

JANUARY 23, 2017



BOARD OF COMMISSIONERS MONTHLY MEETING

DANIEL BAUMAN, CHAIRMAN
SALENA ZELLERS, VICE CHAIRWOMAN

ROY O. PRIEST, SECRETARY-TREASURER

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

January 19, 2017

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

**Re: Monday, January 23, 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, January 23, 2017 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There are four Consent items and no Action items were 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, January 23, 2017
7:00pm
Alexandria Redevelopment and Housing Authority (ARHA)
401 Wythe Street • Street Alexandria, VA 22314
(East Conference Room)

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – 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, November 28, 2016

4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, January 23, 2017

5. **CONSENT DOCKET**
 - 6.1 ***VOTE APPROVAL OF RESOLUTION NO. 633, TO SUBMIT A DISPOSITION APPLICATION OF RAMSEY HOMES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT***

 - 6.2 ***VOTE APPROVAL OF RESOLUTION 634, ALLOWING STAFF TO EXECUTE AN ADDITIONAL SERVICES DIRECTIVE FOR DESIGN SERVICES FOR THE REDEVELOPMENT OF RAMSEY HOMES***

 - 6.3 ***VOTE APPROVAL OF RESOLUTION 635, AUTHORIZING THE CLOSING OF BANK ACCOUNTS TITLED “JAMES BLAND PROJECT ACCOUNT “***

 - 6.4 ***VOTE APPROVAL OF RESOLUTION 636, AUTHORIZING THE OPENING OF NEW BANK ACCOUNT FOR ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY***

6. **ACTION DOCKET**

7. ARHA Annual Meeting and Election of Officers 2016

8. Other Business

9. Executive Session to Discuss Personnel, Legal and Real Estate Issues

MINUTES

MINUTES

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

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

**MONDAY, NOVEMBER 28, 2016
7:00 P.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Anitra Androh, Commissioner
Carter Flemming, Commissioner
Christopher Ballard, Commissioner
Karl Sandberg, Commissioner – Arrived 7:35 pm
Merrick Malone, Commissioner
Peter Kleeblatt, Commissioner Arrived 7:48 pm

ABSENT: Salena Zellers, Vice Chairwoman

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:09 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, Alexandria Office of Housing staff and community citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB) – Mr. Otis Weeks, President – Absent.**
- **ARHA Resident Association (ARA) – Kevin Harris, President greeted the Board and apprised them that he was pleased with the progress of the redevelopment of the ARA. These past weeks of transitioning into the role of president have been challenging but not overwhelming. The staff of ARHA have been of great assistance. They have really made a concerted effort to help during this period of restructuring the ARA. Their eagerness to lend their time and resources has displayed their level of passion to get the ARA functioning properly. Therefore, we are grateful for their partnership on this journey. In addition, we would like to thank the Board of Commissioners for their willingness to make the ARA a success. There are several steps that the ARA have taken to get us closer to being fully functioning. Over the past week I have done the following:**
 - Toured all ARHA properties with Mr. Priest & Mr. Owens
 - Met with Daniel Bauman, Chairman of the Board of Commissioners
 - Held the first Resident Association meeting under my tenure as president
 - Received ARHA resident statistics

- Established the mission and purpose of the ARA (advocate, inform, empower, and unite)
- Met with Cindy Thompson, Director of Asset Management, to discuss the ARHA organizational structure
- Attended the asset managers meeting to introduce myself as president and discuss partnering with the asset managers to create a better living experience for residents
- Obtained the North American Management guide to resident leadership
- Researched the history of public housing and social services

In terms of next steps as an association, the ARA plan to do the following:

- Restructure the by-laws (December)
- Appoint additional officers and committees (December)
- Research available funding channels (December)
- Develop communication channels with residents (resident database, text alerts, social media, newsletter, and webpage) (January)
- Establish ARA function plans and implementation strategy (January)
- Connect with residents formally (February)
- Implement Function plans— ARA initial endeavor (March)

The members of the ARA are hopeful about the future and potential of the resident association. We look forward to embarking on many endeavors for the betterment of the residents, ARHA, and the City of Alexandria.

Commissioners thanked Mr. Harris for his report and congratulated him on work accomplished thus far.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:
No public submissions.

ITEM 3 FAMILY SELF SUFFICIENCY (FSS) GRADUATION

Mr. Priest greeted the Board and introduced six persons that graduated from the FSS Program. The graduates made a brief presentation in the following order:

ANGELA BERGER

Contract dates: 11/15/2010 to 10/30/2015

(Her contract was extended to 2016 because she was on welfare assistance)

ITSP Goals:

To seek and maintain suitable employment

To improve her credit score and credit rating

To attend nursing school at Northern VA Community College

To get off welfare assistance

To purchase a home

Achievements:

Ms. Berger, while living at Carpenters' Shelter in 2014, received a scholarship to do a Licensed Practical Nurse (LPN) training at Northern VA Community College. She completed the LPN program and sat for her Board exams, but she did not pass her exams therefore she didn't obtain an LPN license. Since then, Ms. Berger is gainfully employed as a CNA at Right At Home, a home health agency in Alexandria. Ms. Berger plans to re-take her Board exams for the LPN license.

Since joining FSS, her credit score has improved from a score of 350 points to 550 points. However, she wants to reach 640 points to qualify for a mortgage. She plans to pay off some debts once she's able to earn an LPN's salary.

Ms. Berger achieved her goal of getting off welfare assistance from the City of Alexandria, when her benefits ended on 10-31-2015.

She hopes to purchase a home with her escrow funds

RONALD HEAD (HCV)

Contract dates: 12/15/2010 to 11/30/2015

(His contract was extended to 2016 because he was on welfare assistance)

ITSP Goals:

To seek and maintain suitable employment

To obtain his GED certificate

To improve my credit score and credit rating

To start a landscaping business

Achievements

Mr. Head started his own landscaping business, "Ron's Landscaping" in 2010. He received assistance from the Alexandria Small Business Association in writing his business plan. He was able to withdraw escrow funds (\$4,500) to purchase his first truck from the Vehicles for Change program. His current goals are; to buy another truck for his landscape business and add 2 more employees. He said that his business has been doing very well in the spring and summer of this year. He has consistently had a bank account with the same bank for 5 years and he's confident that he could get a loan for them to expand his business.

Mr. Head hopes to use his FSS escrow funds after graduating in October to purchase another truck or put down a deposit for a home.

Mr. Head is not interested in getting his GED because he's not confident about doing school work anymore, he would rather work on improving his landscaping business.

AHMAD MOHAMMAD HUSSAINI (HCV)

Contract dates: 11/01/2010 to 10/30/2015

(His contract was extended to 2016 because he was not suitably employed full-time)

ITSP Goals:

To seek and maintain suitable employment

To get off welfare assistance (including food stamps, general assistance)

To obtain a English as Second Language (ESL) certificate

Achievements:

Mr. Hussaini has worked part-time as a Cultural Advisor for Mobius Industries since he started in FSS and this is the job he plans to keep. Because he is a contract worker with Mobius Industries, he will always be working on a part-time basis. He enjoys the specialized work he does and the income he earns as a career. Mr. Hussaini no longer receives TANF since 2013. Mr. Hussaini has Bachelor's degree in Law from his home country and completed English as a Second Language (ESL) at Sanz School in Virginia.

Workshops attended:

Mr. Hussaini consistently attends various workshops at ARHA including: completing the 6-week Financial Literacy program with Ms. Florence King in 2013, completed certificate in Hard Skills/Soft Skills with Workforce Development Center in February 2016; completed Homeownership workshop with Ms. Charity in September, 2015; and completed CHOICES, a 6-week pilot program on life skills in March, 2015. He plans to use his escrow funds to purchase a home.

MARCELA PATTEN (HCV)

Contract dates: 06/01/2011 to 05/30/2016

ITSP Goals:

To seek and maintain suitable employment

To repair her credit

To obtain an Associates' degree at Northern VA Community College

To purchase a vehicle

To purchase a home

Achievements:

She was gainfully employed at ARHA since 2005. She started out as a receptionist in 2005, she was promoted to Leasing/Occupancy Specialist I from 2006-2013, and became a Leasing/Occupancy Specialist II in 2013. Ms. Patten decided to pursue a Bachelor's degree in Business Administration from Strayer University and she started her classes in April 2014 and she hopes to graduate in 2017. Ms. Patten fulfilled one goal when she purchased a personal vehicle in early 2015. Ms. Patten gave me copies of her credit report dated 02/29/16 with a score of 520 points and she's working on paying off her debts to improve her score. She also plans to personally work with CreditKarma.com to repair her credit.

Ms. Patten achieved all her ITSP goals and hopes to pursue homeownership

LATONYA ROBINSON (PH)

Contract dates: 10/01/2011 to 11/30/2016

ITSP Goals:

To become healthy and maintain a normal weight

To maintain suitable employment

To obtain a vehicle

To attend a job training program and/or college

Achievements:

Ms. Robinson has adopted a healthy lifestyle and has lost almost 50 lbs in the past 3 years and maintains a normal weight of 150 lbs. Ms. Robinson has worked fulltime at car parts store for the last 2 ½ years. Ms. Robinson has improved her credit score to 630 points as of October 26, 2016 and acquired a credit card to help improve her score. She purchased a used vehicle in 2014 and paid it off in 2015, and recently traded it for a newer car with no down payment. Ms. Robinson started the Commercial Driver License (CDL) training and received a permit but was unable to complete the license because of funding. In 2016, Ms. Robinson started working part-time as an Uber driver on the weekends to make extra money to pay off her car. She hopes to use her escrow funds to purchase a home.

Workshops attended:

Ms. Robinson attended 2 workshops in 2015, namely; Couponing and Credit repair. In November 2015 she enrolled in the Parent Training Leadership Institute (PTLI) and participated for 20 weeks and graduated in May 2016. She was exempted from taking FSS workshops during this time period therefore she satisfied her mandatory workshop requirements for 2015 and 2016.

MELISSA SMALLS (HCV)

Contract dates: 10/01/2010 to 09/30/2015

(Her contract was extended to 2016)

ITSP Goals:

To maintain suitable employment

Get off welfare assistance

Improve credit score and rating

Purchase a home

Achievements:

Her contract was extended from 2016 because she was receiving welfare assistance in 2015 that would have disqualified her from graduating. Ms. Smalls has been employed full-time as a pre-school teacher for the last 3 years. She's has taken classes at Northern VA Community College and is working on completing an Associates' degree in Early Childhood Education by March, 2017. She is no longer receiving food stamps since October 2015. She has consistently submitted her monthly household budget to me the last 13 months and she has maintained a surplus every month after paying her bills. She has improved her credit score to 720 points as of August 25, 2016. She worked with CreditKarma.com to pay off her debts. She hopes to purchase a home with her escrow funds.

Workshops attended:

She attended 5 workshops in 2015 including financial literacy and credit repair. She attended 4 workshops in 2016 that included a personal development seminar on "Know Your Self-Worth". She met her requirement of 4 mandatory workshops each year.

ITEM 4. VOTE TO APPROVE MINUTES FOR WEDNESDAY, OCTOBER 5, 2016 SPECIAL BOARD OF COMMISSIONERS MEETING:

Chairman Bauman presented the minutes for Wednesday, October 5, 2016. Commissioner Kleeblatt moved to accept the minutes; the motion was seconded by Commissioner Ballard. The motion was approved with (7) Yeas and (0) Nays to accept the minutes of Wednesday, October 5, 2016.

ITEM 5. VOTE TO APPROVE MINUTES FOR MONDAY, OCTOBER 24, 2016 BOARD OF COMMISSIONERS MEETING:

Chairman Bauman presented the minutes for Monday, October 24, 2016. Commissioner Ballard moved to accept the minutes; the motion was seconded by Commissioner Androh. The motion was approved with (7) Yeas and (0) Nays to accept the minutes of Monday, October 24, 2016.

ITEM 6. VOTE TO APPROVE MINUTES FOR WEDNESDAY, NOVEMBER 16, 2016 SPECIAL BOARD OF COMMISSIONERS MEETING:

Chairman Bauman presented the minutes for Wednesday, November 16, 2016. Commissioner Ballard moved to accept the minutes; the motion was seconded by Commissioner Malone. The motion was approved with (7) Yeas and (0) Nays to accept the minutes of Wednesday, November 16, 2016.

ITEM 7. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, NOVEMBER 28, 2016

Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Commissioner Androh moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Ballard. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, November 28, 2016.

ITEM 8. CONSENT DOCKET:

- 8.1** VOTE TO APPROVE RESOLUTION 628, THE ADOPTION OF THE ARHA EMPLOYEE TELECOMMUTING POLICY

RESOLUTION 628 WAS REMOVED FROM THE DOCKET.

- 8.2** VOTE APPROVAL OF RESOLUTION NUMBER 629, APPROVING RESIDENT SELECTION AND RELOCATION PLAN FOR THE RAMSEY HOMES REDEVELOPMENT ACTIVITIES.

MOVED TO ACTION

- 8.3** VOTE APPROVAL OF RESOLUTION NUMBER 630, 2016 RESIDENTIAL DWELLING LEASE REVISIONS

MOVED TO ACTION

ITEM 9. ACTION DOCKET:

- 9.1** VOTE APPROVAL OF RESOLUTION NUMBER 629, APPROVING RESIDENT SELECTION AND RELOCATION PLAN FOR THE RAMSEY HOMES REDEVELOPMENT ACTIVITIES.

