER
901 WYTHE ALEXANDRIA, VA
DECEMBER 18-20, 2017**



**Monday, December 18
Monday, December 18**

**Public Viewing & Toy Donations
Reception (INVITATION ONLY)
DJ: "Sounds of the Season"**

**9:00am-3:00pm
6:30pm-9:00pm**

**Tuesday, December 19
Tuesday, December 19**

**Public Viewing & Toy Donations
Mayor's Reading
DreamDog Sing Along
Photo with *SANTA (own camera)***

**9:00am – 9:00pm
5:00pm – 6:00pm
6:00pm – 7:00pm
7:00pm – 8:00pm**

**Wednesday, December 20
Wednesday, December 20**

**Toy Donations
Gifts from Santa
(Ages: Infants to 17) TICKET REQUIRED**

**10:00am-3:00pm
5:00pm-8:00pm**

**Santa Welcomes Your Unwrapped Gifts
and Financial Donations!**

SANTA NEEDS YOUR HELP!

DONATE UNWRAPPED GIFTS HERE

FOR COMPLIMENTARY TICKETS CALL ARHA OFFICE AT 703.549.7115

SANTA'S WINTER WONDERLAND



-ELF SOS-

WITH SO MANY KIDS ON THE NICE LIST, SANTA NEEDS SOME ADDITIONAL HELPERS TO MAKE THIS HOLIDAY SEASON TRULY MAGICAL FOR KIDS ACROSS THE CITY OF ALEXANDRIA. NO PREVIOUS EXPERIENCE WORKING AT THE NORTH POLE REQUIRED, JUST A WILLING HEART AND A HELPING HAND.

For more information contact the Head Elf @: arhacontact@gmail.com

WWW.ARHA.US/EVENTS

VOLUNTEER ORIENTATION

Saturday, Dec. 16
noon—1 pm

Charles Houston
Recreation Center
901 Wythe St.
Alexandria, VA

TOY DISTRIBUTION EVENT

Wednesday, Dec. 20
5:00—9:00 pm

Charles Houston
Recreation Center
901 Wythe St.
Alexandria, VA

SPONSORS

ARHA
RPCA
DASH
ACPS

New CEO Takes The Reins At ARHA

November 20th 2017

By Carla Branch

alexandrianews.org



Keith Pettigrew, new ARHA CEO (Photo: Katie Smythe)

Keith Pettigrew began his job as Chief Executive Officer of the Alexandria Redevelopment and Housing Authority on Monday, Nov. 13, and sat down with alexandrianews.org for his first local interview on Tuesday, Nov. 14.

"This is only my second day on the job," he said. "I've met the staff and some of the residents but I am still getting to know ARHA.

"From what I have seen so far, Roy Priest, the Board and the staff have done a good job and I am coming to an agency that looks to be in good shape. That's not what I am used to. I have worked for Housing Authorities that are in receivership and/or just coming out of receivership. That is certainly not the case with ARHA.

"I am going to do an assessment of the agency, however, and make those tweaks that will help ARHA run better and better meet the needs of our residents," Pettigrew said.

After graduating from Law School at George Washington University, he first became involved in public housing while at the Office of Labor Relations in Washington, DC. "I was handling a public housing case, which we won, when I met David Gilmore," Pettigrew said. "When Mr. Gilmore was appointed receiver of the DC Housing Authority, he offered me a job. I turned him down because I liked doing what I was doing. When he asked again in 2000, I said yes and went to work for the DC Housing Authority."

While working for the DC Housing Authority, Pettigrew was one of 12 Housing Authority employees from around the country who was selected to attend a program at the University of Maryland. "The program was a partnership with HUD and was established to groom future Housing Authority executive directors," Pettigrew said. "I thought that was going to be my future."

However, David Gilmore had other plans. He was appointed Receiver for the DC Public Schools Department of Transportation and wanted Pettigrew with him. "I wanted to stay where I was but agreed to go over to DCPS for a few days just to see what was what. I stayed for six years."

