

**JULY 24, 2017**



**BOARD OF COMMISSIONERS  
MONTHLY MEETING**

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

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

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**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**  
401 Wythe Street • Alexandria, VA • 22314  
703.5849.7115 (o) 703.838.2825 (f)  
[www.arha.us](http://www.arha.us)

ALEXANDRIA  
REDEVELOPMENT &  
HOUSING AUTHORITY



**DANIEL BAUMAN**  
*Chairman*

**SALENA ZELLERS**  
*Vice Chairwoman*

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

**Christopher Ballard**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**Peter Kleeblatt**  
*Commissioner*

**Merrick Malone**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

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

July 17, 2017

Mr. Daniel Bauman  
1404 Key Drive  
Alexandria, VA 22302

**Re: Monday, July 24, 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, July 24, 2017 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There are no Consent items and no Action items submitted for the docket.

Sincerely,

Roy O. Priest,  
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)  
ARHA Commissioners (9 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, July 24, 2017

7:00 pm

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

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1. Public Discussion Period for Resident Groups – 10 minutes
  - Ladrey Advisory Board (LAB) – Mr. Otis Weeks, President
  - ARHA Resident Association (ARA) – Kevin Harris, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
3. Adopt Minutes of Regular Meeting held on Monday, June 26, 2017
4. Adopt Minutes of Special Board Meeting on Wednesday, July 12, 2017
5. Vote Receipt of the Secretary-Treasurer's Report as of Monday, July 24, 2017
6. **CONSENT DOCKET**
7. **ACTION DOCKET**
8. Other Business
9. Executive Session to Discuss Personnel, Legal and Real Estate Issues

# Secretary – Treasurer Report

July 24, 2017

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The pathway forward for ARHA will be inextricably linked to the future funding provided by the Federal and State Government and the City of Alexandria. A declining source of Federal funding will require new sources of funding from the other level of government to cover the shortfall of resources that have been critical to the maintenance and operation of the agencies that have provided affordable housing to low and moderate income households. It will also be important to innovate new financial tools that provide subsidized financing to continue building new affordable housing that can be erected in thriving diverse neighborhoods. We must do this before we lose a critical financial tool like the Low Income Housing Tax Credit. The demand for affordable housing is stronger now than it has been due to the declining inventory of public housing and market rate affordable units, especially in our major cities that are also wrestling with the impacts of gentrification that are reducing the housing opportunities for the most financially vulnerable persons in our communities. All faucets of the housing market production system need to come together to address the evolving tension on the market place to respond to the requirements for affordable housing.

## ARHA FINANCIAL AND ADMINISTRATIVE STATUS

ARHA continues to realize strong financial outcomes through the first six months of FY 2017. We have been able to increase our reserves as the results of increase rental income and an increase in HUD PH funding. We have experienced less demand to use reserves to cover operating deficits among our AMPS. Only four of our AMPs yielded operating deficits for the past month. Our financial indicators are continuing to trend in a positive direction and should maintain this course for the remaining months in the 2017 fiscal year.

There is still a significant level of volatility in the funding levels being negotiated in the Congress for FY 2018 funding. There is a possibility that reductions in funding could more dramatically impact the HCV Program than the PH rental assistance funding. Either or both funding reductions would compromise our capacity to continue serving the same level of households requiring access to assisted housing. The draft House Bill does not provide sufficient funding to cover inflationary costs for the Housing Choice Vouchers and it inadequately funds Project Based Rental Assistance contracts. It proposes \$1.5 billion less than what is needed to maintain program levels and cover inflationary costs to ensure that every household currently receiving housing assistance can remain in their homes. Hopefully, the Congress will approve the THUD Appropriation Bill in advance of the time that we begin to prepare the Agency's FY 2018 Budget. The application of spending controls in FY 2017 will provide a foundation to handle reduced funding.

The process to select the next CEO is still advancing with the full engagement of the Board and should culminate in the near term. The senior management staff has initiated the preparation of briefing materials for the next CEO in order to effectuate a smooth transition period. The Agency will continue to operate in an exemplary manner during the transition period we are currently experiencing.

There are limited personnel actions being completed during the CEO transition period. Jharmani Simmons was employed as an Occupancy Specialist in Asset Management. This hire completes the staffing in this division. We have operated a Summer Youth Employment Program in conjunction with the Workforce Development Division of the Community and Human Services Department for the past five years. This summer we have 26 summer youth workers staffing our Beautification Program and serving as interns with the Ruby Tucker Center and the Ladrey Senior Program. They work on all of ARHA's properties in the Braddock and Old Town North areas in the morning and participate in a variety of other community building assignments, including attending workshops. When you observe them working on one of our properties. I encourage you to stop to talk with them about their work and school experiences. We have the largest complement of young men in the program since it started five years ago. We plan and host Friday seminar programs that are designed to provide motivational speakers who cover contemporary urban issues that the young summer interns are confronting in the daily lives. I am inviting Board Members to consider hosting a workshop with them about the professional and community work you perform in the City.

## **REAL ESTATE DEVELOPMENT STATUS**

### **RAMSEY**

The redevelopment of the Ramsey site continues to be a challenging and complex development that commandeers a significant amount of staff time and engagement with other City Departments. We are working on a course of actions to finalize the Section 106 environmental review; submit the HUD Disposition Application; prepare and submit the Mixed-Finance Proposal to HUD Office of Public Housing Investment; track the City's review and approval of the final site plan; initiate and complete the relocation of site residents; conventionally demolish three of the buildings and deconstruct one building consistent with the site environmental mitigation plan; provide the construction contractor with site access; and financially close on the development on December 22, 2017. An abbreviated Ramsey redevelopment schedule is included in the Development tab of the Board Book. It seems that there are a ton of smaller milestone activities that support these major activities. Any of which if not completed in a timely manner, could de-rail the development schedule.

### **LADREY**

Creating the financing strategy to redevelop and operate the Ladrey property is the major challenge facing the staff. The property cannot be operationally sustained without a source of gap rental subsidy. The authorization from HUD to create a project based subsidy by the conversion of the Tenant Protection Voucher is a critical ingredient of the financing strategy. We are exploring with HUD the potential to complete this conversion approach utilizing Title I of the Housing Opportunity through Modernization Act (HOTMA). The content of this financing methodology can be referenced in your Board Book. We have assembled a development team to fast track the development but we must first solve the financing puzzle.

Since the redevelopment of Ladrey is going to be on a more protracted time schedule than we initially contemplated, we are examining the economic feasibility of undertaking some property improvements: repairing or replacing all of the common area AC/Heat registers (approximately

55); removing carpeting and installing tile throughout the building; and painting the common area walls and doors. We have already completed the inspection of the common space registers and ordered the replacement parts to commence the installation process within the next week. We have prepared a scope of work for the remaining two items in order to obtain contractor bids. The costs to complete this work will determine our capacity to advance the completion of these property improvement projects. Costs is not the only decision marker as you cannot put a price on the provision of a quality living space for our senior residents.

#### **Ladrey Fire Evacuation Plan (LFEP)**

We continue to remain vigilant in our efforts to implement our Fire Evacuation Plan with the Fire Marshall. As recently as this week we were trying to ascertain a schedule for conducting the first evacuation effort. We have to have sufficient time after we obtain the final approval to re-engage with the Ladrey residents to finalize the logistics to implement the Plan. The staff is still working to identify volunteers who will be required to train and carryout the evacuation actions in concert with the Ladrey Resident Association. The Board will be provided with all of the specific details as soon as they are finalized with the Fire Marshall.

#### **REQUEST FOR PROPOSAL REDEVELOPMENT**

The primary focus of the Development Department has been on advancing the planning for the redevelopment of the Adkins site with our development partner. We have recently started to convene meetings with the other RFP site developers to refresh the sequencing plan for all of the RFP sites. We would like to positon the Agency to compete in successive LIHTC funding rounds. We recognize that there are unique redevelopment challenges associated with each of the sites that pose very different lead time requirements so we have to unbundle them to accomplish our tax credit funding goal. The recognition that the site development for the RFP sites will be accomplished in phases creates the opportunity to re-examine some of the decision premises that were considered when the initial site sequencing plan was created. The current status of the site development is outlined below.

#### **ADKINS**

The site redevelopment plan continues to evolve as meetings have been convened with the City Council, BIAG, West Old Town Citizens Association and the ARHA Redevelopment Work Group over the past six months. Two Concept One plans have been submitted to the City and the current schedule to obtain approval of a DSUP for the site in time to submit a tax credit application in March 2018 requires the immediate submission of the Concept Two Site Development Plan. There are a plethora of policy decisions that have to be resolved before the developer can determine how to advance the development: number of affordable units (on-site or off -site); number of affordable units vs. market rate units; levels of affordability; access to shared amenities; use of density bonus; site relocation plan; open space plan (including Payne Street status); and community outreach and engagement. We are meeting regularly with the City and our developer partner to resolve these complex issues so the project can be aligned to obtain the required approvals in a timeframe that would allow us to compete in the 2018 LIHTC round.

We are simultaneously working with the CRC team and our respective attorneys to finalize the terms of the Development Agreement (DA). We are on a schedule to present a final draft of the DA to the Development Committee of the Board within the next week so that we could achieve Board Approval no later than the Board Meeting in August.

### **ARHA ADMINISTRATIVE BUILDING & HOPKINS-TANCIL**

The ARHA Development team and the Board's Development Committee met recently with EYA to discuss how to advance the redevelopment of the ARHA Administrative Building and Hopkins Tancil. We are waiting for the submission of a revised Term Sheet for the Admin Building while we continue to discuss how to advance the redevelopment of Hopkins-Tancil at a later time.

### **CAMERON VALLEY**

The ARHA development team met with representatives of the Buzzuto/Wesley Housing partnership to discuss the current status of the development, including outlining a time frame and next steps. We know that there is an evolving level of community interest in the redevelopment of this site so we have determine that we need to initiate the community engagement process in the near term if we plan to submit a LIHTC for the site in the VHDA 2019/2020 tax credits rounds. We have agreed that the next step is to execute the Letter of Intent and negotiate the term sheet as the community engagement process in being planned. We are also reviewing the structure of the partnership between ARHA and the Buzzuto Team that will be required to undertake this development.

### **ASSET MANAGEMENT**

There are four indicators: physical condition; financial condition; management operations and capital funds; that HUD uses to determine the performance of a public housing authority. The management operations indicator has historically been the most challenging to accomplish receipt of the maximum score (25 points) one for ARHA to receive the maximum score because of the volatility of our occupancy rate and tenant accounts receivable. We implemented a corrective action plan for the past two fiscal years that earned us the standard performer designation in FY 2016 with a score of 84. We need to garner six points to for a "High Performer" designation. Obtaining this standing would also allow us to apply for Moving-To-Work designation when HUD announces the expansion of the program.

The staff has to continue to sustain the performance level for occupancy and TARs to obtain a High Performer designation for FY 2017. We are currently operating at the benchmark standards for Occupancy and Tenant Accounts Receivable that if sustained would be sufficient to get the maximum number of points in these categories. The current oversight by the Director of Asset Management that employs the convening of weekly meeting to track the occupancy in the public housing and non-assisted units is a requisite intervention to achieve measurable and sustainable outcomes in the Management Operation area.

The concentration of vacancies is still isolated to a limited number of properties: Samuel Madden; Andrew Adkins; Princess Square; and Hopkins Tancil. The age, location and tenancy are the major contributors to the turnover and re-occupancy of these properties. Occupancy remains the most

volatile of the indicators because we cannot control when household voluntarily vacate a unit or are removed for non-payment of rent or other lease violations.

The Housing Choice Voucher (HCV) performance sustains a High Performer designation and during the month of June had an 83% utilization and a 100% expenditure level. Housing Choice Vouchers have been issued and holders are trying to locate units before the voucher expires (90 days). The difficulty voucher holders have trying to locate units in the City underscores the need to increase the number owners/landlords who are willing to participate in the program. Since we have existing voucher funding, we are currently meeting with the Ramsey residents to qualify them for the program. The majority of the Ramsey residents desire to remain in public housing so we are meeting with those who are interested in obtaining a voucher. This effort will assist us to achieve an orderly relocation of the residents in a shorter period of time. Otherwise, they will have to wait until HUD approves the Disposition Application and awards Tenant Protection Vouchers.

### **FACILITIES AND MODERNIZATION**

I want to point the Board to the Facilities and Modernization section of the Board Book so that you will be aware of the significant workload that they accomplish every month. The level of work orders and emergency services they complete often gets compromised by the few residents who call to complain about slow service deliver or the quality of the completed work. The office has established quality control measures to handle both of these levels of resident service. Some of ARHA's most tenured employees work in this division and they have served as the first line of engaging on a regular basis with our residents. They have to traverse all levels of good and poor housing conditions to conduct their maintenance work. They have increasingly identified and referred residents who display poor housekeeping standards. This provides critical information that we use to intervene with households to establish a corrective plan to the support the continuing provision of quality housing. It is a preventive intervention that also impacts the level of work orders that we receive and this in turn lowers our expenses. I recognize the staff of Facilities and Modernization for always going beyond the standard to provide quality service to our households.

### **RESIDENT AND COMMUNITY SERVICES**

The format of the Resident and Community Services Report was revised to provide a numerical and narrative summary of the range of the program services that are being provided to our residents. You can view the cumulative participation level and he value of the volunteers and supplemental support that enrich our program delivery outcomes. We include a narrative to provide additional detail about the type and Range resident and community services being provided. You should pay particular attention to the following events and for the remainder of June and proceeding through July.

### **PERSONS IN THE NEWS**

Gaynell Diaz, Ruby Tucker Center Coordinator was nominated and selected as a finalist for the Children, Youth and Families Collaborative Commission's First Annual Campion of Children Award.



## **COMMUNITY PROGRAMS AND EVENTS**

This section of my report outlines the dates of major events that the Board is required to attend during the course of time between Board Meetings. It also contains special community events that are being sponsored in the community by ARHA and some of our partners to benefit our residents. These events provide the opportunity for the Board to meet and engage with our residents and other advocates and stakeholders. The information is also available to the public and our residents so they can arrange their schedules to participate in as many of these events as possible.