Chairman Bauman made a request to approve Resolution 629, Commissioner Ballard moved to approve Resolution 629; seconded by Commissioner Malone. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 629.

- 9.2** VOTE APPROVAL OF RESOLUTION NUMBER 630, 2016 RESIDENTIAL DWELLING LEASE REVISIONS

Chairman Bauman made a request to approve Resolution 630, Commissioner Kleeblatt moved to approve Resolution 630; seconded by Commissioner Androh. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 630.

ITEM 10. OTHER BUSINESS:

No other Business

ITEM 11. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Sandberg and seconded by Commissioner Androh and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:55 pm.

At 9:11 p.m. the Board reconvened in public session.

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

There being no further business to come before the Board, Chairman Bauman adjourned the meeting 10:27 pm.

FINANCE

FINANCE



Commissioners:

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

Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

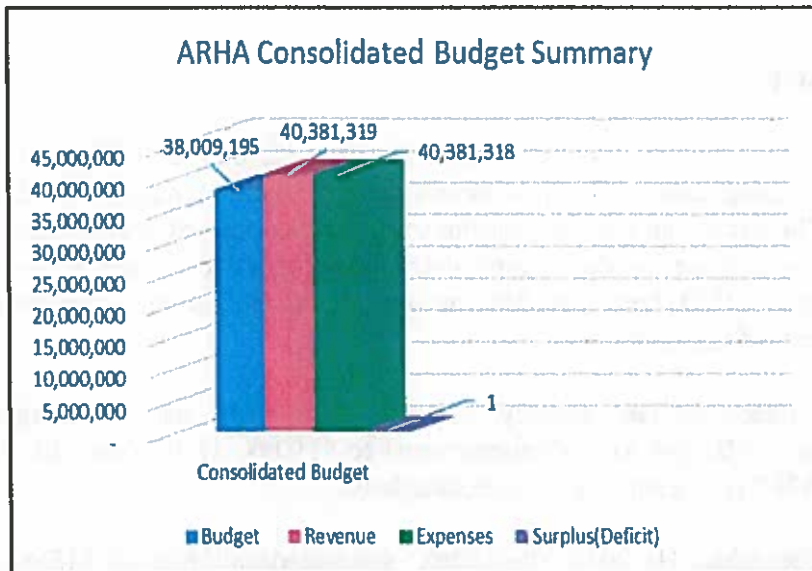
DATE: January 19, 2017

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer

SUBJECT: ARHA FINANCIAL REPORT: JANUARY 1, 2016 – DECEMBER 31, 2016

CONSOLIDATED BUDGET SUMMARY



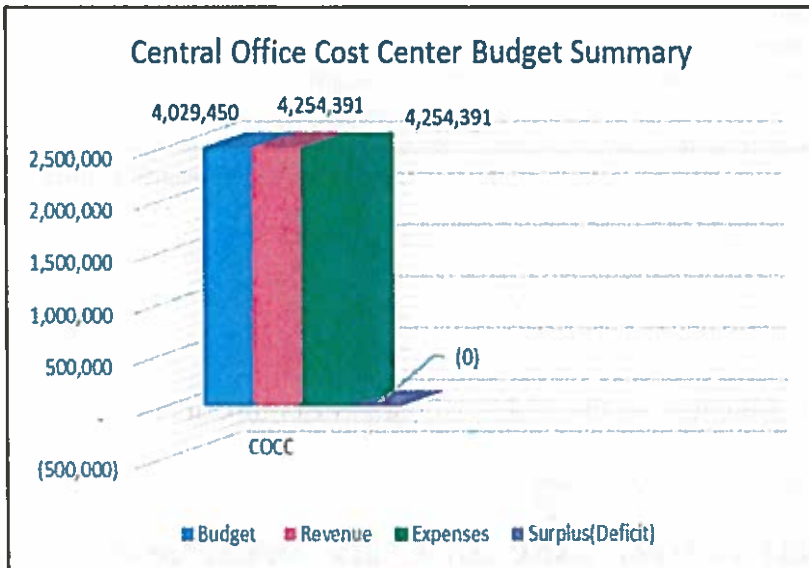
For the period ending December 31, 2016 ARHA generated CY reserves of \$1.98M, which \$1.29M was restricted and \$694K was unrestricted.

Revenue/Transfers totaled \$588K, which was \$269K or 31% under budget. The amount of reserves decreased significantly because in December 2016, HUD released additional “shortfall” funding to support Housing Assistant Payments (HAP) to landlords. In addition, Operating Subsidy was \$169K or 5% higher than projected.

There were not any other revenue projections that were under budget by more than \$15K.

Expenses/Reserves were \$2.37M or 6.24% higher than budgeted as a result of the re-organization, managing costs to actual revenues, and operating reserves being higher than projected. The following cost centers contributed to the increase in current year reserves: AMP’s 1, 3, & 12, OTC Phase V, Miller Homes, Hopkins Tancil, Princess Square, Pendleton Park, and MOD Rehab Program. The only expenses over the budget by more than \$50K were Ordinary Maintenance & Operations \$556K or 15% and HAP expense \$1.76MM or 8%. The increase in maintenance expense is a result of higher costs in AMP’s 3, 4, 6, 7, 10, 11, 12, Hopkins Tancil, and Quaker Hill. The increase in HAP expense is related to the HCVP operating at 103% utilization.

CENTRAL OFFICE SUMMARY



Overall revenues and expenses were \$224K or 6% higher than the budget. As of December 31, 2016. Reserves used to support the Central Office were \$162K or 51% less than the budget. There were not any other revenue projections under the budget by more than \$2K.

The only expenses over the budget by more than \$50K was Ordinary Maintenance and Operations \$271K or 26%, which was a result of work-orders and vacant units being completed internally. As part of the

re-organization Central Maintenance has successfully implemented a system that provide support to ARHA properties which are billed accordingly. The “fee-for-service” income generated is consistent with ARHA’s goal to generate additional entrepreneurial dollars outside of development activities and is key to ARHA’s sustainability.

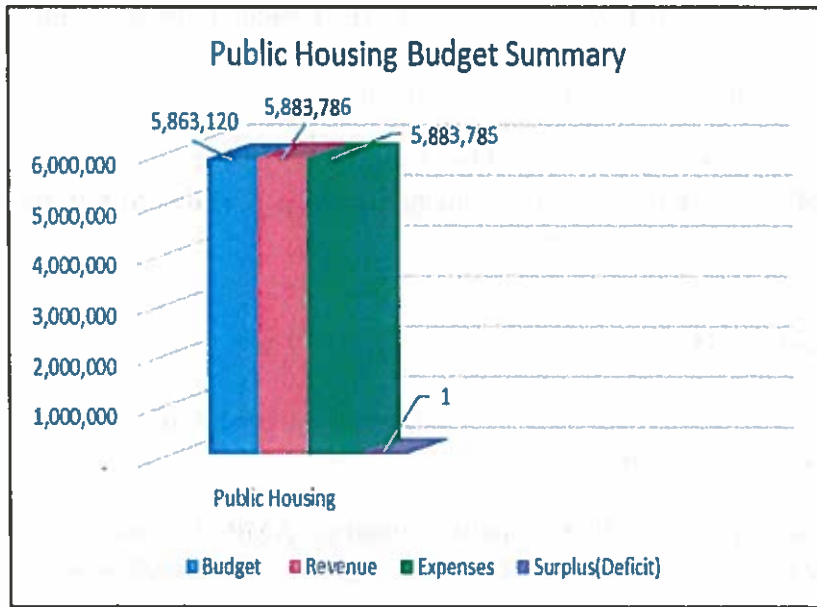
I. CENTRAL OFFICE

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

For the period ending December 31, 2016, the COCC generated a deficit of \$156K, which is \$162K or 51% less than the budgeted deficit. The deficit will be funded with current year unrestricted reserves.

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 \$20K or 0.35% higher than budgeted as a result of an increase in Operating Subsidy and use of CY reserves.

Expenses were \$20k or 0.35% higher than budgeted, mainly due to

maintenance costs and operating reserves being higher than anticipated.

Among our PH properties, five (5) AMPs yielded restricted reserves of \$360K and six (6) AMPs produced deficits in the amount of \$295K. Staff continues to reduce expenses when possible and operate all of the properties as efficiently as possible. However, the deficits we are experiencing will continue to be the norm as long as HUD provides operating subsidy to PHA's at less than 100% of eligible funding. With the exception of Amp 6 (Chatham Square; \$83K), and Amp 7 (BWR; \$31K), the deficits in the other Public Housing AMP's are below the projected deficits in the FY 2016 Budget.

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 December 31, 2016, Public Housing- AMP 1 generated a restricted reserve of \$129,070, 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 December 31, 2016, Public Housing-AMP 3 generated a restricted reserve of \$140,822, 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 December 31, 2016, Public Housing- AMP 4 generated a deficit of \$75,068, which is \$190,642 or 72% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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 December 31, 2016, Public Housing- AMP 5 generated a deficit of \$22,565, which is \$5,140 or 19% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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 December 31, 2016, Public Housing- AMP 6 generated a deficit of \$109,249, which is \$83,479 or 324% higher than the budgeted deficit. The reasons for the higher than projected deficit is because rental income was \$35K lower than budgeted and the following expenses were higher than anticipated, recreation services \$27K, utilities \$4K, maintenance labor \$24K, fee-for-service \$23K, and maintenance contracts \$7K. The deficit will be funded by partnership 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 December 31, 2016, Public Housing- AMP 7 generated a deficit of \$60,157, which is \$31,382 or 109% higher than the budgeted deficit. The reasons for the higher than projected deficit is because fee-for-service expense was over budget by \$85K. The deficit will be funded by current year Public Housing operating revenue.

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 December 31, 2016, Public Housing- AMP 8 generated a deficit of \$11,741, which is \$39,649 or 77% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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 December 31, 2016, Public Housing- AMP 9 generated a deficit of \$17,167, which is \$10,798 or 39% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

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 December 31, 2016, Public Housing- AMP 10 generated a restricted reserve of \$551, 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.

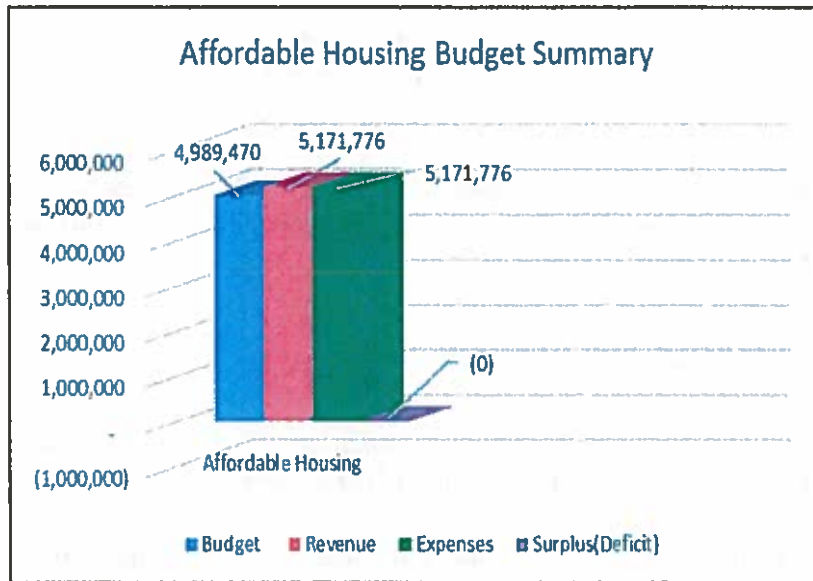
For the period ending December 31, 2016, Public Housing- AMP 11 generated a restricted reserve of \$8,058, which is restricted to the Limited Partnership.

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 December 31, 2016, Public Housing- AMP 12 generated a restricted reserve of \$81,556, which is restricted to the Limited Partnership and is used to fund replacement reserves and residual receipts obligation to ARHA.

AFFORDABLE HOUSING SUMMARY



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

Revenues were \$182K or 3.7% more than budgeted mainly due to dwelling rent being higher than projected at Hopkins Tancil and Princess Square.

Expenses/reserves were \$182K or 3.7% more than budgeted mainly due to the net effect of the increase in reserves (cash flow) at Hopkins Tancil, Miller Homes, and Princess Square.

Among our affordable units, three properties James Bland V, Pendleton Park and Quaker Hill generated a restricted reserve of \$772K. Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted income of \$694K, which is available to support current year deficits in other properties.

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 that are currently being developed.