From DCPS, Pettigrew and Gilmore went to the New Orleans Housing Authority, which was also in receivership. He was there from 2009 until 2014.

"Mr. Gilmore would fly in on Monday evening for a Tuesday staff meeting and would leave on Wednesday morning so I ran the day-to-day operations in New Orleans," Pettigrew said. "When that Authority came out of receivership, I was expected and selected to be the next executive director. Unfortunately, my parents had some health problems at the same time and I needed to come home to DC to see to them.

"I asked if I could work part-time for six months or so until I got my parents settled and HUD said no. Family comes first for me so I came home to DC and was fortunate enough to get a job with the DC Housing Authority," Pettigrew said.

That, fortuitously, made him available when the ARHA job was announced. "This is a great opportunity for me because it is what I have been training to do for more than 15 years and it is just across the river from where I grew up," Pettigrew said.

What are his challenges? "I have met with the head of the Resident Council and the Senior Resident Council but I want to meet more of the residents and spend time at all of ARHA's properties," he said. "I have met the staff but want to get to know them better. I want to meet Alexandria City officials and talk to them about ARHA can work more closely with them. I also want to get to know the developers that have been selected to redevelop ARHA properties."

One of those developers is Clark Construction, who has been selected to redevelop the Andrew Adkins site. That project is currently stalled because of a difference of opinion among Clark, ARHA and the City about how many public housing units will be built on the site.

"I knew there is a problem and I intend to meet with all of those involved, listen to the various opinions and get the best deal for ARHA that I can," Pettigrew said. "This is a very valuable piece of property and someone will want to redevelop it on terms that best meet ARHA's needs."

What about Resolution 830? "I don't know a lot about that but look forward to those discussions," Pettigrew said.

Pettigrew, who also studied theater in college, loves movies and jazz. As a member of the Eastern High School choir in DC, he got to know the choral director at Alfred Street Baptist Church and looks forward to renewing old acquaintances and making new friends there. He also sang with a jazz group and loves jazz.

"Maybe Jason will write me into one of his plays and perhaps I will have some role in our Winter Wonderland festivities," Pettigrew said.

Priest Era Ends At ARHA

November 17th 2017

By Carla Branch

alexandrianews.org



Roy Priest at his retirement party (courtesy photo)

Alexandria Redevelopment and Housing Authority Chief Executive Officer Roy Priest notified the ARHA Board of Commissioners in May, 2016, that he planned to retire on Dec. 31, of that year. Last Friday, Nov. 10, 2017, 18 months after that notice, was his last day as ARHA's CEO.

"I wanted to give them plenty of time to find someone to take my place," Priest said in an interview last month with alexandrianews.org. "I didn't expect it to take this long. Even so, I plan to stick around for a transition period to help Keith Pettigrew get settled."

Priest came to ARHA in 2007. "Mr. Miller – you all called him Melvin but we at HUD called him Al – asked me to fill in for six months or so while they searched for a new CEO," Priest said. "After that six months was up and the Board asked me to take the position permanently, I agreed. I certainly didn't think it would be ten years before I left."

When Priest came to ARHA, the agency was in turmoil. "Actually, that was part of the reason I agreed to come," Priest said. "My last three jobs have been turning around housing agencies that were in trouble."

"I was warned by the folks at HUD that ARHA had many problems. One of the people in charge of Housing Authorities around the country told me that they received more complaints about ARHA than about any other authority. My first day on the job here, I was in the lobby of our office building and heard a staff member screaming at a resident. As soon as the resident left, I called that staff member into my office and informed that person that the behavior was unacceptable, that residents were to be treated with respect and that if I ever saw such behavior again, I would fire that person."



Roy Priest's ARHA retirement party (Photo: Katie Smythe)

“Interestingly, over the past ten years, I have had to fire relatively few people. When the staff realized that things here were going to change, those who didn’t like the new rules simply left. That allowed us to change the culture here,” Priest said.