- July 24<sup>th</sup> – ARHA Board Meeting (401 Wythe) 7:00 PM
- July 26<sup>th</sup> – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- July 27<sup>th</sup> – Chamber of Commerce 40 Under 40 Celebration (United Way) 7:00 PM
- August 1<sup>st</sup> – National Night Out (6 locations) 5:00 PM
- August 2<sup>nd</sup> – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- August 4<sup>th</sup> – Momentum Leadership Graduation (401 Wythe) 6:30 PM
- August 9<sup>th</sup> – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- August 10<sup>th</sup> – ARHA Redevelopment Work Group (CCWR) 5:30 PM
- August 16<sup>th</sup> – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- August 23<sup>rd</sup> – ARHA Special Board Meeting (401 Wythe) 8:00 AM–
- August 28<sup>th</sup> - ARHA Board Meeting (401 Wythe) 7:00 PM
- August 30<sup>th</sup> – ARHA Special Board Meeting (401 Wythe) 8:00 AM

### **REMINDER NOTE:**

We have installed and opened an “EVENTS” page on our website that can be used to stay abreast of important events that have been planned or have been held. Contact us at 703-549-7115 extension 200, if you would like to have an item posted on our website.

# MINUTES

MINUTES

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

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

**MONDAY, June 26, 2017**

**7:00 P.M.**

**THOSE PRESENT:** Daniel Bauman, Chairman  
Salena Zellers, Vice Chairwoman  
Anitra Androh, Commissioner  
Carter Flemming, Commissioner  
Chyrell Bucksell, Commissioner – arrived 7:33 pm  
Karl Sandberg, Commissioner  
Merrick Malone, Commissioner  
Peter Kleeblatt, Commissioner

**ABSENT:** Christopher Ballard, Commissioner

**RECORDER:** Ian Hawkins, Recorder

The regular meeting was called to at 7:10pm. 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 feeling well enough to attend tonight's meeting.

Ms. Murphy made a request to have two additional maintenance personnel to attend the needs of Ladrey. Also, Ms. Murphy invited the Board to attend the Ladrey's Annual Fourth of July picnic from 11am to 2pm in the courtyard. Ms. Murphy concluded her report by wishing the Board a happy holiday.

- **ARHA Resident Association (ARA) – Kevin Harris, President – greeted the Board.** Mr. Harris apprised the Board of Commissioners ARA is focusing on the resident handbook.

Chairwoman Zellers asked Mr. Harris to please remind the residents of the upcoming movie night rescheduled from the previous Friday, due to inclement to this Friday at the Interim Park. The movie will start around 8pm and is sponsored

by the Braddock Neighborhood Association and the Alexandria Police Department. Mr. Harris thanked the Board and wished them a good evening.

**ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:**  
No information submitted

**ITEM 4. VOTE TO APPROVE MINUTES FOR MONDAY, MAY 22, 2017:**  
*Chairman Bauman presented the minutes for Monday, May 22, 2017. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Sandberg. The motion was approved with (7) Yeas, and (0) Nays to accept the minutes of Monday, May 22, 2017.*

**ITEM 5. VOTE TO RECEIVE THE SECRETARY-TREASURER’S REPORT AS OF MONDAY, June 26, 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 Androh moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Malone. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report as of Monday, June 26, 2017.*

**ITEM 6. CONSENT DOCKET:**

**6.1 Vote to Approval Resolution No. 643, To Award a Contract for Integrated Pest Management Services**

*Chairman Bauman made a request to approve Resolution 643, Commissioner Androh moved to approve Resolution 643; seconded by Commissioner Kleeblatt. The motion was passed by (8) Yeas; (0) Nays to accept Resolution*

**6.2 Vote to Approval Resolution No. 644, Authorizing Staff to Renew Contract for Housing Quality Standards (HQS) Inspections Services**

*Chairman Bauman made a request to approve Resolution 644, Vice Chair Zellers moved to approve Resolution 644; seconded by Commissioner Flemming. The motion was passed by (8) Yeas; (0) Nays to accept Resolution 644.*

**ITEM 7. ACTION DOCKET:**

No information submitted

**ITEM 8. OTHER BUSINESS:**

No information submitted

**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 7:58pm. At 8:10pm the Board reconvened in public session.

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

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:44pm

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

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

**WEDNESDAY, JULY 12, 2017  
8:00 A.M.**

**THOSE PRESENT:** Daniel Bauman, Chairman  
Salena Zellers, Vice Chairwoman  
Anitra Androh, Commissioner  
Carter Flemming, Commissioner  
Merrick Malone, Commissioner  
Peter Kleeblatt, Commissioner

**THOSE ABSENT:** Chyrell Bucksell, Commissioner  
Christopher Ballard, Commissioner  
Karl Sandberg, Commissioner

**RECORDER:** Connie Staudinger, Recorder

The Chairman called the Special Board Meeting to order at 8:00 am. Others present were Roy Priest, Chief Executive Officer, and Connie Staudinger, Director of Development.

**ITEM 1. EXECUTIVE SESSION**

The following motion was made by Vice Chairwoman Zellers, "I move that the ARHA Board of Commissioners meet in closed session to discuss the disposition of publicly held real property as allowed by Va. Code § 2.2-3711 (A)(3), because public discussion at this time would adversely affect ARHA's bargaining position or negotiating strategy."

The motion was seconded by Commissioner Kleeblatt and unanimously adopted. Executive Session commenced at 8:01 am.

At 9:30 am the board reconvened in public session.

Chairman Bauman adjourned and closed the meeting at 9:31 am.

# FINANCE

FINANCE



**Commissioners:**

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

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

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

**Roy Priest, Chief Executive Officer**

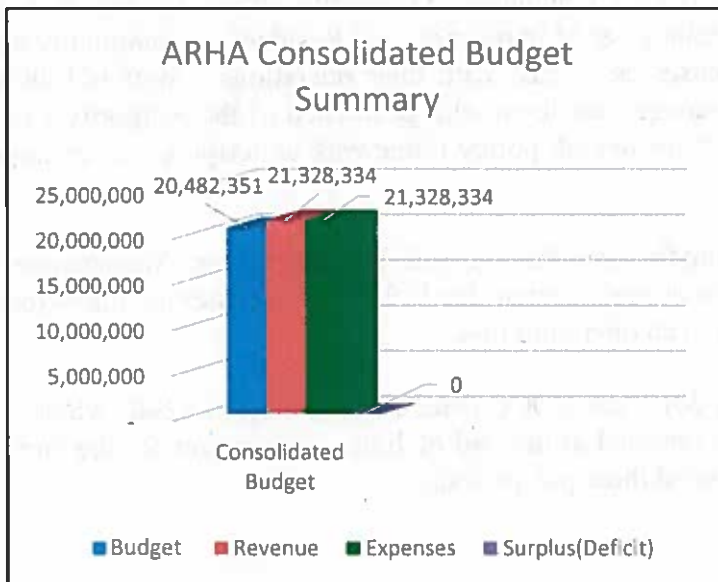
**DATE:** July 14, 2017

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

**FROM:** Roy Priest, Secretary Treasurer 

**SUBJECT:** ARHA FINANCIAL REPORT: JANUARY 1, 2017 – JUNE 30, 2017

**CONSOLIDATED BUDGET SUMMARY**



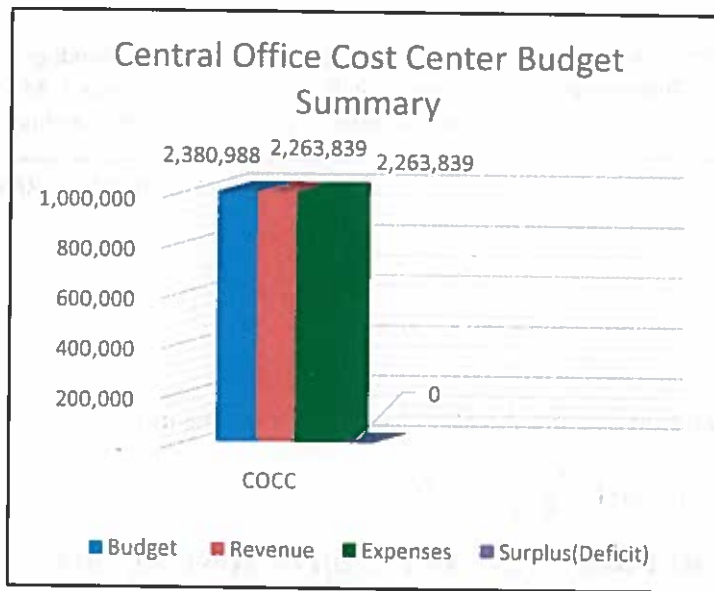
For the period ending June 30, 2017 Revenue and Expenses were \$845K or 4.13% higher than budgeted. As a result, ARHA generated CY reserves of \$1.759M, which \$1.451M are restricted and \$307K are unrestricted.

Overall Reserves/Transfers totaled \$299K, which was \$264K or 47% under budget. HCVP Administrative fee was the only revenue projection under budget. Dwelling rent is significantly higher than we projected for our “affordable rental properties” as is Government Grants and Operating Subsidy, which are explained in the related sections below.

Expenses/Reserves were higher than budgeted because of excess reserves. General Expenses and HAP Expenses were the only other expenses over budget by more than \$50K and explained further in applicable sections below.



## CENTRAL OFFICE



Overall, as of June 30, 2017, Revenues and Expenses were \$117K or 4.92% under budget and reserve transfers were \$29,297 or 89% under budget. There were not any other revenue projections under or expense projections over the budget by more than \$25K.

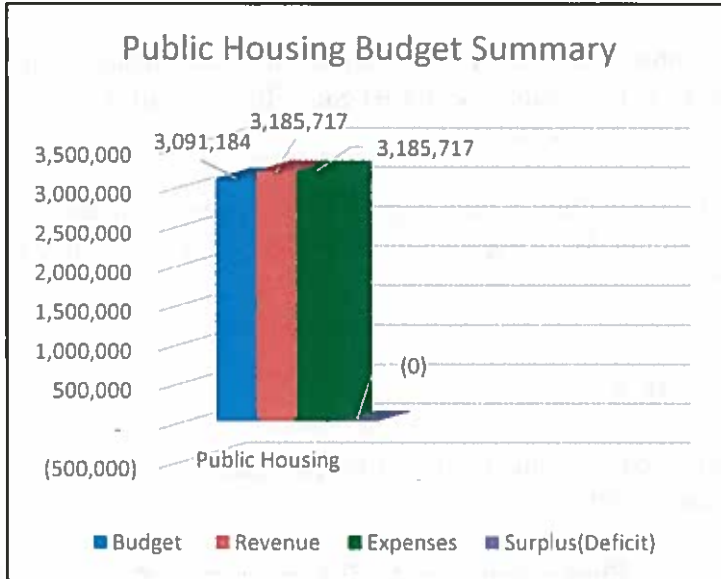
### I. CENTRAL OFFICE

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

The COCC charges the following 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 June 30, 2017, the COCC generated a deficit of \$29K, which was a \$141K swing from the \$112K surplus reported at the end of June. The reason for the large variance is because the month of June included three pay periods.

**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 \$94K or 3.06% over budget as a result Operating Subsidy provided from HUD being higher than projected and Public Housing AMP’s not needing to use as much CY reserves.

Expenses were \$94k or 3.06% under budget, due to the on-going effort of the maintenance staff to charge allowable repairs to the capital fund budgets rather than operating budgets.

Among our PH properties, seven (7) AMPs yielded restricted reserves of \$427K and four (4) AMPs produced deficits in the amount of \$78K. Staff continues to monitor expenses and maintain 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 as the year continues.

**II. PUBLIC HOUSING- AMP 1**

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

For the period ending June 30, 2017, Public Housing- AMP 1 generated a restricted reserve of \$45,459, 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 June 30, 2017, Public Housing-AMP 3 generated a restricted reserve of \$202,882, 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 June 30, 2017, Public Housing- AMP 4 generated a restricted reserve of \$29,680, 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 June 30, 2017, Public Housing- AMP 5 generated a deficit of \$7,109, which is \$3,669 or 34% 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 June 30, 2017, Public Housing- AMP 6 generated a deficit of \$28,155, which is \$3,685 or 15% over the budgeted deficit. Resident and Community Services is the factor contributing to the deficit being higher than we projected. The deficit will be funded by current year operating reserves.

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

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

For the period ending June 30, 2017, Public Housing- AMP 7 generated a restricted reserve of \$15,615, 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 June 30, 2017, Public Housing- AMP 8 generated a deficit of \$25,515, which is \$3,358 or 15% more than the budgeted deficit. As the year has progressed the deficit has gradually decreased each month. We anticipate this trend to continue and expect to operate within our initial budget estimates by year-end. The large variance is because of one-time expenses, like audit costs and REAC inspection costs which occurred in the beginning of the year. 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 June 30, 2017, Public Housing- AMP 9 generated a deficit of \$17,992, 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 June 30, 2017, Public Housing- AMP 10 generated a restricted reserve of \$932, which is restricted to the Limited Partnership.

#### **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 June 30, 2017, Public Housing- AMP 11 generated a restricted reserve of \$10,557, which is restricted to the Limited Partnership.

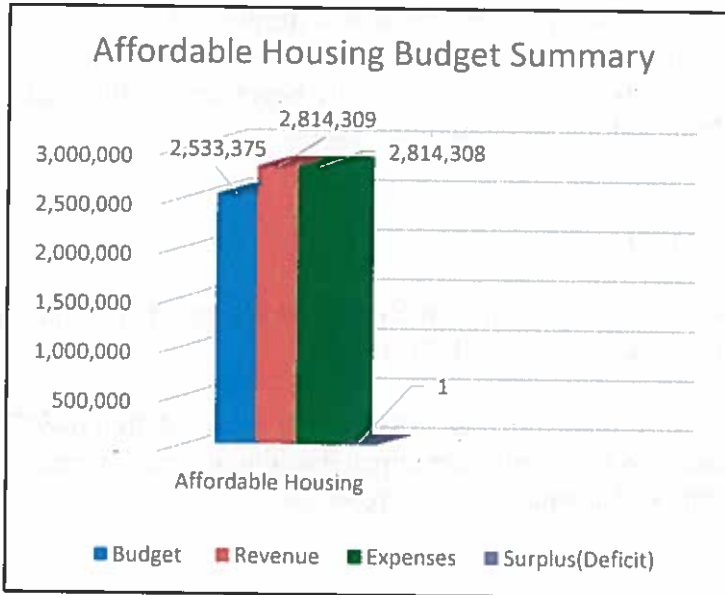
#### **XII. PUBLIC HOUSING- AMP 12**

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 June 30, 2017, Public Housing- AMP 12 generated a restricted reserve of \$121,931, 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 repairs are completed and invoices paid the reserves will decrease to the anticipated budget.