For the period ending December 31, 2016, OTC V generated a restricted reserve of \$436,581, 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 December 31, 2016, Miller Homes generated an (unrestricted) surplus of \$89,087, 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 December 31, 2016, Hopkins Tancil generated an (unrestricted) surplus of \$441,578, 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 December 31, 2016, Quaker Hill generated a restricted reserve of \$312,378 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

XVII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

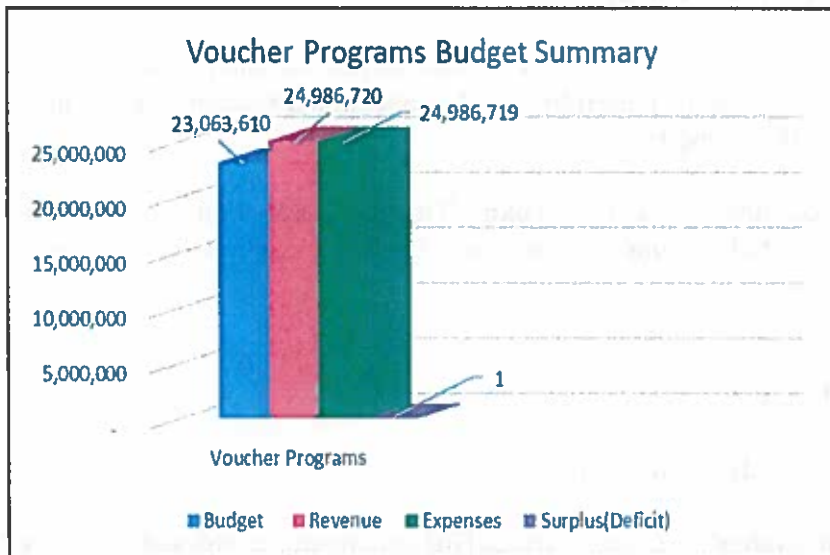
For the period ending December 31, 2016, Princess Square generated an (unrestricted) surplus of \$163,632, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVIII. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending December 31, 2016, Pendleton Park generated a restricted reserve of \$23,106, which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

Voucher Programs Summary



Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$1.92M or 8.34% more than projected as a result of higher subsidy and higher housing assistance payments.

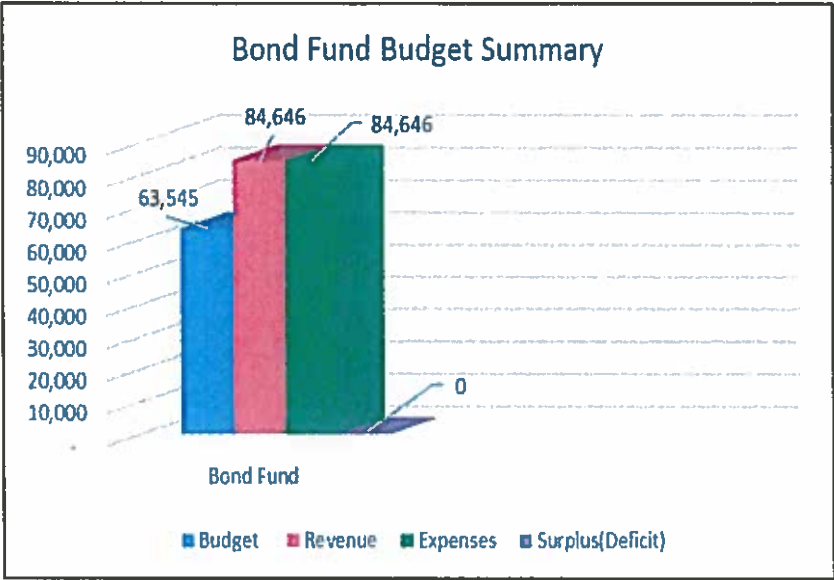
XIX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending December 31, 2016, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$119,890, which is \$31,680 or 36% higher than the budgeted deficit. The deficit will be funded with Administrative Fee and HUD held HAP Reserves.

XX. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending December 31, 2016, the Housing Mod-Rehab operated with a surplus of \$158,066 which is restricted for future housing assistance payments within the Mod Rehab Program.

Bond Fund Summary



Revenue and Expenses were \$21.1K or 33% above budgeted projection.

XXI. TAX EXEMPT BOND INCOME

For the period ending December 31, 2016, The Bond Fund operated with a deficit of \$15,937, 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	Total	Avg. Rental Income/Unit
Public Housing Units				
*Ladrey High-rise	170	\$ 44,351	\$ 44,351	\$ 262
*Samuel Madden	66	9,298	\$ 9,298	\$ 145
*Ramsey Homes	15	4,731	\$ 4,731	\$ 315
*Andrew Adkins	90	14,595	\$ 14,595	\$ 164
*4-10 Scattered Sites	50	16,485	\$ 16,485	\$ 330
*4-11 Scattered Sites	30	7,532	\$ 7,532	\$ 251
*4-12 Scattered Sites	41	10,975	\$ 10,975	\$ 268
*Park Place	38	9,833	\$ 9,833	\$ 259
*Saxony Square	5	1,409	\$ 1,409	\$ 282
*Chatham Square	52	16,367	\$ 16,367	\$ 315
*Braddock	6	3,011	\$ 3,011	\$ 502
*Whiting	24	4,219	\$ 4,219	\$ 176
*Reynolds	18	7,771	\$ 7,771	\$ 432
*Old Dominion	36	4,936	\$ 4,936	\$ 137
*West Glebe	48	4,986	\$ 4,986	\$ 104
*James Bland I	18	4,411	\$ 4,411	\$ 245
*James Bland II	18	4,285	\$ 4,285	\$ 238
*James Bland IV	44	14,301	\$ 14,301	\$ 325
**Total Public Housing	769	\$ 183,496	\$ 183,496	\$ 264
Non-Public Housing Units				
*Quaker Hill LP	60	\$ 83,037	\$ 83,037	\$ 1,384
Pendleton Park I	20	24,777	\$ 24,777	\$ 1,239
Pendleton Park II	4	1,361	\$ 1,361	\$ 340
Hopkins Tancil (Mod Rehab)	111	130,396	\$ 130,396	\$ 1,196
*James Bland V	54	66,243	\$ 66,243	\$ 1,227
*Miller Homes	16	26,271	\$ 26,271	\$ 1,642
*Princess Square	69	94,067	\$ 94,067	\$ 1,383
Total Non-Public Housing	334	\$ 426,152	\$ 426,152	1,202
Totals	1103	\$ 609,648	\$ 609,648	\$ 1,465
Total Monthly Average- (Actual)			\$ 609,648	

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
Rent Roll Summary
FY 2016

Project Name	# of Units	March	June	September	December	Total	Avg. Rental Income/Unit
Public Housing Units							
*Ladrey High-rise	170	\$ 43,741	\$ 42,992	\$ 43,753	\$ 43,550	\$ 525,430	\$ 259
*Samuel Madden	66	7,108	8,397	7,355	8,675	\$ 86,877	\$ 113
*Ramsey Homes	15	1,364	3,323	3,530	4,055	\$ 40,079	\$ 223
*Andrew Adkins	90	15,287	13,985	13,522	14,223	\$ 172,155	\$ 161
*4-10 Scattered Sites	50	13,347	15,507	17,133	18,240	\$ 188,758	\$ 315
*4-11 Scattered Sites	30	7,003	7,844	7,325	7,668	\$ 88,167	\$ 245
*4-12 Scattered Sites	41	8,966	10,232	10,148	10,057	\$ 118,411	\$ 241
*Park Place	38	9,376	8,577	9,484	10,049	\$ 112,725	\$ 247
*Saxony Square	5	1,366	1,126	1,266	1,409	\$ 15,703	\$ 262
*Chatham Square	52	16,450	15,760	14,743	16,026	\$ 188,856	\$ 303
*Braddock	6	2,597	2,973	2,973	3,013	\$ 32,634	\$ 453
*Whiting	24	3,300	3,519	3,377	4,622	\$ 43,231	\$ 150
*Reynolds	18	6,677	7,671	8,337	8,214	\$ 87,975	\$ 407
*Old Dominion	36	5,647	6,082	6,052	6,019	\$ 72,102	\$ 167
*West Glebe	48	4,066	4,341	5,161	4,840	\$ 55,446	\$ 96
*James Bland I	18	5,598	4,848	3,225	3,809	\$ 55,718	\$ 258
*James Bland II	18	2,291	2,805	3,614	4,291	\$ 35,012	\$ 162
*James Bland IV	44	16,000	19,174	14,801	14,744	\$ 189,029	\$ 358
**Total Public Housing	769	170,184	179,156	175,799	183,504	\$ 2,108,308	
Non-Public Housing Units							
*Quaker Hill LP	60	\$ 93,568	\$ 96,637	\$ 88,514	\$ 78,699	\$ 1,109,706	\$ 1,541
Pendleton Park I	20	23,461	26,151	24,511	24,777	\$ 303,504	\$ 1,265
Pendleton Park II	4	795	795	1,372	1,490	\$ 12,733	\$ 265
Hopkins Tancil (Mod Rehab)	111	144,519	121,129	129,632	117,093	\$ 1,337,551	\$ 1,023
*James Bland V	54	57,109	64,322	71,697	65,074	\$ 807,022	\$ 1,245
*Miller Homes	16	26,852	25,233	24,338	23,305	\$ 297,504	\$ 1,550
*Princess Square	69	72,795	90,643	95,432	91,485	\$ 1,063,367	\$ 1,303
Total Non-Public Housing	334	419,099	424,910	435,496	401,923	\$ 4,931,387	
Totals	1103	\$ 589,283	\$ 604,066	\$ 611,295	\$ 585,427	\$ 7,039,695	

Total Monthly Average- (Actual) \$ 586,641
Total Monthly Budget \$ 575,513

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

*Resolution 830 units

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

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

	Total		Over / (Under)		*Central Office (C.O.)		Public Housing AMP 1		Over / (Under) Budget
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue									
Dwelling Rent	7,153,407	6,963,600	189,807		-	-	525,088	516,000	9,088
Governmental Grants	23,054,131	21,326,000	1,728,131		-	-	-	-	-
Local Grants	140,217	86,400	53,817		140,217	86,400	-	-	53,817
Management/Fee for Service	4,590,172	4,193,000	397,172		2,927,116	2,693,000	-	-	234,116
Bookkeeping Fee	93,706	95,700	(1,994)		93,706	95,700	-	-	(1,994)
Asset Management Fee	131,893	127,650	4,243		131,893	127,650	-	-	4,243
HCVP Asset Management Fee	643,519	546,810	96,709		494,377	416,810	-	-	77,567
Operating Subsidy	3,286,231	3,116,600	169,631		-	-	664,347	682,000	(17,653)
Investment Income	23,071	6,320	16,751		97	120	446	-	446
CY Transfers	588,192	857,940	(269,748)		156,418	319,170	-	-	(162,752)
Other Income	676,781	689,175	(12,394)		310,569	290,600	69,562	71,450	(1,888)
Total Operating Revenue	40,381,319	38,009,195	2,372,124		4,254,391	4,029,450	1,259,444	1,269,450	(10,006)
Operating Expenses									
Administration	6,517,931	6,506,274	11,657		1,919,676	1,838,350	317,116	380,550	(63,434)
Tenant Services	696,046	881,785	(185,739)		390,561	472,300	79,750	73,000	6,750
Utilities	1,422,016	1,628,425	(206,409)		34,314	71,600	304,108	357,000	(52,892)
Ordinary maintenance & operations	4,311,643	3,754,910	556,733		1,306,974	1,035,650	333,651	329,400	4,251
Protective Services	34,728	41,300	(6,572)		11,712	12,500	2,242	3,200	(958)
General expense	2,169,515	2,660,480	(490,965)		591,155	599,050	93,506	117,900	(24,394)
Housing Assistance Payments	23,086,446	21,326,000	1,760,446		-	-	-	-	-
Debt Service	158,508	157,600	908		-	-	-	-	-
CY Reserves	1,984,485	1,052,421	932,064		-	-	129,070	8,400	120,670
Transfers									
Total Operating Expense	40,381,318	38,009,195	2,372,123		4,254,391	4,029,450	1,259,444	1,269,450	(10,006)
NET INCOME (LOSS)	1	-	1		(0)	-	(0)	-	(0)
Less: Restricted Income									
ADJUSTED NET INCOME (LOSS)**	1	-	1		(0)	-	(0)	-	(0)

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

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	297,271	310,800	505,431	476,400	15,703	20,400
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	1,143,152	1,052,900	530,932	490,100	16,760	15,400
Investment Income	-	-	-	-	-	-
CY Transfers	-	-	75,068	265,710	22,565	27,705
Other Income	28,727	63,750	20,653	27,800	75	300
Total Operating Revenue	1,469,151	1,427,450	1,132,085	1,260,010	55,103	63,805
						(8,702)
Operating Expenses						
Administration	332,620	346,198	369,016	459,975	42,099	40,215
Tenant Services	24,359	101,300	379	500	8	20
Utilities	434,701	513,650	179,184	185,750	110	11,500
Ordinary maintenance & operations	432,722	321,160	441,591	406,445	10,067	7,550
Protective Services	-	-	-	-	-	-
General expense	103,925	134,900	141,914	207,340	2,820	4,520
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	140,822	10,242	-	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	1,469,150	1,427,450	1,132,084	1,260,010	55,103	63,805
						(8,702)
NET INCOME (LOSS)	0	0	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	0	0	0	0	0

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

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	184,718	219,600	170,736	157,200	73,108	78,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	125,317	115,400	161,469	147,500	124,523	114,900
Investment Income	-	-	-	-	320	330
CY Transfers	109,249	25,770	60,157	28,775	11,741	51,390
Other Income	8,461	6,000	14,099	8,250	13,300	7,100
Total Operating Revenue	427,745	366,770	406,461	341,725	222,992	251,720
						(28,728)
Operating Expenses						
Administration	212,434	213,525	120,919	126,366	100,009	104,970
Tenant Services	26,854	150	97	170	73	400
Utilities	8,107	3,300	4,750	3,850	22,959	18,900
Ordinary maintenance & operations	126,304	87,070	216,472	139,620	77,559	97,800
Protective Services	-	-	2,546	3,200	188	500
General expense	54,047	62,725	61,677	58,070	22,203	29,150
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	10,449	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	427,745	366,770	406,461	341,725	222,992	251,720
						(28,728)
NET INCOME (LOSS)	0	0	(0)	(0)	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	0	(0)	(0)	0	0