Money and money management were issues before Priest came. “Over the years, we have managed to get ARHA on a solid financial footing and that is what I am leaving to Mr. Pettigrew,” Priest said. “Through development fees and other revenue, we have managed to establish a longterm financial plan for ARHA that is very good.”

Good if the remaining five redevelopments proceed as planned. “I had hoped to see those redevelopments further along before I left but that’s the way it goes,” Priest said. “We need to get Andrew Adkins back on track and we are going to break ground on Ramsey in the spring. These things just take time.”

ARHA is redeveloping Ramsey Homes through its own development arm. The project faced neighborhood opposition because of the density ARHA requested and because of the historic nature of the original project, which was built with federal funds to house black government workers during World War II.

Andrew Adkins is another matter. That project is on hold because of a disagreement between the City and the developer about the number of public housing units that can be replaced on the site. There are currently 90 three, four and five-bedroom units there. The developer proposed to replace only 60 units. Resolution 830, which the Alexandria City Council passed in the 1980s, requires that the City replace on a one-for-one basis any public housing unit that is removed. If the developer replaces only 60 of the 90 units on the Adkins site, ARHA and the City must find 30 additional units somewhere else in the City and the funds to purchase them. Negotiations are ongoing.



Roy Priest with family at retirement party (Photo: Katie Smythe)

What about Resolution 830? Last spring, Council decided that it was time to discuss and update 830. Now that a new ARHA CEO has been hired, those discussions will likely begin early next year.

“I believe that the City is committed to the one-for-one replacement of public housing units,” Priest said. “I certainly intend to watch those discussions from the audience. The bigger issue is HUD. ARHA gets funding to maintain our units from HUD. The current administration plans to cut HUD’s budget by a lot and we may not have much in the way of maintenance money over the next few years. If we don’t have money to maintain the units, there is no point in rebuilding new units.”

U.S. Housing and Urban Development Secretary Ben Carson has proposed cutting his budget by \$6 billion. During his testimony before Congress, he said that \$2 billion of those cuts would come from public housing with the remainder coming from the Housing Choice Voucher (previously Section 8) program and from Community Development Block Grant funds.

“HUD hasn’t given us much public housing money for several years but we have been able to manage many of our projects through the use of Housing Choice Vouchers,” Priest said. “We collect an average of \$270 per month from residents in our 1150 public housing units and an average of \$1178 from our other unsubsidized units,” Priest said. “We are permitted to charge public housing residents one-third of their total income for rent. However, some of our residents have no income. We require those people to pay at least \$50 per month toward that rent.”



Roy Priest with retirement gift (courtesy photo)

While Priest had hoped to see more of ARHA's properties redeveloped, he has accomplished a good deal in that arena. "I have seen the redevelopment or purchase of ten properties since I came," he said. "That's one a year, which is a lot."

What is his favorite project? "I never really thought about that because I like them all for different reasons: Pendleton Park because we were able to save that project as affordable housing and Ramsey Homes because it took so long to get approved. Also, I am really proud of the 16 units we purchased around the City as replacement units when we redeveloped the properties on Glebe Road and Old Dominion. That worked out really well and in many cases people living in those buildings don't even know there are public housing units there. We call those units The Miller Homes for Melvin because it was such a creative solution," he said. "I guess, though, if I really thought about it, Old Town Commons is my favorite. We took a lot of lessons learned from Chatham Square and used them to make Old Town Commons a better project."

Chatham Square was the first mixed income redevelopment of an ARHA property where residents of million dollar townhomes live next to public housing residents. Old Town Commons is a similar project.

"We learned to set expectations for purchasers and public housing residents early in the process and to establish clear lines of communications between the homeowners associations that form, ARHA and resident representatives," Priest said. "Also, where possible, we need to put public housing residents who have jobs in these mixed income projects. If homeowners and ARHA residents see each other going to work each day, they will feel that they have more in common."

What's next for Priest? "I'm certainly going to spend more time with my wife, my sons and my grandchildren," he said. "But I'm also not going to stop working completely."

"For more than 25 years I have been involved with Youth Build and I am now the chairman of that Board. I want to devote more time to that organization because it is very near to my heart.