## **AFFORDABLE HOUSING SUMMARY**



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

Revenues were \$280K or 11.09% over budget mainly a result of Dwelling Rent being higher than projected at Hopkins Tancil, and Quaker Hill.

Expenses/reserves were \$280K or 11.09% 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 issue with Tenmast software.

Among our affordable units, two (2) properties James Bland V and Quaker Hill generated a restricted reserve of \$300K. Three (3) properties, Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted reserves of \$307K, which is available to support current year deficits in other properties. Pendleton Park generated an unanticipated deficit of \$9K.

### **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 June 30, 2017, OTC V generated a restricted reserve of \$169,044 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 June 30, 2017, Miller Homes generated an (unrestricted) reserve of \$35,452, 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 June 30, 2017, Hopkins Tancil generated an (unrestricted) reserve of \$251,835, 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 June 30, 2017, Quaker Hill generated a restricted reserve of \$131,427 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.

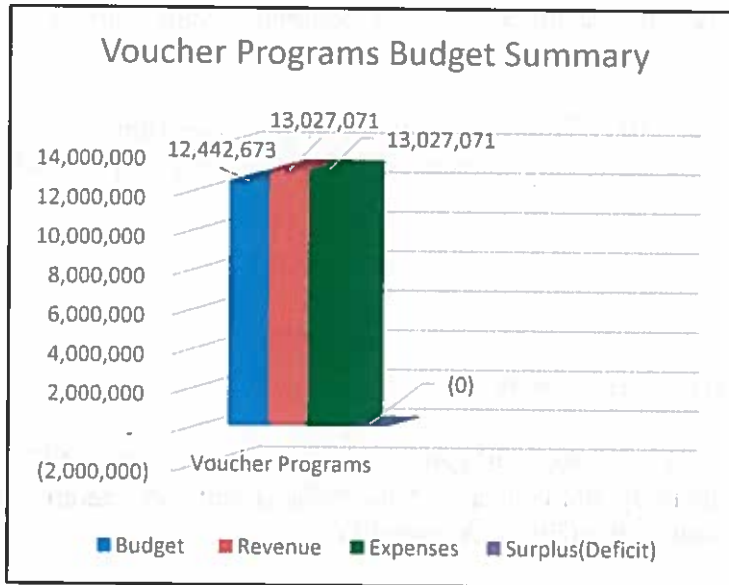
For the period ending June 30, 2017, Princess Square generated (unrestricted) reserves of \$20,557, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

**XVIII. PENDLETON PARK**

This property consists of 24 LIHTC rental units.

For the period ending June 30, 2017, Pendleton Park generated a deficit of \$9,333, 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 \$584K or 4.70% over budget as a result of higher subsidy and higher housing assistance payments and increase in restricted reserves.

### **XIX. HOUSING CHOICE VOUCHER PROGRAM**

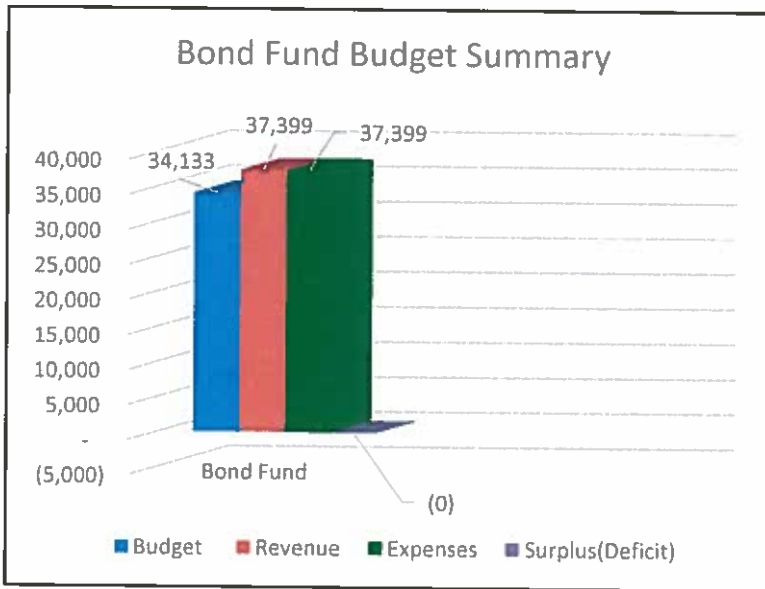
For the period ending June 30, 2017, the Housing Choice Voucher Program (HCVP) operated with restricted reserves of \$724K. The FY 2017 budget was based on prior year funding estimates and we are still uncertain if HUD will decrease future subsidy disbursements this year.

Regardless of the uncertainty Staff has decided to move forward and begin assisting additional families based on the funding we have available for FY 2017, rather than risk funding being recaptured for not being utilized.

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

For the period ending June 30, 2017, the Housing Mod-Rehab operated with a deficit of \$150,283. As with the HCVP funding there is uncertainty as to what HUD will ultimately provide funding for the MOD Rehab Program. We have prior year reserves which HUD requires us to use and decrease the annual funding amount we receive for FY 2017.

**Bond Fund Summary**



Revenue and Expenses were \$3K or 9.57% over the budget. Reserves were reduced by \$31K due to the timing of receiving revenue.

**XXI. TAX EXEMPT BOND INCOME**

For the period ending June 30, 2017, The Bond Fund operated with a deficit of \$31K, which will be funded with CY unrestricted reserves.

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	Total	Avg. Rental Income/Unit
<b>Public Housing Units</b>										
*Ladrey High-rise	170	\$ 44,351	44,210	44,102	43,503	45,238	45,322	45,552	\$ 312,278	\$ 263
*Samuel Madden	66	9,298	10,103	9,483	8,498	9,437	9,104	9,254	\$ 65,177	\$ 146
*Ramsey Homes	15	4,731	4,731	4,731	4,731	4,028	4,443	4,166	\$ 31,561	\$ 304
*Andrew Adkins	90	14,595	15,472	14,351	14,648	15,569	15,329	16,075	\$ 106,039	\$ 168
*4-10 Scattered Sites	50	16,485	16,413	16,439	16,881	17,243	16,777	15,877	\$ 116,115	\$ 332
*4-11 Scattered Sites	30	7,532	7,208	7,278	7,488	7,386	7,904	7,061	\$ 51,857	\$ 247
*4-12 Scattered Sites	41	10,975	10,524	11,263	11,878	11,429	11,669	11,799	\$ 79,537	\$ 277
*Park Place	38	9,833	9,768	8,872	8,867	10,028	10,688	10,374	\$ 68,430	\$ 257
*Saxony Square	5	1,409	1,409	1,409	2,434	2,214	2,214	2,006	\$ 13,095	\$ 374
*Chatham Square	52	16,367	16,381	16,675	17,868	18,201	18,914	17,671	\$ 122,077	\$ 335
*Braddock	6	3,011	3,011	3,112	3,200	3,200	3,200	3,200	\$ 21,934	\$ 522
*Whiting	24	4,219	4,175	4,139	4,114	4,396	5,225	4,695	\$ 30,963	\$ 184
*Reynolds	18	7,771	8,025	8,725	8,452	8,452	6,133	6,962	\$ 54,520	\$ 433
*Old Dominion	36	4,936	6,096	6,513	6,594	6,281	5,888	5,397	\$ 41,705	\$ 165
*West Glebe	48	4,986	4,563	4,988	5,291	5,276	5,497	5,746	\$ 36,347	\$ 108
*James Bland I	18	4,411	4,399	4,399	4,510	3,951	3,397	3,893	\$ 28,960	\$ 230
*James Bland II	18	4,285	3,944	3,853	3,853	3,876	3,876	3,876	\$ 27,563	\$ 219
*James Bland IV	44	14,301	14,187	15,343	14,995	14,351	13,751	12,949	\$ 99,877	\$ 324
<b>**Total Public Housing</b>	<b>769</b>	<b>\$ 183,496</b>	<b>\$ 184,619</b>	<b>\$ 185,675</b>	<b>\$ 187,805</b>	<b>\$ 190,556</b>	<b>\$ 189,331</b>	<b>\$ 186,553</b>	<b>\$ 1,308,035</b>	<b>\$ 272</b>
<b>Non-Public Housing Units</b>										
*Quaker Hill LP	60	\$ 83,037	82,979	81,761	90,977	87,769	88,056	93,881	\$ 608,460	\$ 1,449
Pendleton Park I	20	24,777	26,357	24,446	25,345	25,345	22,648	23,448	\$ 172,366	\$ 1,231
Pendleton Park II	4	1,361	1,361	1,361	1,361	1,361	1,361	1,361	\$ 9,527	\$ 340
Hopkins Tancil (Mod Rehab)	111	130,396	118,173	119,779	116,692	103,199	115,732	118,004	\$ 821,975	\$ 1,077
*James Bland V	54	66,243	68,011	67,708	68,215	67,589	69,389	69,384	\$ 476,539	\$ 1,261
*Miller Homes	16	26,271	23,071	24,788	23,305	23,305	23,305	23,328	\$ 167,373	\$ 1,494
*Princess Square	69	94,067	94,080	92,340	89,729	88,530	91,239	97,078	\$ 647,063	\$ 1,359
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 426,152</b>	<b>\$ 414,032</b>	<b>\$ 412,183</b>	<b>\$ 415,624</b>	<b>\$ 397,098</b>	<b>\$ 411,730</b>	<b>\$ 426,484</b>	<b>\$ 2,903,303</b>	<b>\$ 1,173</b>
<b>Totals</b>	<b>1103</b>	<b>\$ 609,648</b>	<b>\$ 598,651</b>	<b>\$ 597,858</b>	<b>\$ 603,429</b>	<b>\$ 587,654</b>	<b>\$ 601,061</b>	<b>\$ 613,037</b>	<b>\$ 4,211,338</b>	<b>\$ 1,445</b>

Total Monthly Average- (Actual) \$ 601,620

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

\*Resolution 830 units

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

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 2017**

	Total C.O. & Public Housing		*Central Office (C.O.)		Public Housing AMP I	
	Total Actual	Total Budget	Actual	Budget	Actual	Budget
			Over / (Under) Budget		Over / (Under) Budget	
<b>Operating Revenue</b>						
Dwelling Rent	3,875,141	3,571,560	303,581	-	265,853	1,853
Governmental Grants	12,014,654	11,467,700	546,954	-	-	-
Local Grants	84,079	79,625	4,454	84,079	-	-
Management/Fee for Service	1,617,924	1,484,975	132,949	1,617,924	-	-
Bookkeeping Fee	47,266	46,775	491	47,266	-	-
Asset Management Fee	65,873	62,325	3,548	65,873	-	-
HCVP Asset Management Fee	1,093,626	1,163,125	(69,499)	235,537	-	-
Reserves	-	14,690	(14,690)	-	-	-
Operating Subsidy	1,827,784	1,672,028	155,756	-	336,270	28,620
Investment Income	1,992	1,588	404	48	226	1
CY Transfers	299,185	563,468	(264,283)	29,297	23,850	(23,850)
Other Income	400,810	354,493	46,318	183,816	21,520	(14,380)
<b>Total Operating Revenue</b>	<b>21,328,334</b>	<b>20,482,351</b>	<b>845,983</b>	<b>2,263,839</b>	<b>623,868</b>	<b>(7,757)</b>
<b>Operating Expenses</b>						
Administration	3,325,159	3,587,456	(262,297)	1,144,763	174,331	(17,494)
Tenant Services	312,629	318,900	(6,271)	160,369	43,080	10,830
Utilities	594,776	734,648	(139,872)	37,727	126,310	(34,190)
Ordinary maintenance & operations	2,152,099	2,358,545	(206,446)	579,675	184,167	(2,683)
Protective Services	43,317	25,555	17,762	29,183	268	(932)
General expense	1,473,411	1,230,213	243,199	312,122	50,254	(8,746)
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	11,588,024	11,467,700	120,324	-	-	-
Debt Service	79,488	78,800	688	-	-	-
CY Reserves	1,759,432	680,536	1,078,897	-	45,459	45,459
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>21,328,334</b>	<b>20,482,351</b>	<b>845,983</b>	<b>2,263,839</b>	<b>623,869</b>	<b>(7,756)</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 2017**

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b>Operating Revenue</b>									
Dwelling Rent	172,615	174,000	(1,385)	269,373	260,100	9,273	11,089	8,460	2,629
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	646,449	591,513	54,936	334,002	305,550	28,452	8,895	8,100	795
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	106,693	(106,693)	-	7,109	10,778	(3,669)
Other Income	15,234	14,338	897	9,686	9,830	(144)	269	38	231
<b>Total Operating Revenue</b>	<b>834,298</b>	<b>779,851</b>	<b>54,447</b>	<b>613,061</b>	<b>682,173</b>	<b>(69,111)</b>	<b>27,362</b>	<b>27,376</b>	<b>(14)</b>
<b>Operating Expenses</b>									
Administration	170,478	187,515	(17,037)	214,159	249,320	(35,161)	13,853	16,596	(2,743)
Tenant Services	9,389	11,083	(1,694)	-	233	(233)	-	5	(5)
Utilities	176,153	225,700	(49,547)	73,433	78,625	(5,192)	6,710	6,350	360
Ordinary maintenance & operations	218,241	245,898	(27,657)	232,003	249,158	(17,155)	5,330	2,270	3,060
Protective Services	2,709	-	2,709	(2)	-	(2)	(0)	-	(0)
General expense	54,447	58,850	(4,403)	63,788	88,323	(24,535)	1,469	2,155	(686)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	202,882	50,806	152,077	29,680	16,515	13,165	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>834,298</b>	<b>779,851</b>	<b>54,448</b>	<b>613,061</b>	<b>682,173</b>	<b>(69,111)</b>	<b>27,362</b>	<b>27,376</b>	<b>(14)</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 2017**