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

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	57,143	61,200	53,177	48,000	35,500	30,000	190,285	162,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-
Operating Subsidy	222,435	223,500	81,441	76,300	100,984	93,000	114,871	105,600
Investment Income	411	400	-	-	-	-	-	350
CY Transfers	17,167	27,965	-	23,245	-	-	-	-
Other Income	5,061	8,400	4,215	1,560	5,066	1,700	23,051	18,970
Total Operating Revenue	302,216	321,465	138,833	149,105	141,550	124,700	328,207	286,920
Operating Expenses								
Administration	117,157	113,190	62,589	67,955	59,405	60,150	122,077	136,220
Tenant Services	636	100	37	3,200	37	200	2,936	10,800
Utilities	11,672	11,850	1,596	4,900	8,166	4,725	28,160	33,600
Ordinary maintenance & operations	133,966	157,025	59,362	53,750	54,149	26,750	51,602	28,200
Protective Services	1,275	1,300	1,922	2,500	1,622	2,000	5,751	5,500
General expense	37,510	38,000	12,777	16,800	10,113	12,725	36,126	54,500
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	-	551	-	8,058	18,150	81,556	18,100
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	302,216	321,465	138,833	149,105	141,549	124,700	328,207	286,920
NET INCOME (LOSS)	(0)	-	(0)	-	(0)	-	(0)	-
Less: Restricted Income	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	(0)	-	(0)	-

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

	LIHTC/Quaker Hill LP			Princess Square			LIHTC/Pendleton Park		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue									
Dwelling Rent	1,060,099	1,146,000	(85,901)	1,072,103	1,000,800	71,303	333,769	336,000	(2,231)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	21,134	600	20,534	-	-	-	222	100	122
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	24,261	19,875	4,386	12,642	25,275	(12,633)	16,086	7,850	8,236
Total Operating Revenue	1,105,495	1,166,475	(60,980)	1,084,746	1,026,075	58,671	350,077	343,950	6,127
Operating Expenses									
Administration	419,574	399,075	20,499	183,785	176,925	6,860	46,628	73,725	(27,097)
Tenant Services	242	7,500	(7,258)	11,102	12,000	(898)	-	100	(100)
Utilities	4,650	2,700	1,950	93,570	94,000	(430)	44,933	33,400	11,533
Ordinary maintenance & operations	127,833	116,550	11,283	291,431	314,000	(22,569)	62,166	60,350	1,816
Protective Services	186	-	186	961	1,000	(39)	80	100	(20)
General expense	148,820	198,600	(49,780)	340,264	401,800	(61,536)	106,468	103,300	3,168
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	91,812	90,600	1,212	-	-	-	66,696	67,000	(304)
CY Reserves	312,378	351,450	(39,072)	163,632	26,350	137,282	23,106	5,975	17,131
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	1,105,494	1,166,475	(60,981)	1,084,746	1,026,075	58,671	350,077	343,950	6,127
NET INCOME (LOSS)	0	-	0	(0)	-	(0)	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)	0	-	0

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

	LIHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue									
Dwelling Rent	799,316	810,000	(10,684)	297,555	304,800	(7,245)	1,482,404	1,286,400	196,004
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	16	20	(4)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	32,400	18,600	13,800	6,286	5,150	1,136	13,483	28,000	(14,517)
Total Operating Revenue	831,715	828,600	3,115	303,841	309,950	(6,109)	1,495,902	1,314,420	181,482
Operating Expenses									
Administration	212,036	199,100	12,936	120,664	133,825	(13,161)	230,089	282,450	(52,361)
Tenant Services	4,519	91,000	(86,481)	16,008	50,000	(33,992)	114,169	55,000	59,169
Utilities	23,473	20,800	2,673	737	900	(163)	206,998	248,500	(41,502)
Ordinary maintenance & operations	96,006	122,200	(26,194)	65,230	67,250	(2,020)	404,908	362,800	42,108
Protective Services	3,078	5,000	(1,922)	50	200	(150)	1,220	800	420
General expense	56,022	63,400	(7,378)	12,065	23,350	(11,285)	96,941	135,000	(38,059)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	436,581	327,100	109,481	89,087	34,425	54,662	441,578	229,870	211,708
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	831,715	828,600	3,115	303,841	309,950	(6,109)	1,495,903	1,314,420	181,483
NET INCOME (LOSS)	0	-	0	(0)	-	(0)	(0)	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)	(0)	-	(0)

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

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	21,711,847	20,172,000	1,342,284	1,154,000	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,663,056	1,500,000	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	149,143	130,000	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	244	4,330	116	70	65	65
CY Transfers	119,890	88,210	31,680	-	15,937	15,937
Other Income	140	15,000	-	-	68,644	63,545
Total Operating Revenue	23,495,177	21,779,540	1,491,543	1,284,070	84,646	63,545
Operating Expenses						
Administration	1,371,718	1,205,000	97,955	89,010	60,366	59,500
Tenant Services	-	-	-	-	24,281	4,045
Utilities	9,829	7,500	-	-	-	-
Ordinary maintenance & operations	18,805	21,340	844	-	-	-
Protective Services	1,895	3,500	-	-	-	-
General expense	226,470	370,200	14,692	29,150	-	-
Housing Assistance Payments	21,866,460	20,172,000	1,219,986	1,154,000	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	158,066	11,910	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	23,495,177	21,779,540	1,491,542	1,284,070	84,646	63,545
NET INCOME (LOSS)	0	0	0	0	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	0	0	0	0	0

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES




Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblat

Roy Priest, Chief Executive Officer

DATE: January 19, 2017
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING December 31, 2016

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
FMR Analysis/Payment Standard Revision	Each year HUD publishes Fair Market Rents to be used by PHAs to update the applicable payment standards used for all voucher funded programs. The proposed FMR has been released for review and preparation of 2017 APS.	February 2017
Reasonable Accommodation Under Fair Housing Lunch and Learn	This lunch and learn objective is to ensure staff understands the legal requirements of processing of a request for reasonable accommodation. The training will review the definition of accommodation and disability. When an accommodation is needed, difference between an accommodation and modification, Understanding of companion animal/ service animal issues and Understanding what is "reasonable".	TBD

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)	97%	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 (*)	1.6	1.6	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	2.4	2.4		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance
5 Vacant Unit Turnaround Time	19 days	19 days	19 days		
6 Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%		
7 Outstanding Routine Work Orders Number of Days (average)	5 days	9 days	15 days		

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

SEMAP & PHAS MONITORING

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

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

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

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1635	9/16	198	17	1,462	1,413	95

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
1411	0

Indicator #10: Correct Tenant Rent Calculations

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold)	0%
Number of Families in Current Database	Number of Rent Discrepancies
1006	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
201	200

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	
1313	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	33	300	18	78

**Public Housing Assessment System (PHAS) Forecasting Report
As of November 30, 2016**

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

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

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

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

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

Management Assessment Sub-System Indicator

Sub-Indicators	Maximum Possible Points	AMP 1	AMP 3	AMP 4	AMP 5
OR	16	8.00	0.00	4.00	16.00
AR	5	2.00	0.00	2.00	5.00
AP	4	4.00	4.00	4.00	4.00
Total MASS	25	14.00	4.00	10.00	25.00

ACC # Units	168	167	159	5
--------------------	------------	------------	------------	----------

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

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

PROGRAM UTILIZATION & VACANCY REPORTING

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

- Housing Choice Voucher = 84%
- Moderate Rehabilitation = 98%
- Project Based Section 8 = 100%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 99%
- Market Rate (Affordable Dwelling Units) = 96%

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

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

Voucher Management System (VMS) Data reported for December 2016

Homeownership	18
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	237
Tenant Protection	73
All Other Vouchers	1,256
Total Vouchers	1,623
Number of Vouchers Under Lease on the last day of the month	1,621
HA Owned Units Leased – included in the units lease above	180
New vouchers issued but not under contract as of the last day of the month	33
Portable Vouchers Administered (Port In)	21
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79
Number of Hard to Housed Families Leased	0

Total ACC	1,926
Total Vouchers Allocated	1654
Total Vouches Available	272

Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 11/30/2016	December move-in	December move-out	VU as of 12/31/16	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	3	2	0	1	1%	3
Chatham Square.	52	0	0	0	0	0%	0
Old Town Commons I	18	0	0	0	0	0%	0
Old Town Commons II	18	0	0	0	0	0%	1
Old Town Commons IV	44	0	0	0	0	0%	1
S. Madden Homes	66	1	0	0	1	2%	1
A. Adkins Homes	89	2	0	1	3	3%	5
Ramsey Homes	15	0	0	0	0	0%	0
Scattered Sites 410	50	2	1	0	1	2%	1
Scattered Site 411	32	1	0	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%	2
West Glebe	48	1	0	0	1	2%	0
Old Dominion	36	0	0	0	0	0%	0
TOTALS: (values are rounded up/down)	769	10	3	1	8	1%	15
NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report							

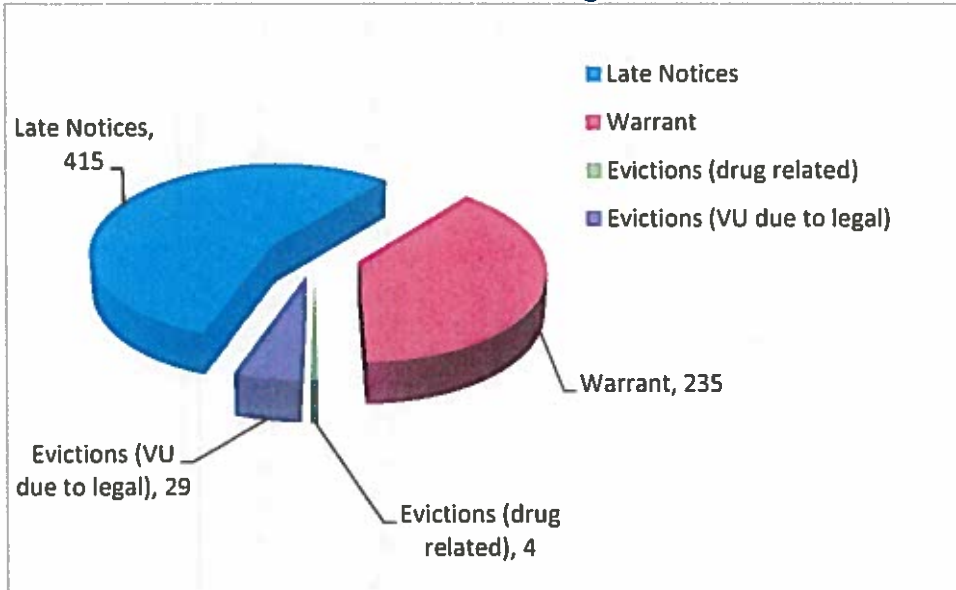
Vacancy Activity Tracking Report Market Rate Units

DEVELOPMENTS	Total Number of Units	VU as of 11/30/16	December move-in	December move-out	VU as of 12/31/16	Vacancy Rate	Projected VU next period
Princess Square	68	7	0	0	7	10%	1
Quaker Hill	60	1	0	0	1	2%	2
Hopkins-Tancil Courts	108	3	0	0	3	3%	0
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	1	0	0	1	4%	0
Old Town Commons V	54	0	0	0	0	0%	0
TOTALS (3)	330	12	0	0	12	4%	3
NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report							