"I'm not going to forget about ARHA or Alexandria, though. I have made a lot of friends here and I want to see how these ARHA redevelopments move forward. I wish Keith Pettigrew, the staff and the Board of ARHA all of the good fortune in the world," Preist said. Friends and family gathered on Oct. 6 to celebrate his retirement.

The ARHA Board of Commissioners selected Keith Pettigrew as the agency's new Chief Executive Officer in late October. Pettigrew began work at ARHA on Nov. 13.

Keith Pettigrew Named New ARHA Chief

October 27th 2017

By Carla Branch

alexadrianews.org



The Alexandria Redevelopment and Housing Authority Board of Commissioners has selected Keith Pettigrew as the agency's new Chief Executive Officer. He will replace Roy Priest who announced his retirement in May 2016.

ARHA Board Chair Daniel Bauman notified the Alexandria City Council that they had selected Pettigrew on Oct. 16. In an e-mail to Council members, Bauman described Pettigrew's background: "Mr. Pettigrew is a public sector executive with more than 15 years in the public housing arena. He has served as the Deputy General Manager for Operations for the Housing Authority of New Orleans (HANO) where he was a member of a team responsible for the turnaround of HANO from a "troubled" agency under administrative receivership to "standard" performer in 3 years. He began his career in housing with a receivership team at the District of Columbia Housing Authority (DCHA) in 2000 and has held several management positions in the agency. Most recently he has served as the Senior Management Advisor and Senior Deputy Director for Human Resources at the DCHA. Additionally, he has served as a subject matter expert and conducted operational assessments and provided technical assistance for various Housing Authorities and Community Development Agencies throughout the country, including Harrisburg, PA, Cincinnati, OH, Honolulu, HI, Brownsville, TX, Amarillo, TX, Gary, IN, and Pinal County, AZ.

"In addition to his housing experience, Mr. Pettigrew has served in various management positions in the District of Columbia Government, including Labor Relations Officer, the Assistant Director of Personnel and Deputy General Manager for a federal receivership of the Division of Transportation, in which he led it from one of the worst agencies in the country to one of the best. This achievement was captured in the September 2008 Issue of School Bus Magazine.

"He is a native Washingtonian, a product of public housing, and a graduate of DC Public Schools. He earned his bachelor's degree in sociology, a master's degree in sociology with a concentration in law, and his law degree all from the George Washington

University. In light of his achievements, he has developed a reputation as a “change agent”, given his experience in providing housing guidance to numerous housing authorities, and his major roles in the turnaround of three (3) successful receivership situations,” Bauman wrote.

Bauman told Council members that Pettigrew expressed his enthusiasm about working in Alexandria with ARHA. According to Bauman, Pettigrew recently said: “My mother raised me and my siblings to always help people. I have a passion for working in public housing because it provides me with the opportunity to improve the quality of life for people in need, as well as serve as an example to the residents we serve that through hard work you can achieve your goals and dreams. I am extremely excited about the opportunity at ARHA and I look forward to meeting and working with the staff, Board, residents, the Alexandria Community and other stakeholders as we all work toward maximizing ARHA’s potential and making it a national leader in affordable housing.”

Pettigrew will begin work at ARHA on Nov. 13.



MEDIA ADVISORY

FOR IMMEDIATE RELEASE

October 27, 2017

Contact: Daniel Bauman

703-568-3980

The Alexandria Redevelopment and Housing Authority (ARHA) is pleased to announce the hiring of Mr. Keith Pettigrew as Chief Executive Officer (CEO). Mr. Pettigrew joins ARHA with a history of success in a variety of executive roles throughout his esteemed career as a public sector executive, including more than 15 years in the public housing arena.

Most recently, Mr. Pettigrew has served as the Senior Management Advisor and Senior Deputy Director for Human Resources at the District of Columbia Housing Authority (DCHA). Prior to this, he served as the Deputy General Manager for Operations for the Housing Authority of New Orleans (HANO) where he was a member of a team responsible for the turnaround of HANO from a "troubled" agency under administrative receivership to "standard" performer in 3 years. He began his career in housing with a receivership team at DCHA in 2000, having held several management positions in the agency.