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b>Operating Revenue</b>						
Dwelling Rent	104,707	97,800	6,907	91,156	89,400	1,756
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	70,645	64,600	6,045	80,201	73,300	6,901
Investment Income	-	-	-	-	-	-
CY Transfers	28,155	24,470	3,685	-	-	-
Other Income	3,692	4,250	(558)	3,584	7,115	(3,531)
<b>Total Operating Revenue</b>	<b>207,199</b>	<b>191,120</b>	<b>16,079</b>	<b>174,941</b>	<b>210,620</b>	<b>(35,679)</b>
<b>Operating Expenses</b>						
Administration	121,524	106,813	14,711	57,686	54,378	3,309
Tenant Services	10,334	-	10,334	-	50	(50)
Utilities	3,245	2,250	995	1,002	2,455	(1,453)
Ordinary maintenance & operations	40,070	51,783	(11,712)	63,482	123,550	(60,068)
Protective Services	(1)	-	(1)	1,229	1,525	(296)
General expense	32,026	30,275	1,751	35,926	28,663	7,264
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	15,615	-	15,615
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>207,199</b>	<b>191,120</b>	<b>16,079</b>	<b>174,941</b>	<b>210,620</b>	<b>(35,679)</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 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
<b>Operating Revenue</b>									
Dwelling Rent	30,928	27,600	3,328	25,067	25,200	(133)	23,839	24,000	(161)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	132,555	121,250	11,305	39,721	36,300	3,421	50,620	46,315	4,305
Investment Income	235	225	10	-	6,758	(6,758)	-	-	-
CY Transfers	17,992	-	17,992	1,293	2,150	(857)	185	2,545	(2,360)
Other Income	2,719	2,575	144	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>184,429</b>	<b>151,650</b>	<b>32,779</b>	<b>66,081</b>	<b>70,408</b>	<b>(4,327)</b>	<b>74,644</b>	<b>72,860</b>	<b>1,784</b>
<b>Operating Expenses</b>									
Administration	51,635	55,933	(4,298)	42,143	35,008	7,136	39,593	33,033	6,561
Tenant Services	-	25	(25)	-	30	(30)	-	-	-
Utilities	10,187	6,050	4,137	576	830	(254)	2,390	4,250	(1,860)
Ordinary maintenance & operations	104,497	71,630	32,867	15,871	27,778	(11,906)	12,373	28,233	(15,859)
Protective Services	676	650	26	883	1,025	(142)	814	850	(36)
General expense	17,434	17,275	159	5,675	5,738	(62)	8,917	6,023	2,895
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	88	(88)	932	-	932	10,557	473	10,085
Transfers	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>184,428</b>	<b>151,650</b>	<b>32,778</b>	<b>66,081</b>	<b>70,408</b>	<b>(4,327)</b>	<b>74,644</b>	<b>72,860</b>	<b>1,784</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>.1</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>
Less: Restricted Income	-	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>1</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 2017**

	LJHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
			Budget			Budget			Budget
<b>Operating Revenue</b>									
Dwelling Rent	436,237	402,000	34,237	145,404	148,200	(2,796)	815,277	714,000	101,277
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	22	10	12
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	13,492	16,200	(2,708)	3,779	2,950	829	899	6,825	(5,927)
<b>Total Operating Revenue</b>	<b>449,729</b>	<b>418,200</b>	<b>31,529</b>	<b>149,183</b>	<b>151,150</b>	<b>(1,967)</b>	<b>816,197</b>	<b>720,835</b>	<b>95,362</b>
<b>Operating Expenses</b>									
Administration	99,572	105,605	(6,033)	57,604	60,025	(2,421)	133,077	156,225	(23,148)
Tenant Services	29,220	34,500	(5,280)	6,163	-	6,163	85	75,000	(74,915)
Utilities	5,478	12,450	(6,972)	1,250	390	860	49,336	109,500	(60,164)
Ordinary maintenance & operations	100,284	124,475	(24,191)	32,015	39,738	(7,722)	217,162	206,388	10,775
Protective Services	1,752	3,500	(1,748)	0	30	(30)	430	650	(220)
General expense	44,380	29,500	14,880	16,698	15,500	1,198	164,273	57,200	107,073
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	169,044	108,170	60,874	35,452	35,468	(16)	251,835	115,873	135,963
Transfers	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>449,729</b>	<b>418,200</b>	<b>31,529</b>	<b>149,182</b>	<b>151,150</b>	<b>(1,968)</b>	<b>816,197</b>	<b>720,835</b>	<b>95,362</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>
Less: Restricted Income	-	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 2017**

	LIHTC/Quaker Hill LP		Princess Square		LIHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	652,857	498,000	542,158	558,000	165,876	160,200
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	207	585	-	-	18	130
CY Transfers	-	-	-	-	9,333	-
Other Income	11,222	11,675	8,415	6,550	9,114	8,050
<b>Total Operating Revenue</b>	<b>664,286</b>	<b>510,260</b>	<b>550,573</b>	<b>564,550</b>	<b>184,341</b>	<b>168,380</b>
<b>Operating Expenses</b>						
Administration	194,728	201,675	89,890	92,595	38,410	26,083
Tenant Services	-	-	46,301	-	160	-
Utilities	1,327	2,450	44,163	48,850	24,498	24,150
Ordinary maintenance & operations	58,276	90,750	184,154	156,425	37,032	33,118
Protective Services	2	-	1,779	550	1	50
General expense	232,620	97,550	163,729	136,800	50,659	46,138
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	45,906	45,300	-	-	33,582	33,500
CY Reserves	131,427	72,535	20,557	129,330	-	5,343
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>664,285</b>	<b>510,260</b>	<b>550,573</b>	<b>564,550</b>	<b>184,341</b>	<b>168,380</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING JUNE 30, 2017**

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
		Over / (Under)		Over / (Under)		Over / (Under)
		Budget		Budget		Budget
<b>Operating Revenue</b>						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	11,551,842	10,856,650	462,812	611,050	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	811,349	832,000	46,741	75,000	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	934	128	78	60	40	40
CY Transfers	3,033	66,785	150,283	-	31,501	31,501
Other Income	-	1,000	-	-	5,858	34,133
		2,033		-		(28,275)
<b>Total Operating Revenue</b>	<b>12,367,157</b>	<b>11,756,563</b>	<b>659,914</b>	<b>686,110</b>	<b>37,399</b>	<b>34,133</b>
		610,595		(26,196)		3,266
<b>Operating Expenses</b>						
Administration	475,474	680,113	39,543	54,730	37,399	32,783
Tenant Services	-	-	-	-	-	1,350
Utilities	1,937	5,400	-	-	-	-
Ordinary maintenance & operations	572	4,650	-	-	-	-
Protective Services	1,384	1,050	-	-	-	-
General expense	189,037	208,700	7,040	7,650	-	-
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	10,974,692	10,856,650	613,332	611,050	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	724,061	-	-	12,680	-	-
Transfers	-	-	-	-	-	-
		724,061		(12,680)		-
<b>Total Operating Expense</b>	<b>12,367,157</b>	<b>11,756,563</b>	<b>659,914</b>	<b>686,110</b>	<b>37,399</b>	<b>34,133</b>
		610,595		(26,196)		3,267
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>0</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>



# ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /  
RESIDENT & COMMUNITY SERVICES



**Commissioners:**

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


Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell

Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblat

**Roy Priest, Chief Executive Officer**

**DATE:** July 17, 2017

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

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

**SUBJECT:** ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING JUNE 30, 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
Resume Issuance of Housing Choice Vouchers	Housing Assistance Payment funding is now available to resume the issuance of vouchers. Applicants whose vouchers were suspended during the shortfall will be the first group recertified. Thereafter applicants will be called in from the waiting list as funding permits.	In progress
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.	2/8 – 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) (*)	98%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	95%	96%	98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1.06%	1.02%	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) - Vacated/Evictions (*)	0.70%	0.56%		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 May 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)		
<b>Total</b>	<b>145</b>	<b>145</b>

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

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1586	4/17	204	31	1,413	1,389	98

**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
1389	2

**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
996	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
131	131

**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	
1291	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 (%)
11	60	545	33	77

**Public Housing Assessment System (PHAS) Forecasting Report  
As of June 30, 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	12.00	8.00	12.00	16.00
AR	5	2.00	0.00	2.00	5.00
AP	4	4.00	4.00	4.00	4.00
<b>Total MASS</b>	<b>25</b>	<b>20.00</b>	<b>12.00</b>	<b>16.00</b>	<b>25.00</b>

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

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

**KEY**  
 OR=Occupancy Rate  
 AR=Accounts Receivable  
 AP=Accounts Payable

**PROGRAM UTILIZATION & VACANCY REPORTING**

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

- Housing Choice Voucher = 82%
- Moderate Rehabilitation = 96%
- Project Based Section 8 = 100%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 98%
- 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
- 0 - End of participation for project based section 8
  
- 1- New admissions for Moderate Rehabilitation rental assistance
- 1 End of participations for Moderate Rehabilitation rental assistance

**Voucher Management System (VMS) Data reported for June 2017**

Homeownership	18
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	243
Tenant Protection	74
All Other Vouchers	1,207
<b>Total Vouchers</b>	<b>1,582</b>
<b>Number of Vouchers Under Lease on the last day of the month</b>	<b>1,578</b>
HA Owned Units Leased – included in the units lease above	170
<b>New vouchers issued but not under contract as of the last day of the month</b>	<b>86</b>
Portable Vouchers Administered (Port In)	33
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79
Number of Hard to Housed Families Leased	1
<b>Total ACC</b>	<b>1,926</b>
<b>Total Vouchers Allocated</b>	<b>1664</b>
<b>Total Vouches Available</b>	<b>262</b>

Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 5/31/2017	May move-in	May move-out	VU as of 6/30/17	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	1	1	1	1	1%	6
Chatham Square.	52	1	0	0	1	2%	0
Old Town Commons I	18	0	0	1	1	6%	0
Old Town Commons II	18	0	0	0	0	0%	0
Old Town Commons IV	44	1	0	0	1	2%	0
S. Madden Homes	66	2	0	0	2	3%	0
A. Adkins Homes	89	4	3	1	2	2%	0
Ramsey Homes	15	0	0	0	0	0%	0
Scattered Sites 410	50	1	0	2	3	6%	1
Scattered Site 411	30	2	1	0	1	3%	1
Scattered Site 412	41	0	0	0	0	0%	0
Braddock	6	0	0	0	0	0%	0
Whiting	24	0	0	0	0	0%	0
Reynolds	18	0	0	0	0	0%	0
Saxony Square	5	0	0	0	0	0%	0
Park Place	38	0	0	0	0	0%	1
West Glebe	48	0	0	0	0	0%	1
Old Dominion	36	0	0	0	0	0%	0
<b>TOTALS: (values are rounded up/down)</b>	<b>767</b>	<b>12</b>	<b>5</b>	<b>5</b>	<b>12</b>	<b>2%</b>	<b>10</b>
<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 and Andrew Adkins</p>							

Vacancy Activity Tracking Report Market Rate Units

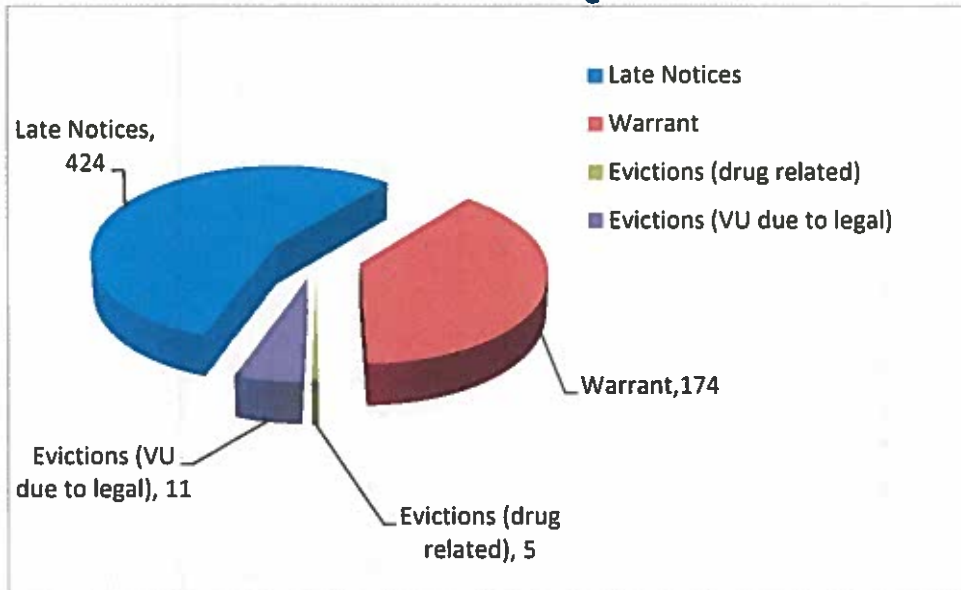
DEVELOPMENTS	Total Number of Units	VU as of 5/31/17	May move-in	May move-out	VU as of 6/30/17	Vacancy Rate	Projected VU next period
Princess Square	68	9	1	2	10	15%	0
Quaker Hill	60	0	0	2	2	3%	0
Hopkins-Tancil Courts	108	4	1	1	4	4%	2
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	0	0	0	0	0%	1
Old Town Commons V	54	0	0	0	0	0%	0
<b>TOTALS (3)</b>	<b>330</b>	<b>13</b>	<b>2</b>	<b>5</b>	<b>16</b>	<b>5%</b>	<b>3</b>
<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**