YEAR-TO-DATE ADMINISTRATIVE & LEGAL ACTIVITIES

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

CHART D: Year to Date Administrative & Legal Activities

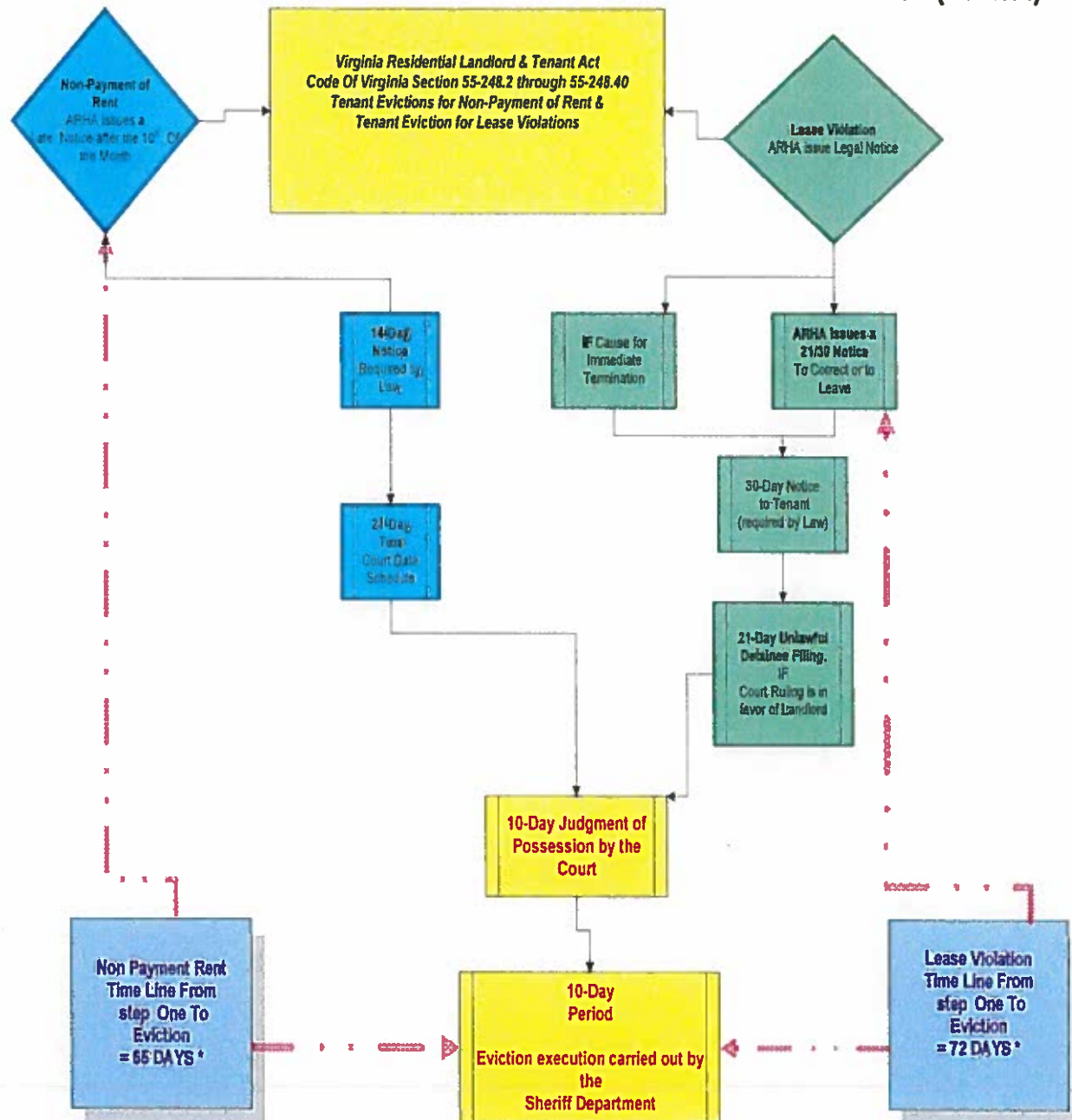


Virginia Residential Landlord-Tenant Legal Process

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

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

VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)




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



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

DATE: January 19, 2017
TO: Roy O. Priest, Secretary-Treasurer 
FROM: Chairperson Daniel Bauman and the ARHA Board of Commissioners
SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

The Resident and Community Services Department continues to be very busy going about providing the much needed services required to run complete low income housing programs. The highlights from each program area are listed with the demographic and statistical data for each program below.

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

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

Highlights this month include (November) :

- The donation of 7 bountiful Thanksgiving baskets to the Women's Domestic Violence Program. Our senior participants opened their hearts and funds contributing food items and funds to feed families for more than Thanksgiving day.
- Blood Pressure Screening Clinics and Wellness Topics (3) presented by student interns of the Marymount University School of Nursing
- Golden Zumba Class
- I Heart Seniors, LLC sponsored Monthly Breakfast
- Excursions to Harrington, DE, Museum of the Shenandoah Valley, Winchester, VA, Annual US Army Band Holiday Concert @ DAR Constitution Hall, Santa's Wonderland of Lights @ Watkin's Park, Annual SAC Sponsored Seniors' Holiday Party @ First Baptist church and shopping trips to local DMV area malls and stores
- Burgundy Buddies intergenerational program Holiday activity



Highlights this month include (December):

- Senior Center's Annual Holiday Celebration which featured singer Justin Schofield & DJ Harry Youngs, Santa's Elf, Door Prizes, Games, Food & Fun!
- A Unity Craft Project that included participation by all center participants. The "masterpiece" will be displayed on the center's bulletin board
- Senior participants assisted ARHA staff with sorting toys for Santa's Winter Wonderland
- Shopping excursions to Kingstowne Walmart, Miller's and Dutch Amish Farmer's Markets
- Pre New Year's Celebration that included sharing of resolutions, assorted cognitive games, food, door prizes and lots of fun!

Staff: Vanessa Greene, Starr Robertson, Kiyah Tyler

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
29	14	15	30

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
46	1	19	9

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	340
Financial	
Daily living skills and entitlements	
Transportation	482
Enrollments and registrations	
Sick and shut-in	5
Family planning & Assessments	

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0			\$190
New recruitment	Active #	Hours of service: Resident	Hours of service: Community
	3		6

Partnerships:

- DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group
- Marymount University Nursing Department Sponsored Blood Pressure Clinic & Disease Prevention Program
- Burgundy Farm Country Day School "Senior Buddies" Program
- Zeta Chi Omega Chapter, Alpha Kappa Alpha Sorority (Annual Seniors' Holiday Luncheon)
- Alfred Street Baptist Church Seniors' Ministry (Tri-Annual Senior Special Events)
- I Heart Seniors, LLC (Nutrition, Physical & Cognitive sponsored Activities)
- Successful Aging Committee of Alexandria, VA (Quarterly Sponsored Activities)
- Partnership for a Healthier Alexandria (Quarterly Sponsored Discussions and Presentations)
- AARP (Bi Annual Sponsored Presentations)
- Hogan Lovells, LLC (Law Firm, Assorted Volunteer Activities)

Upcoming Highlights:

- Men vs Women Game Day, Tuesday, January 24th, 11 – 1:30
- I Heart Seniors, LLC Sponsored Breakfast, Friday, January 27th, 9:30 – 10:30
- Field Trip to Marine Corps Museum, Quantico, VA, & Lunch Out Friday, January 27th, 10:30 – 2:30
- Capital Caring Presentation, Tuesday, January 31st, 11:00 – Noon
- Monthly Book Club Gathering, Tuesday, January 31st, 1:30 – 3:00
- Open House Event, Friday, February 4th, 10:00 – 1:30
- Sip & Paint Activity, Thursday, February 9th, 10 – Noon (\$10 Center Participants, \$15 Others)

Upcoming Highlights:

- 12/16 – Center’s Annual Holiday Party, 11 a.m. – 1 p.m.
- 12/20 – Last Minute Holiday Shopping Trip to Kingstowne Walmart, 12:30
- 12/27 – In House Movie & Popcorn (Title To Be Announced), 10 – 12
- 12/29 – Pre New Year Celebration, 11:30 – 1:30

Family Resource Learning Centers

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis

Date: December 15, 2016

Engagement:

Group Type	Average attendance	Programming hours	% of Enrolled
Elementary students			
Middle school students	12	18	86%
High School students	5	12	83%
Adults			

Finances:

Program Expenses	YTD Expenses	Grant funding balance	Donations
\$990	\$23,330	\$ 13	\$

Volunteers:

Type	Enrolled	New Recruits	Service hours
Resident			
Community	1	0	3
Partner			

Partnerships:

- ARHA is developing a new partnership with Virginia Cooperative Extension and Alexandria 4-H to expand on the entrepreneurial component of the Momentum Leadership program and develop a small business for teens focused on growing and bringing to market vegetables and herbs.

Special Notes/ Upcoming Events:

- 75% of students enrolled in middle school science program have passing grades up from 64% in September.

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

- **Staff:** Dorothy Mwawasi

- **Activities:**

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	65	13	7	2	13	16
Public Housing	26	0	1	0	0	13
Housing Choice	44	0	1	0	2	25
Agency wide	0	3	0	0	1	3
TOTALS	70	3	2	0	3	41

- **Finances:**

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

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
29	\$130,007	41	\$24008	\$1,025,000

- **Referrals:**

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V	4	8	0	20	0	2	8

Public Housing	5	1	4	1	1	0	2
Housing Choice	4	2	2	0	3	0	0
Agency wide	5	0	8	0	1	0	0
TOTALS	18	11	14	21	5	2	10

- **Special Notes:**

- *JBV resident, Ms. Dewalt passed her certification exam for Clinical Medical Assistance.*
- *JBV resident, Ms. Foster was unemployed for six months. She finally found full-time employment in the registration department at INOVA Alexandria Hospital.*
- *Two JBV Ethiopian residents will begin taking GED classes full-time on 1/17/17. Both residents successfully passed all the English Language requirement exams.*
- *The “Effective Communication “Workshop on January 9th went very well. James Bland V residents were very enthusiastic and shared their thoughts and feelings about the subject matter. Our immigrant residents really enjoyed the presentation and shared their experiences and concerns with communicating effectively when English is not the first language.*
- *James Bland V residents expressed their appreciation for the Secret Santa Event.*
- **Partnerships: Renewed with the following organizations:**
*Workforce Development; National Council on Aging; Alexandria Public Schools
Alexandria Department of Community Services; Salvation Army*

Upcoming Events:

Presented by: Ms. B. Sewell

- *Event: Debt and Credit Management*
- *When: January 17th and 24th, 2017: 11:00 am*
- *Where: Large Conference Room, ARHA offices*
- *The second part of the “ Effective Communication” Workshop will begin on January 23.*

The Workforce Development Employment series continues on January 17, 2017

Presented by: Ms. B Sewell

- *Event: Basic Job Keeping Skills*

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: January 19, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

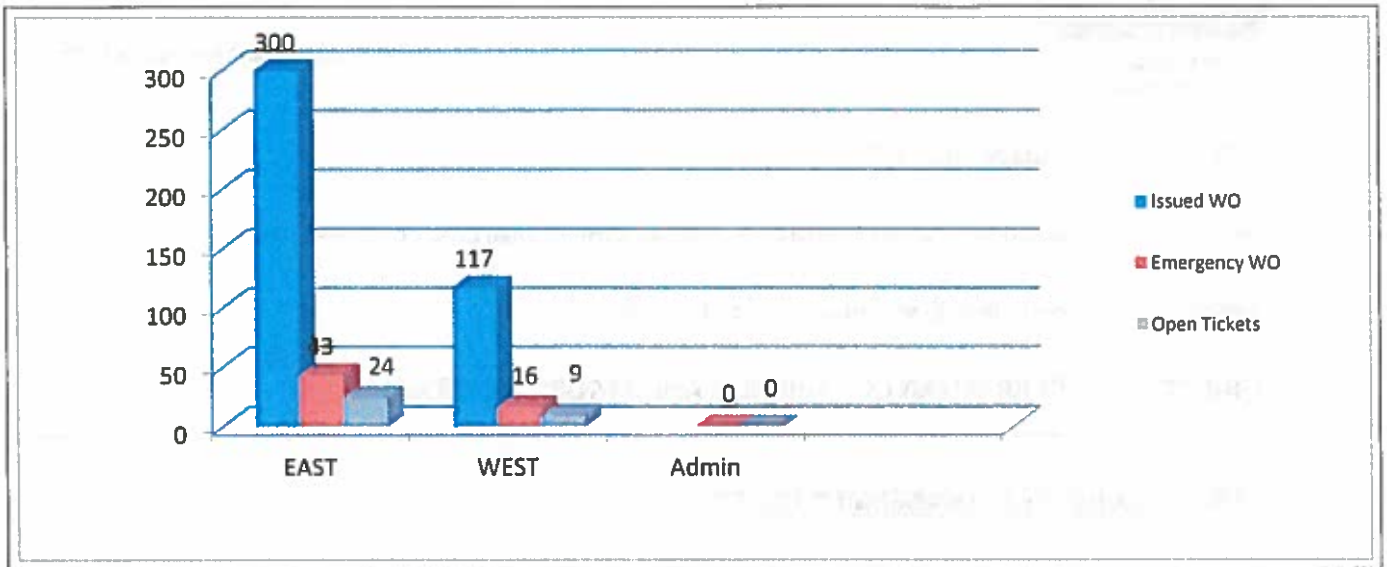
A. Work Order Summary

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: 12/01/2016 to 12/31/2016

Issued WO's	417	Includes all work orders generated during this period
Completed WO's	384	Includes all work orders completed during this period
Emergency WO's	59	Includes all emergency work orders issued and completed within 24-hours
Open WO's	33	Routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

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

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

During this reporting period, two (2) additional units were added for rehabilitation and turnover work. Six (6) 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



**BUILDING COMMUNITY
PARTNERSHIPS**

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: January 13, 2017
TO: Daniel Bauman, Chairman and the ARHA Board of Commissioners
FROM: Roy O. Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, JANUARY 2016

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

This will be discussed in Executive Session.

PROJECT MANAGEMENT

RAMSEY HOMES

LEROY BATTLE, PROJECT MANAGER

BOARD OF ARCHITECTURAL REVIEW – PARKER GRAY

On December 14, 2016, ARHA returned before the Parker-Gray Board of Architectural Review (BAR) for approval of the Certificate of Appropriateness (COA). In preparation for that meeting, on December 9, 2016, the staff report was released with the following recommendations:

1. Limit the number of wall mounted exhaust vents on street-facing elevations to those absolutely necessary. On all elevations, vents must be logically located and painted to match the adjacent wall surface.
2. In lieu of a molded brick, work with staff to select an extruded brick of the same red color, with final approval by staff on the mock up panel in the field.
3. Select a slightly warmer precast stone and mortar color to better coordinate with the brick.
4. Incorporate patterned brick in selected areas to add visual texture, as directed by the BAR at the hearing, with final approval by staff as part of review of the mock-up panel.
5. Approve a metal picket fence design for the site that is open and no more than four feet in height, with final approval by staff during the building permit process.
6. No interpretive elements, beyond a single plaque, may be attached to the walls of the proposed building.