In addition to his positions in public housing agencies, Mr. Pettigrew has served as a subject matter expert and conducted operational assessments and provided technical assistance for various Housing Authorities and Community Development Agencies throughout the country, including Harrisburg, PA, Cincinnati, OH, Honolulu, HI, Brownsville, TX, Amarillo, TX, Gary, IN, and Pinal County, AZ.

Mr. Pettigrew has also held various management positions in the District of Columbia Government, including Labor Relations Officer, the Assistant Director of Personnel and Deputy General Manager for a federal receivership of the Division of Transportation, in which he led it from one of the worst agencies in the country to one of the best.

He is a native Washingtonian, a product of public housing, and a graduate of DC Public Schools. He earned his bachelor's degree in sociology, a master's degree in sociology with a concentration in law, and his law degree all from the George Washington University. His career achievements, including the guidance he has provided to numerous housing authorities and his major roles in the successful turnaround of three (3) receivership situations, have earned him a reputation as a "change agent".

"My mother raised me and my siblings to always help people," said Mr. Pettigrew. "I have a passion for working in public housing because it provides me with the opportunity to improve the quality of life for people in need and to serve as an example to the residents that through hard work you can achieve your goals and dreams. I am extremely excited about the opportunity at ARHA and I look forward to working with ARHA staff, the Board of Commissioners, our residents, City representatives and staff, including the Mayor and City Council, as well as other community members and stakeholders, as we all work toward maximizing ARHA's potential and making it a national leader in affordable housing."

"On behalf of our Board of Commissioners, I am excited to introduce Mr. Pettigrew to the community as our new CEO," said Daniel Bauman, Chairman. "Mr. Pettigrew brings the operational expertise that we were seeking in a candidate and we are confident that he will serve as a great ambassador for ARHA throughout the City of Alexandria and beyond. We expect that his history of success will continue, as we work together to further our mission to provide affordable housing within our community."

Mr. Pettigrew will start his position as CEO of ARHA on November 13, 2017.

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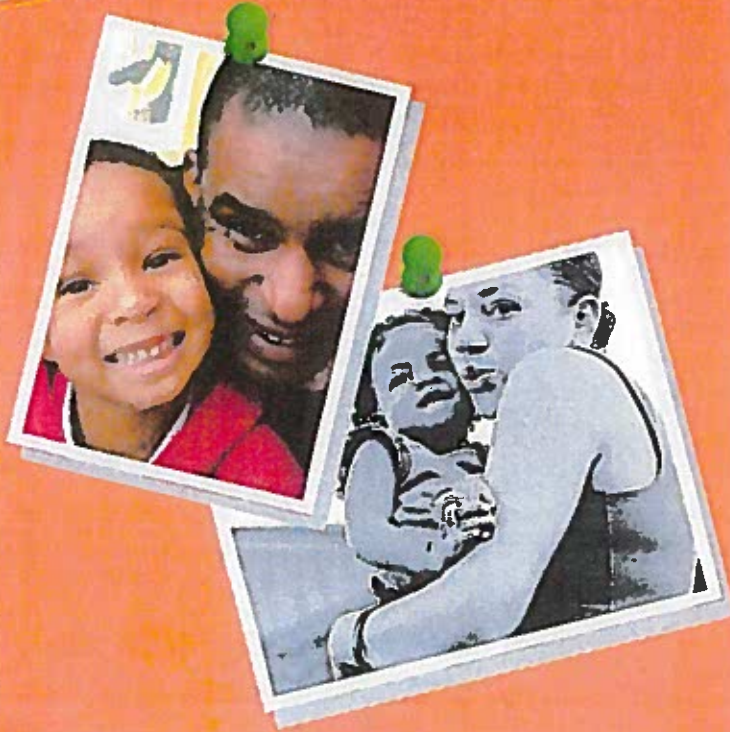
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