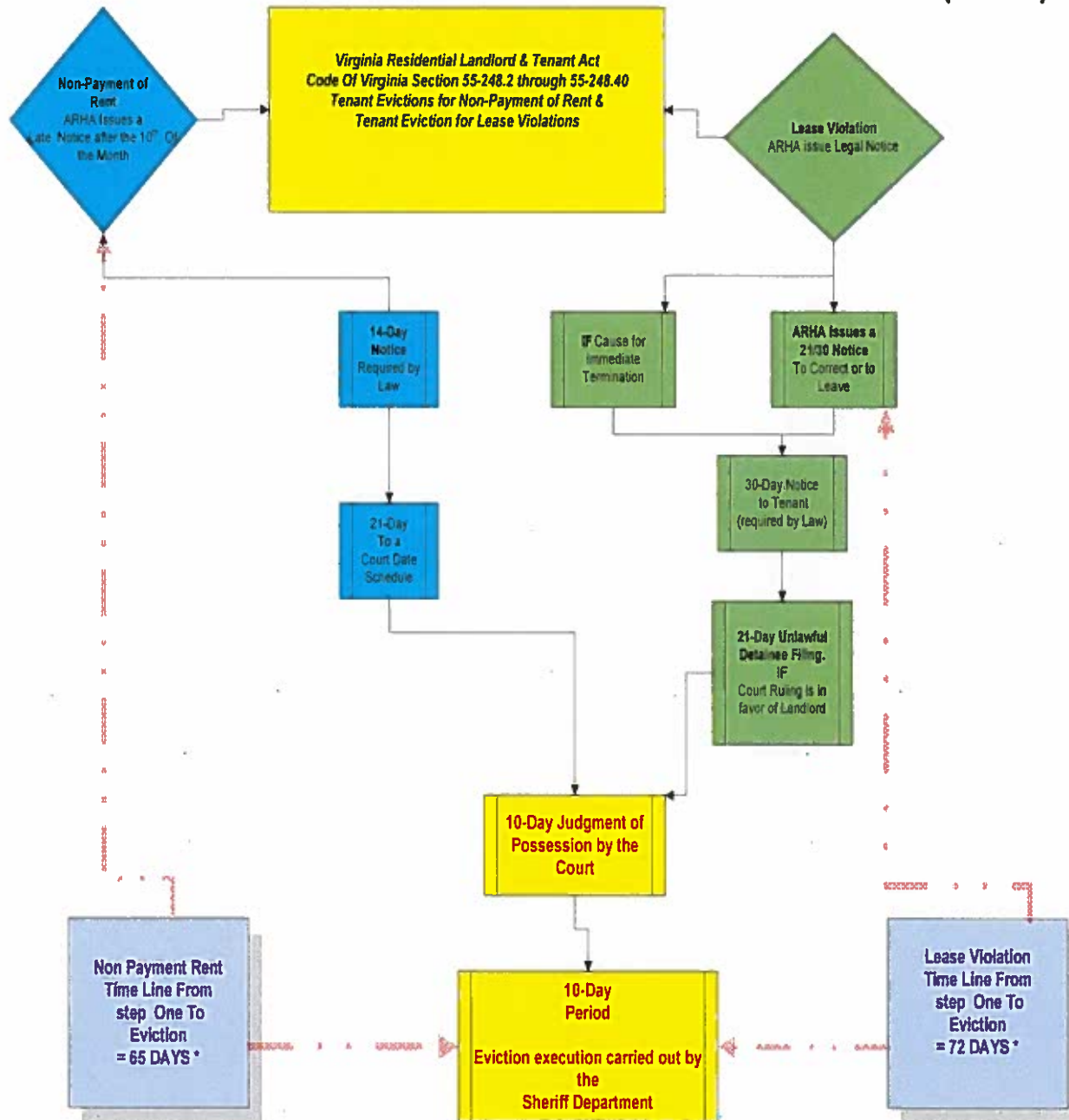


## Virginia Residential Landlord-Tenant Legal Process

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



**Commissioners:**

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

Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell


Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblatt

---

Roy Priest, Chief Executive Officer

**DATE:** July 19, 2017

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

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

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

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**Staff -**

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

**COMBINED DATA:**

Clients Served		
Enrolled	New Clients	Service Units
348	40	1885
Volunteers		
Number	Hours	Value of Hours (\$26.96/hr)
61	129	\$3,477.84
Supplemental Support		
In-kind donation	External Funding	Total Value
\$2,160.00	50.00	\$2,210.00

**COMBINED UPCOMING EVENTS:**

- 7/18 – Your Hired! Now What!, ARHA Main Office, 6:00 -7:00 pm
- 7/21 – I Heart Seniors, LLC Sponsored Breakfast, 9:30 – 10:30am
- 7/21 – Blood Pressure Screening Clinic w/ Envoy of Alexandria Staff, 12:30pm
- 7/27 – Goal Setting – Getting It Done, ARHA Main Office, 11:00 am – 12:00 pm
- 7/31 – Summer Games Day @ The Center, 10:30 – 1:30pm
- 7/31 – 3 week summer performing arts camp for middle school youth begins
- 8/1 – National Night Out, Ruby Tucker & Other ARHA Sites, 5:00 – 8:00 pm
- 8/4 – Momentum Leadership Program graduation ceremony @ ARHA main office
- 8/18 – MPWRD XPRNC concert @Ladrey Community Room

## **PROGRAM NARRATIVES:**

### **FAMILY RESOURCE LEARNING CENTERS-**

We are currently operating on our summer schedule with camps for our 4-6 year old residents as well as our 11-14 year old residents. Both camps serve approximately 15 youth respectively. Staff is supplemented by college interns and summer youth employment interns. Camps runs Monday through Friday from 9 am to 5 pm. ARHA is also subsidizing the cost of additional residents between the ages of 7 and 13 to attend summer camps provided by the Alexandria Department of Recreation Parks and Cultural Activities.

#### **HIGHLIGHTS:**

- Momentum Collective Inc. partners with ARHA to provide the MPWRD XPRNC middle school performing arts camp which runs for 3 weeks.
- Ruby Tucker Center Coordinator, Gaynelle Diaz, was nominated and selected as a finalist for the Children, Youth, and Families Collaborative Commission's First Annual Champion of Children Award. The Commission decided to celebrate and recognize the unsung heroes in the Alexandria community whose tireless efforts advance the goals of the Children and Youth Master Plan.
- The 8<sup>th</sup> Annual Ruby Tucker Day Celebration/Literacy Fun Festival was well attended and provided opportunities to recognize the initial 6 families who committed to read 1000 Books B4 Kindergarten, with their young children. The event was co-sponsored with The Reading Connection, and featured guest readers from the Alexandria Police Department and local authors. In addition, there was a STEM activity area, and information from other literacy supporters and community partners, such as the Alexandria Library, ACPS FACE Center, and Dreamdog Foundation.

### **FAMILY SUPPORTIVE SERVICES-**

JBV Residents have been able to leverage community resources in order to complete advanced training and certification courses. Moreover, residents also continue to participate in ARHA's Workshops and Small Business & Contracting Cohort Group.

#### **HIGHLIGHTS:**

- 1 participant completed her Registered Nursing Degree at Chamberlain College of Nursing.
- 1 participant is scheduled to complete his certification as an Administrative Assistant in July.
- 1 participant is expecting an offer as a full-time bus driver for DASH.

### **FAMILY SELF-SUFFICIENCY SERVICES-**

The FSS program was designed to lift residents out of poverty by leveraging the power of the Escrow and providing case management services. With every attempt to work the programs best-selling points, our residents are facing some very critical needs. Needs that are rooted in various aspects of social injustice, access to affordable health care, adequate mental health services specific to the needs of our residents, transportation, child care, and legal services. The more time we spend with our residents (drilling down) we find there some very deep emotional and spiritual challenges that are residents are finding it difficult to overcome. These barriers are real and must be overcome in order to see the FSS program optimized.

### **HIGHLIGHTS:**

- 2 participants have officially closed and are now homeowners through ARHA's Homeownership program. Both residents won the lottery for the City of Alexandria and received \$50,000 in down payment assistance. Utilizing their voucher from the HCVP and the City's Affordable Housing Program, they were able to make their home ownership dreams come true.
- Several participants completed Certification programs or graduated from educational programs to increase their employability and money earning potential. These include 2 Administrative Assistant Certifications, 1 Certificate of Data Management, 1 Certificate of Computer Networking, and 1 School of Nursing degree from Chamberlain College of Nursing. That participant is also preparing for the RN exam in July.
- 1 participant obtained employment with TSA @ Dulles Airport.
- 4 participants have been accepted into NOVA Community College for the Fall of 2017 in the hopes of completing an Associate's Degree. In addition, 2 participants have applied and are waiting on final answers from George Mason University for entrance in Fall 2017.
- In our efforts to strengthen self-sufficiency outcomes and be responsible to community resources, we have incorporated a new process within the agency's referral department. Effective July 15, residents will receive their first referral without stipulations. However, all subsequent referrals will require attendance to one of ARHA's FSS Workshops.

### **SENIOR CENTER @ CHARLES HOUSTON-**

The Senior Center @ Charles Houston is a multipurpose program providing a variety of activities to prevent isolation of seniors and promote their wellness, happiness and independence. The Center provides congregate lunch meals and a wide variety of wellness, exercise, social, recreational, educational and entertainment activities as well as field trips. Hours of operation are Monday thru Friday, 8:30 – 1:30 with administrative staffing hours of 8:30 – 4:30 p.m.

### **HIGHLIGHTS:**

- Continued "Waterworks" Pool Program on Wednesday afternoons
- Held a very energetic and competitive bowling outing @ Alexandria Shirley Park Lanes
- Volunteer musician, acoustic guitarist David Pankey provided another concert of jazz, pop and spiritual hymns

### **LADREY PROGRAM-**

During this period at Ladrey High-rise, we have focused on setting and maintaining achievable goals to improve quality of life. Our goals include reducing blood pressure by healthy eating and exercise and participating in daily household chores (with and without companion aides) to maintain independence. In addition, Ladrey residents have shown a decrease in inpatient hospital stays and an overall need for in home companion services.

### **HIGHLIGHTS:**

- In Partnership with the I'm Still Alive Foundation (ISAF), we were able to provide 26 men with social companions and gifts for father's day and over 40 residents with social companions for the fourth of July holiday, in an effort to reduce anxiety and depression amongst seniors.
- Hosted a successful Summer Jam with over 85 residents, family and friends, including Annie B. Rose participants and a Live DJ.
- Over 25 residents participated in Ladrey Art Week making Stress Balls out of slime, Collages, and 3D Finger Painting.
- 3 residents have signed up to participate in the 3<sup>rd</sup> Annual Senior Academy, sponsored by Senior Services Alexandria.

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

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

Carter Flemming  
 Christopher Ballard  
 Chyrell Bucksell

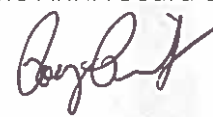
Karl Sandberg  
 Merrick T. Malone  
 Peter Kleeblatt

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**Roy Priest, Chief Executive Officer**

**DATE:** July 20, 2017

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

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

**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

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**PART I FACILITIES MANAGEMENT REPORT**

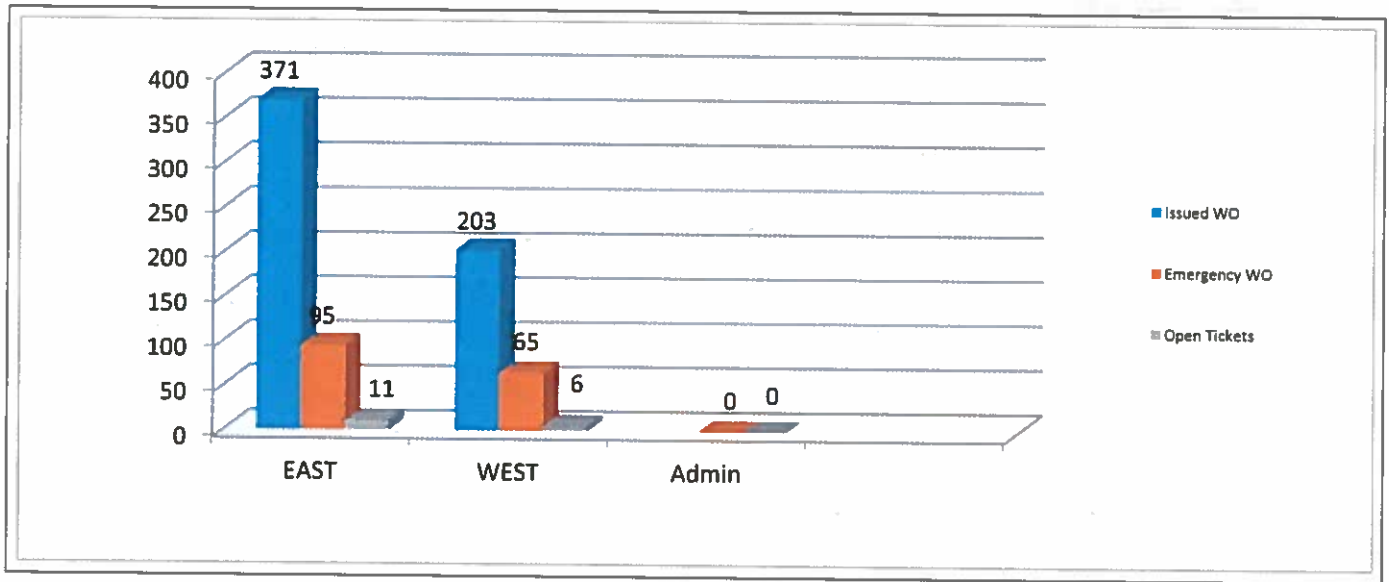
**A. Work Order Summary**

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, by East and West.

Table I – Reporting Period: 06/01/2017 to 6/30/2017

Issued WO’s	574	Includes all work orders generated during this period
Completed WO’s	557	Includes all work orders completed during this period
Emergency WO’s	160	Includes all emergency work orders issued and completed within 24-hours
Open WO’s	17	Routine WOs, exterminator services, 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 closing of this report include:**

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

During this reporting period, twelve (12) additional units were added for rehabilitation and turnover work. Eight (8) 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

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Roy Priest, Chief Executive Officer

**DATE:** July 17, 2017  
**TO:** Daniel Bauman, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy O. Priest, Secretary-Treasurer   
**SUBJECT:** DEVELOPMENT UPDATE, JULY 2017

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## PROJECT MANAGEMENT

MARTIN LUCERO, SENIOR VICE PRESIDENT OF DEVELOPMENT

### RAMSEY HOMES

#### ENVIRONMENTAL REVIEW

The Section 106 process, which is required as part of the Environmental Review (ER), is expected to be completed before the end of July. The City Manager executed the Section 106 Memorandum of Agreement (MOA) on July 12, 2017 after which it was forwarded to the Virginia Department of Historic Resources for signature. After receiving the three required signatures (ARHA, City of Alexandria, and the Department of Historic Resources), the document will be forwarded to the Office of Federal Agency Programs Advisory Council on Historic Preservation which will conclude the Section 106 process. Completing the Section 106 process will allow the City of Alexandria to advertise the ER in the local papers 15 days for the required public comment period. Following the 15-day public comment period, the City Manager will need to sign the HUD form 7015.15 (Request for Release of Funds). There will be another 15-day comment period for HUD to receive objections to the release of funds. After the objection period, the ER is complete and will be submitted to the HUD Washington, DC Field Office for approval (DCFO). The HUD Special Applications Center will not approve our Disposition Application without DCFO approval of the ER. We need approval of the Disposition Application in order to vacate the site. All of these actions/required approvals have schedule implications.