The BAR approved the COA unanimously, but recommended that ARHA continue work with the staff to refine certain design elements and materials including the perimeter fence, brick and mortar color, and brick pattern, and return to the BAR at least one more time to update them on the progress. It was noted that there will also be a requirement for a mock up wall that will include a representation of all colors and materials. This mockup will be built by the General Contractor, on the Ramsey site and made accessible to the BAR members and approved by staff. The architecture will continue to be refined up to the approval of that mockup. It was further noted that there will be continued discussion on the programming of the open space.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

The next step in the Section 106 process is to negotiate a Memorandum of Agreement (MOA) between the City, ARHA and the Commonwealth of Virginia Department of Historic Resources (DHR), in consultation with, the Consulting Parties. A meeting on the Section 106 process with the Consulting Parties was held at the Charles Houston Recreation Center on November 29. This meeting was for the purpose of allowing the Consulting Parties to voice their concerns and propose mitigation alternatives. In that meeting, the City staff also requested that mitigation suggestions be submitted by December 6th so that they can be cataloged, priced and prioritized. The suggestions received include but are not limited to the following:

- Preserve one or more of the buildings;
- Move a module of the building, such as one unit, into one of the new buildings;
- ARHA, Virginia Department of Historic Resources, Alexandria Office of Planning & Zoning, and Office of Historic Alexandria staff will meet with and provide homeowners in the Parker Grey Historic District information on local, statewide, and federal preservation incentives available. These meetings will be held annually for five years following the date demolition begins and all costs will be paid for by ARHA.
- ARHA will provide a one-time payment of \$150,000 to a mutually acceptable city-wide preservation nonprofit which shall solely control the disbursement of the funds (until they are fully expended) for the following uses:
 - a. Scholarships to an accredited college, university, or vocational program for former residents for coursework, technical certificates, or other organized program of study. All scholarships must fund activities exclusively related to historic preservation, cultural resource management, public history, public archaeology, traditional building methods, or the building arts and relevant trades or disciplines concentrating on the restoration, preservation, or reconstruction of building elements or methods.
- ARHA staff with direct project management responsibilities for historic properties will attend and complete training in Section 106 as offered by the Advisory Council on Historic Preservation. This training must include Section 106 Essentials and Advanced Section 106 Seminars at a minimum and be completed within the first year of the programmatic agreement.
- ARHA will fund the cost of soliciting, organizing, recording, and transcribing at least 15 oral histories from past and present residents of the Ramsey Homes and larger Parker Gray community, documenting the lived experiences of citizens. Funding will be provided to the Office of Historic Alexandria.
- ARHA will fund and undertake a variety of interpretive activities highlighting the various historical contexts of the project site including:

- a. Creation of content for Office of Historic Alexandria website; this content should present a detailed chronology of the site in a way that is accessible to the public and include photographs and other illustrations of key architectural and archeological features; and
 - b. Creation of interpretive elements at the project site; these elements must be carefully sited and integrated within larger landscape planning efforts and must interpret the full history of the site.
- Install a historical marker or plaque;
 - Construct community gardens recalling the early use of the site as agricultural;
 - Preserve the outline of a building foundation as part of the open space design;
 - Create a website dedicated to the history of the site;
 - Wayfinding signage;
 - Incorporate a portion of the existing building façade or materials into the proposed architecture.

The follow-up meeting is anticipated to take place on February 15, 2017. The goal of that meeting is to review a draft MOA for execution in March 2017.

RAMSEY RESIDENT MEETING

On December 6, 2016 a resident meeting was held at ARHA Headquarters to discuss the Relocation Plan. The agenda for the meeting was derived based on resident questions received at the prior meeting which were mostly programmatic. It was determined that all households must understand the nuances between the housing choices (public housing versus Section 8) in order to make an informed decision as to their temporary or permanent relocation choice. The Asset Management staff provided a number of handouts and did a great job of explaining the programs and how each choice would affect the decision-making process of the household. The team that will be counseling the households facilitated this meeting which was more like a work session. It was also a great opportunity for staff to reintroduce themselves, have the households that had not completed a survey complete that survey, and offer guidance on an individual basis. Agenda items included:

- An overview of the income limits for Tax Credit financed properties;
- Differences between the Section 8 Housing Choice Voucher program and Public Housing;
- Eligibility for reimbursement of all relocation expenses or ARHA direct payment of all expenses;
- Security Deposit referral assistance;
- One-on-one counseling availability.

The residents also received the following hand-outs which were discussed:

- FY 2016 Income Limits by program;
- HUD Allowances for Tenant-Furnished Utilities and other Services;
- ARHA Housing Choice Voucher Program Briefing Book;
- Ramsey Homes Resident Survey.

ALEXANDRIA VIRGINIA TENANT LANDLORD BOARD

On December 7, ARHA presented the Ramsey Relocation Plan to the City Landlord-Tenant Relations Board at its regularly scheduled monthly meeting, received positive feedback, and was asked to return in March 2017 to provide an update on the project and a marketing plan for the redeveloped property.

TAX CREDIT APPLICATION, HUD DISPOSITION APPLICATION AND MIXED-FINANCE PROPOSAL

It is becoming apparent that missing the 2016 round for tax credit funding is having a costly effect on this project. There are four variables that will affect the Tax Credit Allocation Application due March 3, 2017.

- **Project Cost:** The process has increased the hard and soft costs for the project significantly.
- **Cost of Money:** Interest rates are going up which could result in higher financing costs for bridge debt.
- **Price of Equity:** The results of the recent election have caused great uncertainty resulting in a significant drop in what investors are willing to pay for tax credits. The project costs have not been reduced so that gap that results in a drop in the credit pricing must be made up with other sources. ARHA expects to return to the City in February to request an increase in the City Loan in order to fund this gap.
- **Changes to the VHDA Qualified Allocation Plan (QAP):** In the 2017 QAP, VHDA provided for a 10 point bonus for housing authority applications that are using HUD Rental Assistance Demonstration (RAD) operating subsidies. There are no RAD subsidies in the Ramsey project so all other applications competing in the Local Housing Authority (LHA) pool that are RAD recipients will have an advantage.

The new application was published by VHDA on January 4th and was revised twice by January 11th. We have downloaded the application to begin the work of completing it for submission. The entire team is working on completion of the Application as well as preparing the Disposition Application and Mixed-finance Proposal for timely submission to HUD in this first quarter of 2017.

SCHEDULE

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	Submission Date	Meeting Date
City Council - Preferred Concept	June 28, 2016	
Notify BAR Staff by June 30 of intent to Docket	June 30, 2016	
ARHA Board - Final Resolution on Preferred Concept	July 5, 2016	
BAR Submission	July 7, 2016	
ARHA/City Redevelopment Work Group		July 14, 2016
Concept 2 Submission	July 22, 2016	
Parker-Gray BAR Concept Review	July 27, 2016	
Concept 2 Comments to Applicant	August 12, 2016	
Preliminary Plan Completeness Submission	August 26, 2016	
Parker-Gray BAR Submission	August 26, 2016	
Completeness Comments to Applicant	September 9, 2016	
Parker-Gray BAR Submission	September 12, 2016	

Parker-Gray BAR Hearing		September 14, 2016
Verification of Completeness Submission	September 16, 2016	
Plans Deemed Complete	September 23, 2016	
Parker-Gray BAR Hearing		September 27, 2016
Documents for Staff Review (PC Hearing)	October 7, 2016	
Planning Commission Hearing		November 1, 2016
City Council Hearing		November 12, 2016
Parker-Gray BAR for COA (Certificate of Appropriateness)		December 14, 2016
Tax Credit Application Submission	March 3, 2017	
Announce Initial Rankings	May 3, 2017	
Announce Final Rankings	May 24, 2017	
Begin Relocation	August/September, 2017	
Reservation Agreement Executed	December 15, 2017	
Financial Closing	December 22, 2017	
Construction Commencement	January 2018	

LADREY HIGHRISE

As a part of the ongoing due diligence for the acquisition/rehabilitation of this project, the following actions have occurred:

Field work and analysis for the Phase II Environmental Review began on Tuesday, December 13, 2016. Samples were collected for lab analysis including paint samples, flooring, drywall, radon related materials, and soils. Preliminary lab work has been completed which resulted in a recommendation that the consultant return to the building to collect additional samples of window caulk and roofing materials.

PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

The portfolio management team successfully concluded the year with the receipt of the final capital contribution for Pendleton Park. The total contribution of \$751,078 some part of which was used to pay owner liabilities, with the balance being used to pay down the developer fee.

The team has received favorable correspondence from HUD regarding the disposition amendment for the James Bland properties, and expects to receive final approval to reinvest the remaining funds in the Ramsey redevelopment, Cameron Valley redevelopment and to repay the City Loan, which will be used for ARHA-related redevelopment projects.

Over the next month, the team will be focused on concluding the tax credit and mixed finance applications for the Ramsey Homes Redevelopment Project, as well as year-end activities associated with coordinating investor audits and completing budget forecasts for ARHA's tax credit properties. The team is also providing much needed support for the Ramsey tax credit application, Disposition Application and HUD Mixed-finance Proposal.

COMMUNICATIONS & CIVIC ENGAGEMENT

ALISHA AULT, COMMUNICATIONS AND CIVIC ENGAGEMENT COORDINATOR

CIVIC ENGAGEMENT

To mark the beginning of the development process for Andrew Adkins, the first of the five sites in the RFP selected for development, ARHA, along its developer partner CRC Companies, hosted a Kickoff Event on Sunday, December 18 at Charles Houston Recreation Center. The event was attended by an estimated 70 people and allowed for the community to provide input on aspects such as retail space, open space, and general comments regarding their vision of the Andrew Adkins redevelopment. Several vehicles for providing comment were available to the public, including boards with post-it notes, index cards, and general verbal discussion. The VHDLLC website was also highlighted as a vehicle to provide comments at any moment through the "Contact" page.

In order to boost attendance to the event, over 100 residents, civic groups, and appointed City representatives were emailed. Additionally, almost 1,000 flyers were distributed in Andrew Adkins and

the surrounding Parker-Gray Neighborhood. The event was a successful start to the development process and received positively by the community.

Below is a summary of over 80 comments received at the event:

1. What type of retail would you like to see?

Responses addressed the desire for increased access to food and convenience stores. Supermarkets and fast food options were all suggested as potential uses. Convenience and drug stores were the next most popular responses. A smaller portion of the responses wanted to see other food service retail uses such as restaurants and delicatessens. Some of the miscellaneous uses included a school and hardware store.

28 comments total

Grocery Store	Food Use	Drug Store	Life Style	Misc.
18%	32%	25%	7%	18%
5	9	7	2	5

2. What ideas do you have for the programming of the open space?

Most of the responses focused on additions to the open space that will engage the youth. People visualized this coming in the form of courts for different sports or an upgraded playground. Other people envisioned more community-focused uses such as farmer's markets and a community room. Lastly, there were comments in support of and against dog parks.

26 comments total

Dog Park	Playground	Misc.	Community Space
15%	46%	4%	35%
4	12	1	9

3. Other ideas and comments

The concerns and opinions expressed dealt with vehicle management, density, and housing affordability. There were varying thoughts on handling car flow and parking along the streets adjacent to the Andrew Adkins, with Payne, Madison and Wythe Streets being points of focus. A number of people expressed a wish to see a variety of housing styles and affordability options.

Another popular issue among attendees was height, particularly concerning which side of the block should be the most dense. There were also comments regarding potential uses of the area that addressed earlier questions about potential retail and open space programming.

34 comments total

Vehicle Management	Density	Housing	Use
24%	29%	21%	26%
8	10	7	9

Following are some photographs of the event:



White board with questions and post-it note comments



Mr. Priest opens the event



Audience listens to a presentation by Mr. Priest

UPDATES

The VHDLLC website was continuously updated with announcements of upcoming meetings, such as the ARHA Redevelopment Work Group meetings, and Andrew Adkins Kickoff Event.

A new project page went 'live' for the Andrew Adkins Redevelopment efforts (www.vhdllc.us/andrewadkins). This page will serve as a place to post all information regarding the redevelopment to the Ramsey Homes Redevelopment page.

NEWS

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

SITE STATISTICS (SEE ATTACHMENT 1 FOR STATISTICS AND DEFINITIONS)

Attachment 1 features a comparison of last month's reporting period (October 31- November 30) website statistics to this month's reporting period (December 1-31). In December, site traffic increased drastically compared to November (40.2% increase). This is most likely due to the mass email and flyer campaigns carried out to inform the community of the Andrew Adkins Kickoff Event. The return of these campaigns is also demonstrated in the graphs on the first page of Attachment 1. Both number of sessions and number of users peaked on December 18, the day of the Andrew Adkins Kickoff Event.

There were a total of 1,480 page views on the website in December, a substantial increase (27.37%) from the 1,162 page views in November, and an even steeper increase (113%) from the 693 page views recorded in October. This is certainly due to both the Planning Commission and City Council Hearings on Ramsey Homes held in November, news coverage on ARHA redevelopment efforts and the Kickoff Event held in December.

The "Andrew Adkins Redevelopment" page, with 443 page views registered in December, has surpassed the "Ramsey Homes" page as the most-frequented of the website, indicating that community interest in the redevelopment of Andrew Adkins has become the new primary area of interest for the Alexandria community.

The last notable figure from December's website statistics is that 70.39% of sessions on the website were new users, indicating that the website is reaching even more new community members than in previous reporting periods.

CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

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


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: January 11, 2017

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

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: VOTE APPROVAL OF RESOLUTION NO. 633, TO SUBMIT A DISPOSITION APPLICATION OF RAMSEY HOMES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ISSUE:

CFR 24, Part 970.8 requires the US Department of Housing and Urban Development's (HUD) Approval of a public housing agency's application for demolition or disposition (in whole or in part) of public housing projects assisted under Title I of the U.S. Housing Act of 1937 (the "Act").

RECOMMENDATION:

Vote to allow staff's submission to HUD of a Disposition Application for Ramsey Homes as projected in the ARHA 2012-2022 Strategic Plan and associated redevelopment plan of this site.

DISCUSSION:

In consideration that the 15-unit Ramsey Homes are public housing units subject to an Annual Contributions Contract (ACC) under the Act, ARHA is required to seek the approval of the Board of Commissioners to submit a Disposition Application of the public housing units at Ramsey Homes.

The Resolution is a requirement of the submittal documents necessary to process and to obtain HUD's approval of the Disposition Application. As the City of Alexandria has now granted all development approvals for Ramsey Homes as of November 12, 2016, staff anticipates submitting this Disposition Application to HUD upon approval from the ARHA Board of Commissioners.

FISCAL IMPACT:

Regular staff costs for work associated with this Application.

RESOLUTION OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

BOARD OF COMMISSIONERS APPROVING ARHA TO SUBMIT A DISPOSITION APPLICATION OF RAMSEY HOMES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

RESOLUTION NO. 633

WHEREAS, the ARHA 2012-2022 Strategic Plan calls for redevelopment of Ramsey Homes;
and

WHEREAS, Ramsey Homes (VA004-03), consisting of 15 units of public housing, are subsidized by an Annual Contributions Contract (ACC) from HUD, and the Alexandria Redevelopment and Housing Authority must dispose of the ACC to redevelop the property; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval for the submittal of the Disposition Application ("the Application") of the above development; and

WHEREAS, if approved, the Alexandria Redevelopment and Housing Authority will submit to HUD the Application to dispose of Ramsey Homes;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the Application to dispose of Ramsey Homes, is hereby approved.

Adopted this 23rd day of January, 2017.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairperson

By: _____
Roy Priest, Secretary-Treasurer

Date: _____

Date: _____



Commissioners:

Daniel Bauman, *Chairman*
Salena Zellers, *Vice Chairman*
Carter Flemming


Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: January 13, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: APPROVAL OF RESOLUTION 634, ALLOWING STAFF TO EXECUTE AN ADDITIONAL SERVICES DIRECTIVE FOR DESIGN SERVICES FOR THE REDEVELOPMENT OF RAMSEY HOMES

ISSUE:

The Architect for the Ramsey Homes redevelopment (KTYG Group, Inc.) was originally procured January 9, 2014 and a Purchase Order was issued for the base contract amount of \$478,970 plus reimbursable expenses of up to \$15,000.

DISCUSSION

Given ARHA's practice of providing surface parking spaces at each of its housing developments and in an effort to contain costs, the initial concept for the Ramsey site was for slab on grade buildings, and surface parking spaces. As a result, the design concept submitted to the Parker Gray Board of Architectural Review on February 25, 2015 consisted of approximately 52 Units with 26 on-site surface parking spaces and 20 (on-street) parking spaces. Following subsequent city staff reviews, and in accordance with the 2008 Braddock East Master Plan, the development team determined that it would be necessary to modify our concept and provide an underground parking structure.

On March 3, 2015, ARHA informed the design team that it had reached a point with the City staff, the BAR and the community, where it at least needed to explore/study the undergrounding of the parking. On March 27, 2015, an Additional Service Directive (ASD 01) was forwarded to ARHA from KTYG to include costs for design services associated with incorporating an underground parking garage, elevators, podium slab and revised south building plan with the garage entry off of the adjoining alley. This ASD also included the preparation of architectural drawings and coordination of the engineering consultants for construction documents associate with the change. The work product will also reflect structural design/calculations, work associated with adding an elevator, MEP design, and adjustment for the storm water management vault which was moved from a location outside of the building to be located inside of the new garage. The ASD fees total \$111,200 which represents 23% of the original base proposal.

Scope of Services

Architectural Fee	\$46,000
Structural Fee	\$36,200
Mechanical Electrical and Plumbing (MEP) Fees	\$31,600
Total Fee	\$111,200

On April 28, of 2015, the consultant provided a revised ASD to reflect only the design fees required to study the inclusion of the garage. This resulted in a cost of \$39,940 which included design fees, and cost associated with the structural and MEP engineers.

The project is now fully entitled, as of November 12, 2016, and the entitled concept includes the underground parking structure with an added project cost of \$1,452,265. Since the process has determined that the parking for the development site must be underground as prescribed in the Small Area Plan, the full ASD should be executed. The full ASD exceeds the small purchase limit of \$50,000 therefore must come before the Board for approval.

ARHA has not traditionally built underground parking because of the initial cost to build, the long term maintenance cost and potential security issues that could follow; however, given the guidance in the Braddock East Master Plan, and the City staff's desire to underground the parking in this area of the city, the inclusion of the garage was necessary for us to secure our zoning approvals and move forward.

RECOMENDATION:

That the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners authorize staff to execute ASD01 with the KTG Y Group, Inc. for work related to moving the parking for the project underground into a parking structure.

FISCAL IMPACT:

\$111,200

RESOLUTION OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

ALLOWING STAFF TO EXECUTE AN ADDITIONAL SERVICES DIRECTIVE FOR DESIGN SERVICES FOR THE REDEVELOPMENT OF RAMSEY HOMES

RESOLUTION NO. 634

WHEREAS, the ARHA engaged the services of KTG Group, Inc. for the Ramsey Homes redevelopment to provide architectural and engineering services; and

WHEREAS, at the time of their engagement the concept for the Ramsey development site included slab on grade structures and surface parking; and

WHEREAS, the small area plan for the Braddock East area recommends the undergrounding of all parking; and

WHEREAS, on March 27, 2015, an Additional Service Directive (ASD 01) was issued to include costs for design and consultant services associated with incorporating an underground parking garage, elevators, podium slab and revised 1st floor on the south building to incorporate the garage entry off of the adjoining alley of which a portion was approved to study the inclusion of structured parking; and

WHEREAS, the community process and staff review resulted in a decision to underground the parking and the entitled concept includes underground parking; and

WHEREAS, as a result, there is a need to execute the full ASD01 for services related to design and consulting services to incorporate the underground parking garage including a podium slab and related services to produce schematic, design development, and construction drawings; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that ASD01 in the amount of \$111,200 for KTG Group, Inc. for their services in representing ARHA in matters Architectural and Engineering services is approved.

Adopted this 23rd day of January, 2017

ATTEST:

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____




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

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: VOTE APPROVAL OF RESOLUTION 635, AUTHORIZING THE CLOSING OF BANK ACCOUNT TITLED "JAMES BLAND PROJECT ACCOUNT"

ISSUE:

Alexandria Redevelopment and Housing policies require the Board of Commissioners to authorize the opening or closing of any bank accounts.

DISCUSSION:

Alexandria Redevelopment and Housing Authority Board of Commissioners has a policy to reduce the risk of unauthorized bank accounts being established or terminated without the prior approval of the Board.

The redevelopment of James Bland and James Bland Additions has been completed and it is necessary for the related development bank accounts to be closed. Staff is requesting the Board authorize closing United Bank account titled James Bland Project Account and transferring \$10,038,821 to an account titled HUD Restricted Surplus Proceeds, any remaining balance in the Project account will be transferred to ARHA's General Fund.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution 635 authorizing the closing of bank account titled James Bland Project Account.

FISCAL IMPACT

None

THE ARHA BOARD OF COMMISSIONERS

**AUTHORIZES THE CLOSING OF BANK ACCOUNTS TITLED "JAMES
BLAND PROJECT ACCOUNT**

RESOLUTION NUMBER 635

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners has a policy to reduce the risk of unauthorized bank accounts being established or terminated without the prior approval of the board; and

WHEREAS, the staff desires to comply with the board policy; and

WHEREAS, the Board of commissioners has this day met and authorizes staff to close the requested bank account; and

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority to authorize staff to close the bank accounts titled "James Bland Project Account"

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

Date

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest
Secretary-Treasurer



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

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer 

SUBJECT: VOTE APPROVAL OF RESOLUTION 636 AUTHORIZING THE OPENING OF NEW BANK ACCOUNT FOR ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY.

ISSUE:

Alexandria Redevelopment and Housing policies require the Board of Commissioners to authorize the opening or closing of any bank accounts.

DISCUSSION:

The Authority is required to maintain complete and accurate book of accounts and records for its programs and affiliates, including records identifying the source and application of its funds, and to demonstrate effective control and accountability for program cash.

The Authority has established procedures for investment of funds that are in excess of operating needs beyond thirty (30) days. Upon determination of funds available the Director of Finance will review the investments instruments available and together with the Chief Executive Officer determine the appropriate investment instrument and length of time for any investments.

To avoid the comingling of funds, the Authority is requesting the Board authorize the opening of a separate investment account for surplus proceeds earned from the redevelopment of James Bland and James Bland Additions. These proceeds are considered “restricted” and can only be used for eligible purposes approved by HUD.

RECOMMENDATION:

That ARHA’s Board of Commissioners vote to approve Resolution 636 authorizing the opening of new bank account for Alexandria Redevelopment & Housing Authority, titled HUD Restricted Surplus Proceeds.

FISCAL IMPACT:

Minimal bank fees determined by account balance and service requests.

THE ARHA BOARD OF COMMISSIONERS

**AUTHORIZES THE OPENING OF NEW BANK ACCOUNT FOR
ALEXANDRIA REDEVELOPMENT
& HOUSING AUTHORITY**

RESOLUTION NUMBER 636

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners has a policy to reduce the risk of unauthorized bank accounts being established or terminated without the prior approval of the board; and

WHEREAS, the staff desires to comply with the board policy; and

WHEREAS, the Board of commissioners has this day met and authorizes staff to open the requested bank account; and

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority to authorize staff to open the bank accounts titled:

1. HUD Restricted Surplus Proceeds

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

Date

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest
Secretary-Treasurer

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS

OTHER
BUSINESS



MEDIA ADVISORY
FOR IMMEDIATE RELEASE
Wednesday, December 21, 2016

Contact: Rose Boyd
703-549-7115 ext. 225

The Alexandria Redevelopment and Housing Authority's "Santa's Winter Wonderland" Event

Santa's Winter Wonderland is a magical event that was founded in 2009 by the CEO of ARHA, Roy Priest, Charles Houston Director Shelia Whiting, and primarily funded by then ARHA Board Commissioner, Leslie Hagan. Since 2009 this event has grown to serve over 2,000 families City-wide and is supported by sponsors and donors such as Toys-for-Tots, the Alexandria Police Department, faith-based community partners, ARHA agency, developer partners and private homeowners, some of whom are living in communities built on sites that were formally 100% public housing, but that have been redeveloped by ARHA into vibrant mixed-income communities. ARHA considers these donations to be a testament to the success of these redevelopment efforts.

ARHA has grown this event annually and now partners with the Alexandria Recreation, Parks and Cultural Arts, DASH and the Alexandria City Public Schools so that thousands of local households city-wide can provide gifts for their children ages newborn to 17. The event now spans three full days. The first day features a reception held for the purpose of thanking the sponsors and donors of the event. The second day includes festivities such as caroling by various choirs and bands, bell ringing, stories read by the Mayor and Vice-Mayor, and visits by surprise VIPS. All of these events build up and crescendo with the main event on the third day. The third day this year will be held on Wednesday night, December 21st.

A child's journey to Wonderland starts at 5:00 PM with the arrival of Santa Claus by fire truck and the Grinch by police car. The excitement is audible and the facility rocks with the screams of children who will start lining up well before 3:00. The children will be greeted and escorted to a room filled with books. They will be helped by volunteers as they select 2 or 3 books, sorted by age group. They will then be presented with snacks and put into a second line where they will wait to see Santa with whom they will share their wish list.

Santa's Winter Wonderland is the transformed gymnasium of the Charles Houston Recreation Center. There is a carpeted path that leads to Santa's chair, sleigh and a 15 foot high Christmas tree under which mountains of stuffed animals and smaller gift bags wait to be taken home. Marine Corp volunteers hand the smaller gifts to the children as they pause to snap a photo with Santa.

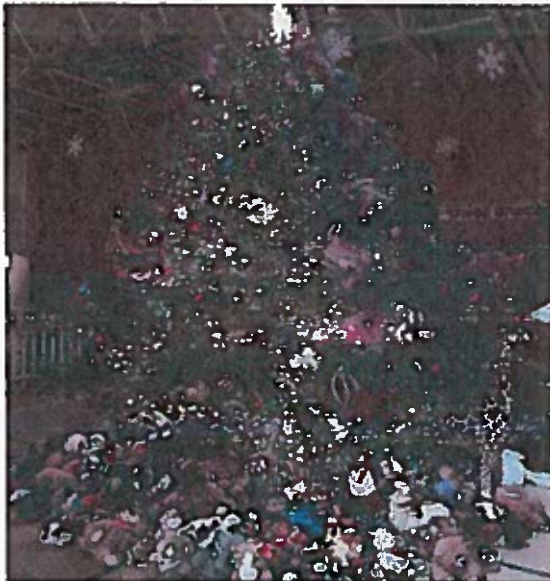
The children are then greeted by volunteer elves that escort them past rows of townhomes and city landmarks to the area that displays gifts for their age group.