#### HUD DISPOSITION APPLICATION

The HUD Disposition Application has been submitted to the HUD Special Applications Center (SAC). However, SAC will not release the Disposition Application approvals without: 1) DCFO approval of the

ER; and, 2) HUD Office of Public Housing Investments (PHI) approval of the Mixed-finance Proposal. On Wednesday, June 7<sup>th</sup>, ARHA staff preemptively met with the HUD DCFO to deliver a draft ER and request an expedited review and approval of the ER once HUD Form 7015.15 is received from the City. We are hoping that simultaneous reviews of the ER by the DCFO and, the Disposition Application by SAC will make up some lost time. The review of the Disposition Application without the ER is permitted by the HUD Disposition Application instructions.

## MIXED-FINANCE PROPOSAL

The Mixed-finance Proposal (**Proposal**) will be delivered before the end of July to PHI. We have always found the PHI to be fully aware of the effects of delays on a development schedule and budget. PHI has also committed to reach out to SAC and advocate for an expedited review of our Disposition Application once our Proposal is submitted. We are working through the selection of a syndicator in order to finalize this Proposal and deliver it to PHI staff.

## DESIGN

The 2<sup>nd</sup> submission of the Final Site Plan was submitted to the City on July 6, 2017, along with a Comment Response Letter, that responded to city comments generated as result of the initial Final Site Plan submission. Building permits are a requirement of the financial closing in December and the team is continuing its work toward a permit set of documents. We are requesting a pre-submission meeting with the Code Official and his team in order to introduce them to the project and familiarize them with what will be coming in with the permit application. After this meeting we will submit a set of drawings and receive preliminary comments back which will be addressed in the permit set submitted with the permit application. Again, it is our desire to make up some time in the schedule by executing in this manner.

## RELOCATION

Most (8 out of 13 households surveyed) wish to remain in the public housing program. The remaining households whose housing choice was a Section 8 voucher, would have preference to receive a Housing Choice Voucher from our current portfolio. In order to get Tenant Protection Vouchers (TPV), we would have to go through a linear process of waiting for SAC approval of the Disposition Application which we estimate will not be until October 2017, after which we would apply to the DCFO for the TPVs (add 30-90 days), after which we would issue 120-day, 90-day, 60-day, and 30-day notices to the households. This would push closing well beyond the targeted date of December 2017, into the spring of 2018 before we could demolish the buildings. This will then effectively cause us to compress either our construction and/or lease up schedules, or both and likely could add costs to the project.

In order to streamline this process, we met with DCFO. We discussed with the DCFO, the desire to transfer the households with a public housing preference to an available public housing unit and to use an existing voucher to accommodate those households that indicated a preference for same. We must wait for the DCFO to respond to our request to relocate the residents before taking the actions needed to move the households off the site.

## ABBREVIATED SCHEDULE

With the award of the 2017 Low Income Housing Tax Credit (LIHTC) funding now secured, staff has developed an updated closing schedule with the aim of recovering some of the loss of time. The updated schedule currently targets a closing date of December 22, 2017. A more detailed schedule was provided to the Board under separate cover.

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	Submission Date	Meeting Date
Final Tax Credit Ranking	Complete	
Procure Syndicator	July 2017	
Disposition Application	July 2017	
Mixed Finance Proposal	July 2017	
Begin Relocation	August/September 2017	
Permit Set of Plans	December 2017	
Construction Bid Process	December 2017	
Building Permit	December 2017	
LIHTC Reservation Agreement Executed	December 15, 2017	
Financial Closing	December 22, 2017	
Construction Commencement	January 2018*	

\* The General Contractor is willing to commence demolition, clearing, grubbing and excavation activities at risk to avoid excavating in the winter months. This assumes we will be able to complete relocation activities by August/September of 2017.

## ANDREW ADKINS

The negotiation of the Agreement of Sale, Purchase and Redevelopment is in its final stage with the final expected before the end of July for approval in August. We continue to work with our developer partner and the City to determine whether to move forward with a request for bonus density and the appropriate level of on and off-site affordable units. Work on the concept plan is difficult without the decision regarding the bonus density. A letter has been sent to the City Manager requesting a meeting on this matter. There will be further discussion related to this project in Executive Session.

## CAMERON VALLEY

ARHA staff met with the Bozzuto/Wesley development team to finalize the Letter of Intent language so that we can begin work on the term sheet. This work spawned a need to discuss potential partnership structures which we are currently evaluating. There will be a presentation on this project in Executive Session. ARHA staff is currently evaluating scenarios under which construction can begin. ARHA also plans to begin community meetings to discuss the proposed plans.

## ARHA ADMINISTRATION BUILDING

ARHA staff met with the development team to establish the next steps on both Hopkins Tancil and the ARHA office. ARHA asked the developer partner to provide a revised term sheet based on the meeting held with them and is waiting for that term sheet to be provided.

## PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

We are pleased to report the full expenditure and final cost approval of the Capacity Building Grant, funded by VHDA for the benefit of VHDLLC. The 3-year \$60,000 grant provided funding to offset the department's expenses and the availability of this funding enabled VHDLLC to procure essential professional services and products to develop VHDLLC's internal capacity in areas of marketing, web development, consulting and staff trainings.

## LADREY HIGHRISE

Advances on the financing of the Ladrey High-Rise redevelopment are underway. The team progressed on directives from the meeting with ARHA's Bond attorney, Mike Graff, on the financing structure for the project. Research is underway regarding the Housing Opportunity through Modernization Act (HOTMA) and its impacts on the Housing Choice Voucher (HCV) and project-based voucher (PBV) programs, to further the discussion on the ability to project-base any TPVs we may receive for Ladrey. HOTMA's new provisions include some of the following changes that will impact the redevelopment of Ladrey.

Title I of HOTMA makes significant amendments to the public housing and Section 8 programs which benefit public housing agencies (PHAs), especially regarding the Project Based Voucher (PBV) program and public housing. Some of the most important statutory changes include:

- Setting policies and requirements for over-income families residing in public housing.
- Permitting PHA discretion to utilize additional budget authority for project-based vouchers (PBVs). The existing 20% cap is increased by an additional 10% for project-based vouchers which are dedicated to certain special populations such as elderly families, veterans, homeless and families receiving supportive services. In addition, PBVs that are attached to units that were previously subject to federal rent restrictions or subsidy will not count towards the limitation.
- Several provisions will make it easier for PHAs to utilize PBVs in the redevelopment and replacement of aging portfolios including streamlining the definition of PHA owned units and eliminating the competitive selection requirement for PHA owned properties.
- Extending the contract term for project-based vouchers from 15 to 20 years.
- Allowing PHAs additional discretion related to payment standards. This provision will assist PHAs in allowing for increased income mixing in PHA properties.
- Permitting the establishment of Replacement Reserves using Capital Funds.

- Additional flexibility to use Operating Funds for Capital Fund purposes.

We were informed by the bond attorney that the bond program has been oversubscribed in Virginia for the past 2 years. This is highly unusual and the effect of this is that we will need to get an application in on January 2, 2018 or will likely have to wait until January of 2019 to get a bond allocation and proceed with this project. He also informed the team that, most 4%/bond transactions are closing with a short-term (bridge) bond issue that is taken out by a HUD 221(d)(4) or other new financing tool available in order to circumvent the requirement to finance 50% of the eligible basis project costs. This is a relatively new “designer” financing tool and is one that seems to solve a second hurdle we were trying to cross with this project.

## PROJECT-BASED VOUCHERS

The Act considerably expands the ability of PHAs to use PBVs. PHAs may now project-base up to 20 percent of their authorized vouchers, whereas under prior law PHAs were limited to using 20 percent of their voucher funding for PBVs. Under the Act, PHAs are permitted to use an additional 10 percent of their authorized vouchers as PBVs if they are to be used to house the homeless or veterans, to provide supportive housing to persons with disabilities or the elderly, or if market conditions make vouchers particularly difficult to use. The 20 percent limitation also does not apply to units that previously received some other form of federal subsidy. Further, PBV assistance for a particular project may not exceed the greater of 25 units or 25 percent of the units in the project, whereas prior law only allowed 25 percent of units to have PBVs unless the project was devoted exclusively to housing the elderly or disabled families receiving supportive services. The act eliminates the exception for disabled families. However, the exceptions are expanded by the Act to include projects in areas where vouchers are difficult to use or where the poverty rate is 20 percent or lower. Also, PHAs are now allowed to enter PBV contracts for up to 20 years, whereas they were limited to just 15 years before.

The term “owned by a public housing agency” means a unit that is located in a property owned by a PHA, by an entity wholly owned by a PHA, or by a limited partnership or LLC in which a PHA has a controlling interest. Holding an interest in a project’s ground lease, a security interest under a mortgage or deed of trust, or a non-controlling interest in an entity that owns a unit does not constitute ownership, such that certain additional regulations pertaining to PHA-owned units will not apply.

The process of awarding PBVs to certain projects is also simplified. A PHA is now permitted to award PBVs to projects it controls or possesses an ownership interest in without using a competitive process, so long as the public is made aware of the PHA’s ability to do so through the PHA’s public housing agency plan. PHAs and property owners are also permitted to expand PBV contracts to include additional units in a property without going through a competitive selection process, and may contract with owners of units currently under construction, so long as the owner can prove that the as-completed units will comply with requirements.

The fact that HOTMA has been passed starts the discussion on the vouchers and gives us a jumping off point in our discussions with the DCFO. We will continue to work expeditiously on the financing to see if enough income can be generated to service the debt that will be required with the 4% tax credits. We will also be meeting with a number of city departments in this effort, including but not limited to, the Office of Housing, the Commission on Aging, and the Commission on Persons With Disabilities.

## COMMUNICATIONS & CIVIC ENGAGEMENT

CYNTHIA DICKERSON, EXECUTIVE ASSISTANT

### PUBLIC RELATIONS

Staff has been tracking and responding to news releases relative to the Andrew Adkins and Ramsey Homes projects. Staff also responded to questions and participated in an interview with Dan Brendel, a reporter with the Alexandria Gazette News. The resulting article published on July 13, 2017 and was forwarded to the Board at that time and is included in the Board materials.

### COMMUNITY UPDATES

In this reporting period the only meeting was the ARHA Redevelopment Work Group Meeting held on June 8, 2017. The Meeting Summary and the agenda for the July 20, 2017 meeting can be found on the vhdllc website in the new Policies pull down. There was a meeting with the residents of Ramsey Homes on June 28 to discuss relocation and housing choices. This meeting is also summarized and can be found in the Resident's Corner pull down at [www.vhdllc.us](http://www.vhdllc.us).

### VHDLLC WEBSITE

The VHDLLC website continues to be updated with new information related to our projects, policies and industry practices in a further effort to quantify, qualify and educate, which is the mantra that we have taken up for the advancement of our development activities. Long-term, we are working toward the more complex updates such as more expansive files, and the ability to more easily relay information to the public.

### SITE STATISTICS

Attachment A features a comparison of last month's reporting period (June 1-30) website statistics to the reporting month of July. This month, the site traffic was busier than the last reporting period. At community meetings we continue to notify interested persons of the website and the real time updates that are available there. There are a total of 394 sessions on the website vs 361 from last month, 1,246 page views vs 904 from last month. It is expected that site traffic reporting for the following months will show an increase in numbers due to the upcoming redevelopment of Andrew Adkins and the many meetings.

The "Ramsey Homes Redevelopment" page continues to be the most-frequented of the website, after VHDLLC homepage, indicating that community interest in the redevelopment effort remains high. Site traffic broken down by geographic area continues to indicate that the highest percentage of known users in the United States visiting the website are located in Alexandria City (33.50%), followed by the Washington, DC, (19.04%). A significant percentage of site traffic last month also originated in Arlington (10.41%), demonstrating an expansion in the reach of the website throughout the metropolitan area.

VHDLCC.us Site Statistics  
Attachment A

Jun 1, 2017 - Jun 30, 2017  
Compare to: May 1, 2017 - May 31, 2017

All Users  
+0.00% Sessions

Overview

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.

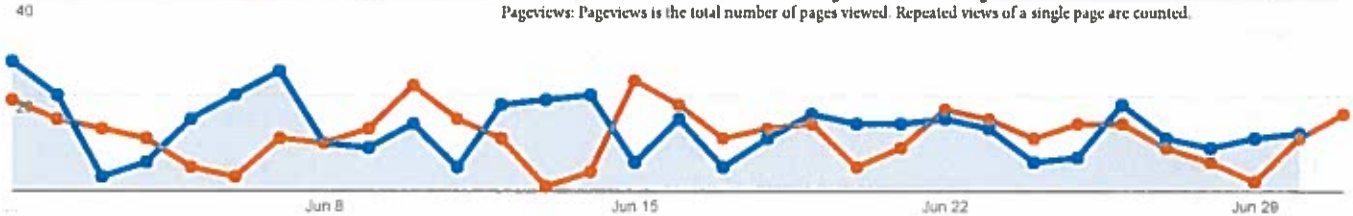
% New Sessions: An estimate of the percentage of first time visits.

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.

Jun 1, 2017 - Jun 30, 2017: Sessions  
May 1, 2017 - May 31, 2017: Sessions



Sessions

9.14%  
394 vs 361



Users

8.02%  
283 vs 262



Pageviews

37.83%  
1,246 vs 904



Pages / Session

26.29%  
3.16 vs 2.50



Avg. Session Duration

36.09%  
00:03:16 vs 00:02:24



Bounce Rate

-7.11%  
55.84% vs 60.11%

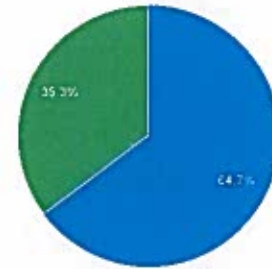


% New Sessions

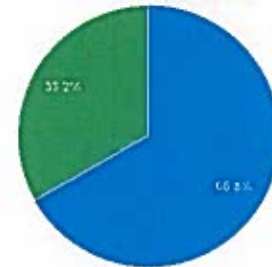
-3.43%  
64.47% vs 66.76%



New Visitor Returning Visitor  
Jun 1, 2017 - Jun 30, 2017



May 1, 2017 - May 31, 2017



City	Sessions	% Sessions
<b>1. Alexandria</b>		
Jun 1, 2017 - Jun 30, 2017	132	33.50%
May 1, 2017 - May 31, 2017	104	28.81%
<b>% Change</b>	<b>26.92%</b>	<b>16.29%</b>
<b>2. Washington</b>		
Jun 1, 2017 - Jun 30, 2017	75	19.04%
May 1, 2017 - May 31, 2017	84	23.27%
<b>% Change</b>	<b>-10.71%</b>	<b>-18.19%</b>
<b>3. Arlington</b>		
Jun 1, 2017 - Jun 30, 2017	41	10.41%
May 1, 2017 - May 31, 2017	27	7.48%
<b>% Change</b>	<b>51.85%</b>	<b>39.13%</b>
<b>4. Clifton</b>		
Jun 1, 2017 - Jun 30, 2017		



	9	2.28%
May 1, 2017 - May 31, 2017	0	0.00%
<b>% Change</b>	<b>100.00%</b>	<b>100.00%</b>
<b>5. New York</b>		
Jun 1, 2017 - Jun 30, 2017	8	2.03%
May 1, 2017 - May 31, 2017	7	1.94%
<b>% Change</b>	<b>14.29%</b>	<b>4.71%</b>
<b>6. Annandale</b>		
Jun 1, 2017 - Jun 30, 2017	4	1.02%
May 1, 2017 - May 31, 2017	1	0.28%
<b>% Change</b>	<b>300.00%</b>	<b>266.50%</b>
<b>7. Mount Vernon</b>		
Jun 1, 2017 - Jun 30, 2017	4	1.02%
May 1, 2017 - May 31, 2017	1	0.28%
<b>% Change</b>	<b>300.00%</b>	<b>266.50%</b>
<b>8. Montgomery</b>		
Jun 1, 2017 - Jun 30, 2017	3	0.76%
May 1, 2017 - May 31, 2017	0	0.00%
<b>% Change</b>	<b>100.00%</b>	<b>100.00%</b>
<b>9. Indianapolis</b>		
Jun 1, 2017 - Jun 30, 2017	3	0.76%
May 1, 2017 - May 31, 2017	0	0.00%
<b>% Change</b>	<b>100.00%</b>	<b>100.00%</b>
<b>10. Dallas</b>		
Jun 1, 2017 - Jun 30, 2017	3	0.76%
May 1, 2017 - May 31, 2017	2	0.55%
<b>% Change</b>	<b>50.00%</b>	<b>37.44%</b>

# CONSENT DOCKET

CONSENT  
DOCKET

# ACTION DOCKET

ACTION  
DOCKET

# OTHER BUSINESS

OTHER  
BUSINESS



## ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

July 25, 2017

Dear Community Businesses/and Neighbors:

On Tuesday, August 1<sup>st</sup> government agencies, local community organizations, including the Alexandria Redevelopment and Housing Authority will be hosting the annual National Night Out (NNO) activities at locations throughout the City (*see other side for the location nearest you*). These events are held in conjunction with the Public Safety Agencies. Most events begin around 6:00 p.m. (ARHA events are from 5:00 p.m. to 8:00 p.m.).

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

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

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

Thanks for your support!

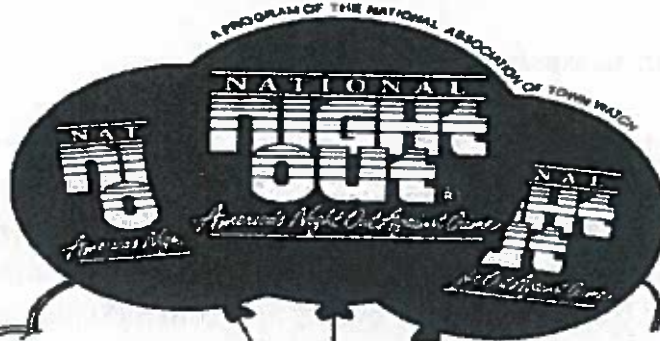
Sincerely,

Roy Priest  
Chief Executive Officer  
ih/ROP





ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY



**TUESDAY, AUGUST 1st from 5pm to 8pm**

**LOCATIONS:**

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

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

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

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

QUAKER HILL: 1100 Quaker Hill Court: *(Rear Parking)*

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

## Alexandria Community Services Corporation Holds Annual Senior Appreciation Picnic

June 28th 2017



Mayor Allison Silberberg speaks at the ACSC Annual Senior Appreciation Picnic (courtesy photo)

The Alexandria Community Services Corporation sponsors an annual summer picnic for its seniors at Annie B. Rose House in downtown Alexandria. Seniors were recognized and celebrated for their volunteering efforts within the community.

The seniors that reside at Annie B. Rose House, Ladrey Hi-Rise and members of the Charles Houston Recreation Center were honored for giving back to their community. Accompanying friends to doctor appointments, organizing resident parties and checking on neighbors were just a few of the many gracious acts performed by the seniors in these communities.

"This group of people here today, this is the heart and soul of Alexandria," said John Freeman, Owner of the Annie B. Rose House. "The people here are valued and we appreciate all that you've done for the city and we are proud to host an event like this for you."

Alexandria Community Services Corporation allows Alexandria's economically disadvantage residents to live independently by assisting with day to day needs. The mission is accomplished by facilitating availability of health care, transportation, food, recreation, access to cultural events and assisting with emergency needs.

"Creating a community is what we are all about here," said Allison Silberberg, Mayor of Alexandria. "Our beloved historic city is a city of kindness and city of compassion regardless of age, disability, and gender,

immigration status, regardless of race or religion. We are an embracing and accepting city where diversity is a core value."

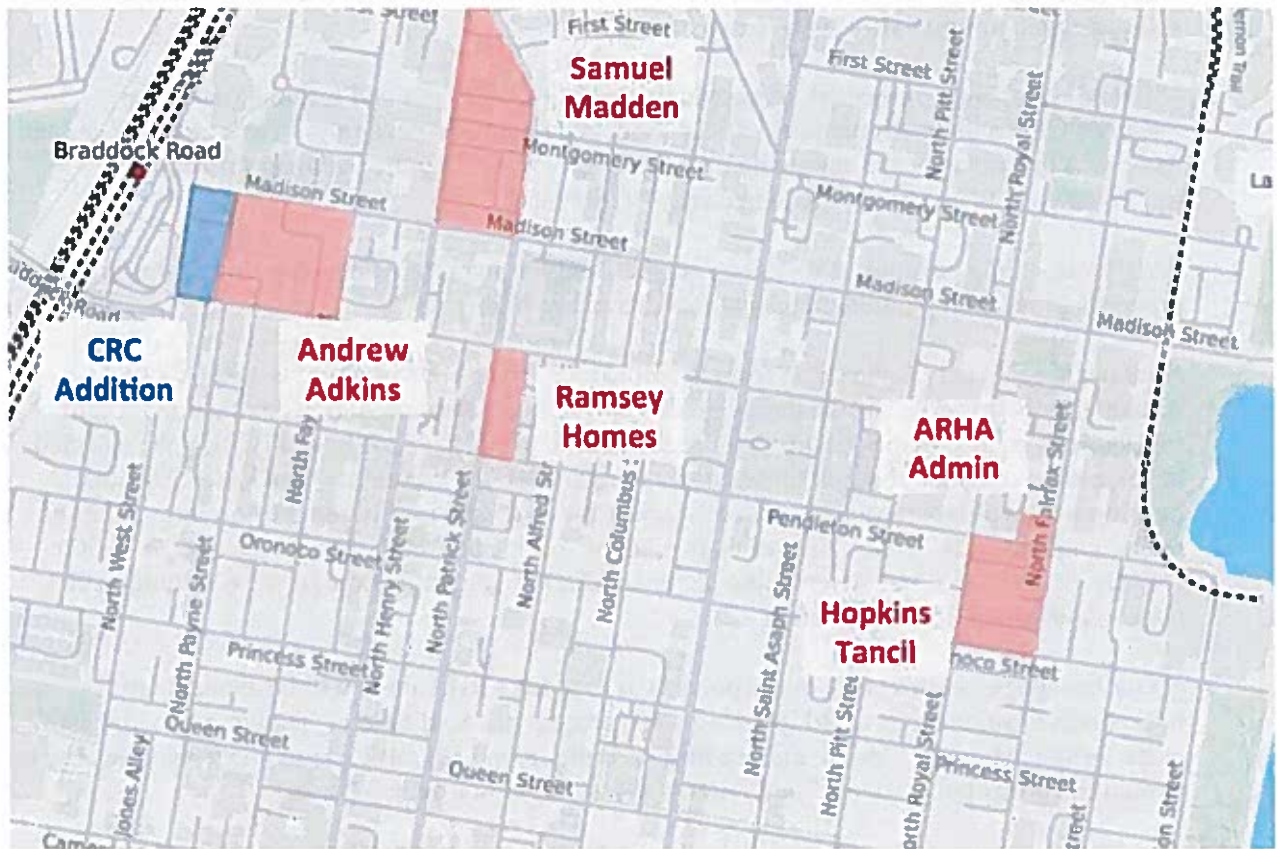
Annie Beatrice Bailey Rose, Rose devoted her life toward serving her community, improving housing opportunities and home nursing services for the elderly and educating the youth of Alexandria about black history and slavery. Mrs. Rose was the founder of the Alexandria Society for the preservation of Black Heritage and a recipient of the National Caucus and Center on Black Aged living legend award. In the 62 years she lived in Alexandria, Mrs. Rose was the recipient of more than 30 awards for local and national groups in recognition of her life of activism and education. She was further honored posthumously by the Alexandria City Council and ARHA by rededicating the Pendleton House as the Annie B. Rose House.

This is the 21st year that this great event has taken place. Residents enjoy dancing to music of their youth, enjoy a grilled meal, and receive volunteer appreciation certificates and gift cards donated by local sponsors.



# The Connection

## The New Face of Andrew Adkins



Five of six ARHA redevelopments, underway or slated. Underlying map © OpenStreetMap contributors, [www.openstreetmap.org](http://www.openstreetmap.org)

By Dan Brendel/Gazette Packet

Thursday, July 13, 2017

#The slated redevelopment of the Andrew Adkins community in Old Town illuminates the complexity and controversy attached to public and publicly assisted housing.

#Adkins represents an early stage of a much larger arc of redevelopment, including six properties owned by the Alexandria Redevelopment and Housing Authority (ARHA), the entity that administers HUD subsidies locally. In addition to Adkins, these include Ramsey Homes, Samuel

Madden, Hopkins-Tancil Courts, ARHA's main administrative office, and Cameron Valley — over a quarter of ARHA's inventory, located mostly in northern Old Town.

#ARHA says it is increasingly strapped for cash due to contracting federal dollars. In FY16, for example, ARHA received \$3 million in operating subsidy, or 82 percent of its requested budget. That represents a reduction of about one third since FY11 and FY12, the peak years for operating subsidies in the last decade, and a return roughly to FY07 levels. So ARHA has to upgrade its aging inventory through redevelopment in such a way that it can keep the books balanced with self-generated or other alternative revenues.

#“Like development, operations is simple math,” said Roy Priest and Connie Staudinger, ARHA's CEO and chief operating officer for development, respectively. “There must be enough income to pay the expense and maintain the property, including the planning for capital improvements related to the life expectancy of systems.”

#ARHA is selling portions of its most valuable land for market rate development and using the proceeds to redevelop public housing units at average higher rents.

#Adkins, located across the street from the Braddock Road Metro station, is ARHA's most valuable property and a case in point. Adkins currently consists of 90 units on one-and-a-half blocks, with private homes occupying the adjacent half block. Clark Realty (CRC), the selected development company, bought those homes to redevelop the whole two-block site. The new development will include an addition of market rate units and two-thirds the current number of public housing units. Although over 80 percent of Adkins households make less than \$40,000 — roughly 35 percent of the area median income (AMI) — only a fraction of the new units will target a corresponding level of rent.

#“Our best guess, at this stage in the process, is that the ARHA units will be available to households at some range of 30 [percent] - 60 [percent of] AMI that: (1) results in the highest score for the tax credit funding that we need to build it; and (2) results in the necessary income to sustain the project operations,” said ARHA's Rose Boyd in a June 22 email.

#The gap between the amount of public and market rate housing has progressively widened. ARHA's 2012-2022 Strategic Plan envisions “the construction of 100 replacement housing units, 50 [Low Income Housing Tax Credit] units and 100 market-rate units on the site presently occupied by Andrew Adkins.” ARHA's original Request for Proposal (RFP) included replacing the current 90 public housing units on site, which CRC's initial plan accommodated, said Priest. A later iteration, introduced in January, included 60 low-income public housing units, 18 moderate-income “workforce” units, an estimated 387 higher-income market rate units, and the remaining 12 ARHA units replaced off-site. The latest iteration, briefed to City Council at a June 6 work session, includes 60 public housing units, no workforce units, approximately 500 market rate units, and 30 ARHA units replaced off-site. CRC's Casey Nolan said that some 200 of these market rate units would sit on the half block that CRC purchased from private owners, apart from ARHA. Excluding that portion, the latest mix then consists of 83 percent market rate units and 17 percent public housing units.

#That is more stratified than ARHA's previous mixed-income redevelopments at Chatham Square (66 percent market rate, 33 percent low-income) and Quaker Hill (73 percent market rate and 27 percent low-income). It is also more stratified than all 10 comparative nationwide examples of mixed-income redevelopments cited in the city's Braddock East Plan: None have a smaller proportion of public housing, and all include a middle affordable tier (13-63 percent) in addition to an upper market rate tier (6-52 percent).

#“I was definitely looking to see much more come out of this development, especially for such a high number of market rate units,” said Councilman John T. Chapman at the work session. “What we're hearing today is a far cry from what we've laid out strategically.”

#CRC and the city differ in their interpretation of the city's “bonus density” provision. By this provision, the city would allow CRC to build larger buildings than what zoning would otherwise allow, in exchange for a proportion of the extra units having contractually capped affordable rents. Jonathan Rak, CRC's land use attorney, said that “the units that would justify or support the [bonus] density under the zoning ordinance would be the ARHA units.” Chapman called this a “misuse of the bonus density provision,” saying “the bonus density is supposed to be on top of” the number of ARHA replacement units. Chapman's interpretation would allow the possibility that workforce-priced units could be interspersed throughout the CRC-owned market rate buildings.

#But “the jury is still out” as to whether or not the project will include any workforce units, said Priest in an interview July 10.

#Staudinger said it “depends on what [CRC's] development pro forma looks like: how much money they have to borrow, and what rents they need to pay back that money they borrow ...” ARHA is not yet privy to those figures. In construction “there's not an ‘affordable brick’ and a ‘market rate brick.’ Pro formas have to work, numbers have to work,” she said.

#That sums up ARHA's overall stance: everything ultimately comes down to economics.

#The city's 2008 Braddock East Plan aims to “sustain a critical mass of public housing residents in order to maintain the strong social and support networks that are essential in low-income communities.” But “the only basis for the critical mass is the sustainability of operations,” said Priest and Staudinger.

#The Braddock East Plan also says that “a range of housing options, including workforce and affordable housing” adds to “the diversity of the neighborhood” and serves “to ‘bridge’ the social and economic gap between the market-rate and public housing residents.”

#But to rebuild any more than 60 ARHA-owned units on-site would require a taller building, which in turn would trigger the requirement for higher contractor wage rates, said Priest. He says ARHA can use the savings, and the extra land value resulting from more market rate units in lieu of workforce units, to build or buy as many or more units less expensively elsewhere in the city.

**#ARHA's intention with the Adkins redevelopment "was always, at the end of the day, to create net new units for our portfolio, not to just put back one for one" said Staudinger.**

**#"Candidly, anything's possible. ... These are the parameters that we were operating under as to what was in the best interest of getting the right amount of proceeds to ARHA," said Nolan at the council work session. Requirements for more on-site subsidized or affordable units may be possible, but would reduce the land value and ARHA's take, said Rak.**

**#A certain contingent of nearby residents feel that no more than 60 public housing units should return, said Staudinger. Others, including nonprofit and religious activists, want all 90 to return, in addition to other considerations. (See letter on page15.)**

**#Priest acknowledges the difficulties public housing residents face due to relocation. He says that if ARHA were flush with cash, it would rebuild all units on-site, not least because it's difficult to acquire new properties within city limits. In any case, he thinks ARHA is the only bulwark against the total gentrification of Old Town.**

**#"What we do is so important, because what we own and hold on to is the only assurance that ... [the neighborhood will] always have some diversity of income," he said.**

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## ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

July 13, 2017

Dear Mayor Silberberg, Members of City Council, and Citizens of Alexandria,

We are writing in response to the letter dated July 10, 2017 regarding our Andrew Adkins project (the "Project"). First and foremost, thank you to Ms. Krockner and the affordable housing advocates for being active members of the community and taking the time and effort to express thoughtful concerns regarding affordable housing issues in our city and how they relate specifically to our redevelopment efforts at Andrew Adkins. Secondly, we would like to reaffirm and emphasize that our motivations are aligned with those of the affordable housing advocates throughout the community and we are and remain committed to working with the City Council and staff to continue to achieve our goals of providing affordable housing to those families most in need. Lastly, we would like to provide transparency into many of the difficult challenges we are facing in the current economic climate and directly address the concerns in the July 10 letter.

### Ratio of Market Units to Lower Income Housing.

The 2014, ARHA issued Request for Proposals (RFP) for developer partners included goals that were based on the ARHA 2012-2022 Strategic Plan. The RFP noted that proposals which could result in an overall increase in ARHA-owned units by creating additional housing for people of all income levels in order to effectively subsidize affordable units would be given preference. However, it was not the intention of the RFP to be prescriptive regarding the mix of incomes, uses, or housing types within any of the communities to be redeveloped. The intention of the RFP Process was to select partners that would engage with ARHA in an open community-facing process to successfully execute the redevelopment of ARHA owned properties by creating viable, sustainable communities. In past ARHA redevelopment efforts, this same process concluded with the following results:

- 264 unit Cameron Valley: 60 units back onto a total 298 unit site, 204 replaced on scattered sites at Glebe Park, Old Dominion, Princess Square, Park Place, Saxony Square and various scattered west end locations including but not limited to 28th Street, Duke, Braddock and Beauregard Streets;
- 100 unit Samuel Madden (Downtown), now known as Chatham Square: 52 units back onto a total 152 unit site, 48 replaced on scattered sites;
- 194 unit James Bland, now known as Old Town Commons: 134 units back onto a total 393 unit site, 60 replaced on scattered sites;

With the above data points being provided, it is imperative to note that these earlier projects were able to replace subsidized affordable rental units on-site by creating market-rate, fee simple (FOR SALE) housing units. In contrast, the Andrew Adkins redevelopment effort will achieve replacement of affordable units on-site and off-site via land sale proceeds generated by the creation of market-rate rental units. It is important to note that these newly created rental units represent a different product type, serving a different end consumer, than the efforts completed by ARHA in the past. We feel strongly that this program is the best mechanism by which to maximize land proceeds for this particular site which abuts a Metrorail station. Maximizing land proceeds on our most valuable property allows us to build or acquire more units for less money in other parts of the city.



ARHA intends to capitalize on the significant land value of its redevelopment properties to create several mixed-income communities that include one-for-one replacement of the publicly assisted housing units, and, ideally, to increase the current portfolio of assisted housing units. In order to advance the collective goals set forth in the adopted ARHA 2012-2022 Strategic Plan, respondents were encouraged to maximize the number of replacement units on site, however, if the units were not to be replaced on site, ARHA and their developer partner, in this case AOH, will find alternate locations for the replacement units and must demonstrate site control for that alternate location before any assisted unit is demolished.

Further, the Braddock East Master Plan (BEMP), adopted in 2008, expresses the necessity to replace some of the existing public housing units in Braddock East at other locations in the City because of the number of low income housing units in this neighborhood. The BEMP goes further to say that, it does not make a specific recommendation regarding the number of public housing units that will be relocated out of the Braddock East neighborhood. The current concept for the Andrew Adkins site relocates one third of the public housing units. Again, the BEMP is clear that the estimates for financing of a mixed-income development and the replacement units is only an approximate measure, as changes in market conditions and funding options will affect the underlying assumptions of any analysis. This is the very analysis that is going on now and that is informing the decisions relating to where replacement units will be located, the total number of replacement units and what the affordability levels are for those units can be. As the City clearly knows, it has always been ARHA's intention to replace one-for-one any of the units removed either back on-site or within the city limits of Alexandria.

The BEMP also recommends that at least 50% of the available Affordable Housing Trust Funds generated from future development in the Braddock area be reserved for off-site replacement of public housing from the Braddock East area. This further indicates that when the BEMP was drafted and adopted, there was an intention to off-site a portion of the Andrew Adkins units. All redevelopment efforts have followed the recommendations of the BEMP, including the goals in the BEMP to disperse the public housing throughout the city, "Principle 5: Promote mixed-income housing and follow an inclusive process to deconcentrate public housing".

The BEMP includes ten privately owned single-family homes between Andrew Adkins and West Street which have now been acquired or are under contract by our developer partner, Alexandria Opportunity Housing (AOH). It is important to note that these land parcels have also been folded into the overall Andrew Adkins process in an effort to create a more comprehensive, thoughtful, and effective site plan.

At this time, the affordability levels of the 60 units proposed to return to the Andrew Adkins site have not been determined. ARHA intends to use the value of the land sold to AOH for the market-rate units along with Low Income Housing Tax Credit equity to pay for the one-for-one replacement of the current units without taking on debt which would require on-going interest payments. That said, there will be other on-going operating expenses traditionally associated with operating and managing any multi-family building. These other operating expenses cannot be offset by contributing additional equity to the project because they are on-going and will require an on-going revenue source to be sustainable. If there are surplus proceeds from Andrew Adkins, ARHA must report this to HUD along with a plan to use those funds for the redevelopment of public housing units. Long term operations for the project is not an eligible use of these funds. Once built, the project must be viable and sustainable.

As we have previously demonstrated to City staff, development with all units at 30% of AMI is not sustainable without other subsidies, in addition to existing HUD subsidies, unless ARHA is able to secure Project-Based Vouchers (PBV) for the project. Again, not all families at ARHA are at 30% but the majority are. A voucher subsidy allows a lower income family to live in the community by paying the difference in the amount that is 30% of the household's adjusted income (tenant portion of the rent) and the contract rent (higher market-based rent). HUD regulations require ARHA to submit a Disposition Application before officially requesting TPVs. In the Old Town Commons effort, ARHA received the TPVs but in the last phase we project-based the TPVs to assure that the subsidy was tied to the unit and not lost if the resident left the area with their TPV. Because of the timing of the process, our initial concept is modeled with TPVs, however, if changes in the current law allow us to convert these TPVs which are portable, to PBVs, we will do so. ARHA has started the discussions with its HUD Field Office but will not have a firm answer until we work through that disposition application process.

#### Transition Plan for Residents.

As with every redevelopment project ARHA has done, no unit will be demolished until such time that there is a replacement unit identified. The Relocation Plan is being devised methodically with the development concept plan for the site; these items necessarily need to be completed concurrently because one informs the other. HUD will not approve a Disposition Application for this site until there is a Board approved Relocation Plan that explains, in detail, how the displaced families will be accommodated.

#### Housing Affordability as a Citywide Priority.

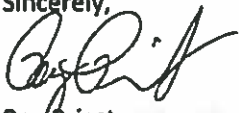
ARHA and its partners agree that affordable housing must continue to be a top priority for the City of Alexandria as a whole. We have had numerous public meetings about the project as well as numerous meetings with community groups including but not limited to: the affected residents, the Braddock Implementation Advisory Group (which includes neighborhood retail representatives that employ ARHA residents), the Braddock Metro Citizens' Coalition, and the West Old Town Community Association. We have also hosted design charrettes and provided numerous updates. ARHA has not reversed its course and remains committed to providing housing for the most vulnerable. Once qualified for public housing, a household can work to improve their economic status and still remain in housing; there is no cap on the household income. ARHA is fortunate to be in a market where, a portion of the program can house income eligible families at specific income strata in order to sustain some units for the extremely low income households. A voucher subsidy can also help by paying the difference in what the household can afford to pay and some contract rent that is sufficient to pay the actual expenses of operating the unit. What ARHA cannot do is to create a community that is not sustainable. If the operating proforma does not indicate a healthy fiscal situation, even if ARHA is able to secure the very competitive tax credits to build the community, we will not be able to sell the credits to investors to raise equity.

Currently, PHAs are only receiving about 70 percent of the amount HUD has determined they need to operate. This chronic underfunding has created a crisis, in which 250,000 units have already been lost from the program and more are disappearing every year. To be clear, the ARHA business model is a proactive one and is designed to capture land value and use it and other economic benefits in order to not only sustain but to increase our portfolio with some amount of units that constitute a critical mass of higher income units across some broader income band required to sustain the extremely-low income units. Projects redeveloped with 100 percent of the

households earning at or below 30% AMI subsidized by an Annual Contributions Contract with HUD is not sustainable without significant subsidies, in addition to the decreasing federal subsidies. This is not specific to ARHA and Alexandria, it is the case for the entire country which is being borne out by the fact that most redeveloped public housing is not being returned as public housing but is returning with tax credit or other form of affordable program. The families that income qualify pay the artificially low rents set by the program and those that are extremely low income are able to remain with some sort of voucher provided subsidies.

Again, our motivations are aligned with those of the affordable housing advocates and we are committed to working with the City Council and staff towards a solution that allows for redevelopment of Andrew Adkins into a sustainable mixed income and mixed use community that benefits our residents, the community and the City.

Sincerely,



Roy Priest

ARHA Chief Executive Officer

cc: ARHA Board of Commissioners  
Michelle Krockner, Northern Virginia Affordable Housing Allegiance and Housing Alexandria (for distribution)



# ARHA Workshops in JULY

**July 5th Wed: Education and Employment Cohort Meeting: 6:00-7:30pm**  
Creating the Right Support Systems Self-Sufficiency requires a team. Do you have the right team? Learn how to garner support for your cause. This event is only for those registered in the FSS Program and in the EDU and EMP Cohort.

**July 11th Tues: Networking:** Learn how to meet the right people

**July 11th Tues: Small Business Cohort Meeting: 6:00pm-8:30pm**  
This event is only for those registered in the FSS Program and in the SBC Cohort.

**July 18th Tues: Your Hired!–Now What! :** 6:00 – 7:00pm  
Learn how to perform and get noticed for doing the right things.

**July 25th Tues: Budgeting Basics:** 3:00 pm – 4:00pm  
Budgeting is more than just paying bills, it's becoming empowered about your finances

**July 25th Tues: Small Business Cohort Meeting:** 6:00pm-7:00pm  
This event is only for those registered in the FSS Program and in the SBC Cohort

**July 27th Wed: Goal Setting: 11:00 am- 12 noon**  
Plan to live the life you want



BUILDING COMMUNITY PARTNERSHIPS

# WHAT'S YOUR COME UP PLAN?

LEARN HOW TO WIN AT ARHA!  
"ASK ABOUT FSS"

If your rent recently increased...

**ASK ABOUT FSS!**

If you're tired of struggling to pay your bills...

**ASK ABOUT FSS!**

If you desire more for you and your children...

**ASK ABOUT FSS!**



**Attend a FSS Orientation**

ARHA's Main Office: 401 Wythe Street  
Visit website to register for upcoming orientation...

If you're Interested in starting a business...

**ASK ABOUT FSS!**

If you refuse to leave your children a poverty legacy...

**ASK ABOUT FSS!**

If you're tired of being broke...

**ASK ABOUT FSS!**



rwjones@arha.us  
dmwawasi@arha.us  
703.549.7115 Ext 136 or 135

*Apply On-line Today!*

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



**"ARHA'S COME-UP CREW"**  
*Exclusive Closed Group!*

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ATTENTION ARHA RESIDENTS



Major Upcoming Event!

## How to Brand and Market Yourself

If you are applying for Jobs and are getting no response, then THERE IS A REASON WHY!

ARHA's Human Resources will be in the building to give us some pointers to passing the resume sniff test.

It takes less than 20 seconds to view a resume then decide if it goes in the TRASH!!



401 Wythe Street @ 6:00 pm to 7:30 pm

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# ATTENTION ARHA RESIDENTS



## NEW Referral Process ALERT!

WE  
CAN  
HELP



Apply On-line  
[www.arha.us/referrals](http://www.arha.us/referrals)

Effective July 15th, 2017

As of July 15, 2017 Your 1st referral will be granted without stipulations!

After the 1st referral is granted, The next Referral will require attendance to one of ARHA's Self-Sufficiency Workshops.

(Please see Ms. Sabrina Walker for Workshop Schedule)

For more information Contact:  
Sabrina Walker ([swalker@arha.us](mailto:swalker@arha.us))

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CAN  
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