They are allowed to select 2 to 3 gifts of their choosing and then are escorted to the exit where they receive a small parting gifts and meet back up with their parents.

This event is made possible by hundreds of volunteers. Every year the talented staff of ARHA add a building to the scenery that already consists of scale model landmarks like City Hall, a fire station, metro station, the Torpedo Factory, Masonic Temple and this year's feature building, a gingerbread house. These landmark models are infilled with the lovely historic townhomes that make up the charm of Old Town; but the greatest magic is the love that goes into every minor detail of this event to make it special for those that would not have a Christmas without it.

The event is being held at Charles Houston Recreation Center, 901 Wythe Street. For further information on how you can assist monetarily or with unwrapped toy donations, rboyd@arha.us or 703-549-7115 ext. 225. All donations are tax deductible.

###





December 21, 2016 @ 5:00 pm - 9:00 pm

Santa's Winter Wonderland (2016)

Brothers will volunteer to help out with the Alexandria Redevelopment and Housing Authority (ARHA) annual Santa's Winter Wonderland event.

The Santa's Winter Wonderland event is the largest toy distribution event in the City of Alexandria started in 2010 as a brain child of Alexandria Redevelopment and Housing Authority (ARHA) CEO, Roy Priest, in partnership with the Alexandria Recreations Parks and Cultural Activities Department and Toys for Tots. The vision was to provide an experience like none other for kids across the city of Alexandria to experience some holiday cheer, especially those from financially strapped families. Since its inception other notable partners have included the Alexandria City Public Schools, the Police, Fire, and Sheriff's Department, and many local organizations and groups have consistently provided teams of volunteers to serve the community. The event has also had in attendance Washington, DC sporting team mascots and cheerleaders, and other notable attendees like Ms. Black Virginia.

The gymnasium at the Charles Houston Recreation Center, located at 901 Wythe St., is transformed into a literal Santa's Winter Wonderland with a huge 15-18ft Christmas tree as the center piece surrounded by toy shop areas built to resemble scenes from around the Alexandria. The ceiling, floors, walls and windows are all festively decorated and themed with thousands of toys surrounding the entire gymnasium. Santa and his household are present along with the Grinch. Santa arrives on a fire truck and the Grinch arrives in a cop car. Children who enter the facility leave with toys, books, stuffed animals, and a snack to boot and are treated to holiday music the entire visit.

Due to the success of the event over the years other activities have been added including a "Songs of the Season" concert and "Euille Tide" storybook reading in the penultimate days before the toy distribution. These days are also opportunities for the community to bring toys and/or gift cards to be used as part of the distribution event. To participate in the event Alexandria residents would need to pick up tickets from the ARHA offices located around the city or from Charles Houston Recreation Center. The only requirement is that they must be city residents and the tickets are issued to children in the household as adults are not allowed to "shop" for toys at the Winter Wonderland.

Each year the event gets bigger both in attendance and scope so the need for volunteers to make this event successful grows proportionally. If you are interested in participating in this event please contact arhacontact@gmail.com. Your support will certainly put smiles on hundreds of kids' faces.

Santa's Winter Wonderland

The Alexandria Children Visit Santa's Winter Wonderland

December 22nd 2016



Alexandria kids tell Santa and his helper what they want for Christmas. (Photo: Wayne Hulehan)

Santa's Winter Wonderland is a magical event that was founded in 2009 by the CEO of ARHA, Roy Priest, Charles Houston Director Shelia Whiting, and primarily funded by then ARHA Board Commissioner, Leslie Hagan. Since 2009 this event has grown to serve over 2,000 families City-wide and is supported by sponsors and donors such as Toys-for-Tots, the Alexandria Police Department, faith-based community partners, ARHA agency, developer partners and private homeowners, some of whom are living in communities built on sites that were formally 100% public housing, but that have been redeveloped by ARHA into vibrant mixed-income communities. ARHA considers these donations to be a testament to the success of these redevelopment efforts.

ARHA has grown this event annually and now partners with the Alexandria Recreation, Parks and Cultural Activities, DASH and the Alexandria City Public Schools so that thousands of local households city-wide can provide gifts for their children ages newborn to 17. The event now spans three full days. The first day features a reception held to thank the sponsors and donors of the event. The second day includes festivities such as caroling by various choirs and bands, bell ringing, stories read by the Mayor and Vice Mayor, and visits by surprise VIPs. These events culminate on the third day, which, this year was last night, Dec. 21.



ARHA Executive Director/CEO Roy Priest poses with the Grinch. (Photo: Wayne Hulehan)

The children's journey to Wonderland began at 5:00 p.m. with the arrival of Santa Claus by fire truck and the Grinch by police car. Charles Houston rocked with their excited voices as many of them lined up to wait for the Jolly Old Elf at 3:00 p.m. The children were greeted and

escorted to a room filled with books where volunteers helped each child select two to three age-appropriate books. Each child then had a snack and finally got to tell Santa what they wanted for Christmas.

Santa's Winter Wonderland is the transformed gymnasium of the Charles Houston Recreation Center. There was a carpeted path to Santa's chair, sleigh and a 15-foot-high Christmas tree under which mountains of stuffed animals and smaller gift bags waited to be taken home. Marine Corp volunteers handed the smaller gifts to the children as each child got a picture taken with Santa.

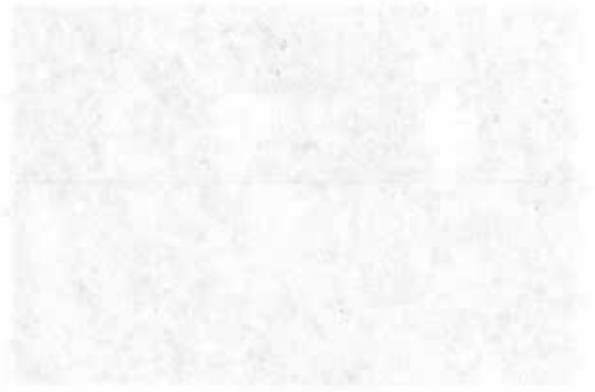
More volunteer elves then led the starry-eyed children through a familiar Alexandria landscape where they were encouraged to select age appropriate toys. After receiving one final parting gift the children went home to enjoy their bounty.

This event is made possible by hundreds of volunteers. Every year the talented staff of ARHA add a building to the scenery that already consists of scale model landmarks like City Hall, a fire station, metro station, the Torpedo Factory, Masonic Temple and this year's feature building, a gingerbread house. These landmark models are infilled with the historic townhomes that make up the charm of Old Town; but the greatest magic is the love that goes into every minor detail of this event to make it special for those that would not have a Christmas without it.

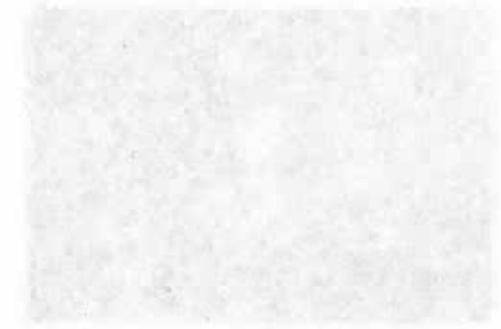
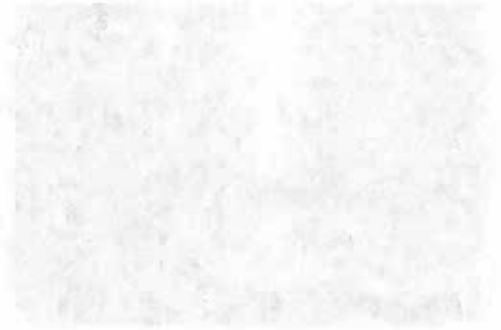
Winter Wonderland













Housing as a Platform for Opportunity

A Memo to the American People

Secretary Julián Castro

Cabinet Exit Memo | January 5, 2017

Introduction

Every year, the U.S. Department of Housing and Urban Development (HUD) creates opportunity for more than 30 million Americans, including more than 11.6 million children. That support ranges from assisting someone in critical need with emergency shelter for a night to helping more than 7.8 million homeowners build intergenerational wealth. Simply put, HUD provides a passport to the middle class.

HUD is many things but, most of all, it is the Department of Opportunity. Everything we did in the last eight years was oriented to bring greater opportunity to the people we serve every day. That includes the thousands of public housing residents who now have access to high-speed Internet through ConnectHome. It includes the more than 1.2 million borrowers in 2016 – more than 720,000 of them first-time homebuyers – who reached their own American Dream because of the access to credit the Federal Housing Administration provides. And it includes the hundreds of thousands of veterans since 2010 who are no longer experiencing homelessness and are now better positioned to achieve their full potential in the coming years.

Our nation's economy benefits from HUD's work. As our nation recovered from the Great Recession, HUD was a driving force in stabilizing the housing market. When natural disasters struck, as with Superstorm Sandy in the Northeast, the historic flooding in Louisiana, and many other major disasters – HUD helped the hardest-hit communities to rebuild, cumulatively investing more than \$18 billion in those areas, and making it possible for folks to get back in their homes and back to work. And when we invested those dollars, we encouraged communities not just to rebuild, but to rebuild in more resilient ways. The \$1 billion National Disaster Resilience Competition demonstrated our commitment to encourage communities to build infrastructure that can better withstand the next storm and reduce the costs to the American taxpayer.

Housing is a platform for greater opportunity because it is so interconnected with health, safety, education, jobs and equality. We responded to the threat posed by lead-contaminated homes by launching a forthcoming expansion of critical protections for children and families in federally assisted housing. And we finally fulfilled the full obligation of the 1968 Fair Housing Act by putting into practice the Affirmatively Furthering Fair Housing rule to ensure that one day a child's zip code won't determine his or her future.

Much has been accomplished during the Obama Administration, but new challenges are on the horizon, including a severely aging public housing stock and an affordable housing crisis in many areas of the country. Just as HUD provided necessary reinforcement to the housing market during the latest economic crisis, this vital Department will be crucial to the continued improvement of the American economy and the security of millions of Americans in the years to come.

Focus on a Healthy, Affordable and Fair Housing Market

We stabilized a housing market in crisis and then, through the Federal Housing Administration, stepped up lending to responsible borrowers while increasing capital reserves and lowering mortgage insurance premiums. We developed public-private partnerships to preserve affordable housing. We affirmed the Fair Housing Act's basic principle of desegregated communities and protected housing opportunities for

all. And conscious of the damage climate change is wreaking on our homes and infrastructure, we invested more than \$18 billion in communities recovering from natural disasters and initiated a \$1 billion competition for resilient housing and infrastructure projects, and unlocked access to Property Assessed Clean Energy financing so that the thousands of American's that chose an FHA backed mortgage each day can make energy efficiency improvements on their homes at no upfront cost.



THE HOUSING MARKET

During the Obama Administration, HUD:

- ✓ Stabilized a housing market in crisis
- ✓ Affirmed the Fair Housing Act
- ✓ Preserved affordable housing
- ✓ Invested in disaster recovery

HUD.GOV

The infographic features a dark blue background with white text. On the right side, there is a photograph of four men in business attire standing in front of a modern house. One man is holding an American flag. The HUD.GOV logo is visible in the bottom right corner of the infographic.

A Healthy Housing Market

In 2009, the housing market was deeply in crisis – home values were plummeting, causing Americans to lose \$7.5 trillion in home equity. Meanwhile, foreclosure rates reached their highest point in history – nearly five million households experienced foreclosure and nearly as many families were forced to leave their homes through short sale and deed-in-lieu of foreclosure. Millions of homeowners were forced into rentals or even homelessness. The market reacted by making it extraordinarily difficult to obtain a home mortgage, even for responsible, hard-working, credit-worthy Americans.

Federal Housing Administration

The Federal Housing Administration (FHA) served as a stabilizing force during this crisis by providing access to mortgage credit for underserved borrowers, and preserving a path to the middle class that can be passed on from one generation to another. Among homebuyers, FHA increased its market share from 4.5 percent of purchase loans in 2006 to 33 percent in 2009, before returning to a more typical level today. FHA provided new purchase mortgages to 5.7 million homebuyers and refinance mortgages to 3.4 million homeowners between 2009 and 2016.

Through the *Home Affordable Modification Program (HAMP)*, *Home Affordable Refinance Program (HARP)*, the *Hardest-Hit Fund*, and the *Neighborhood Stabilization Program (NSP)*, the Obama Administration's efforts stabilized the economy by providing a critical lifeline to more than 10 million distressed homeowners. These efforts paid off – Americans built nearly \$7 trillion in housing wealth since 2009. Today, home values in many housing markets are fully recovered, and more people are once again turning to homeownership to build equity for themselves and their families.

But during the height of the financial crisis, homeowners were often victims of illegal mortgage servicing and foreclosures by some big banks, further exacerbating an already terrible situation. In 2012, HUD and the Department of Justice, together with 49 state attorneys general, reached the National Mortgage Servicing Settlement, a \$25 billion agreement with the five largest mortgage servicers that had preyed upon homeowners during the financial crisis. The settlement not only provided financial relief to homeowners, who saw reduced premiums and were able to refinance their loans, but it also prevented hundreds of thousands more foreclosures and affirmed significant protections for homeowners in the future. This bipartisan effort was the largest joint federal-state settlement of its kind, and it helped to lead the nation out of the depths of the Great Recession that had so devastated the housing sector and millions of American families.

Mutual Mortgage Insurance Fund

In early 2015, FHA reduced the premium that borrowers pay for mortgage insurance, providing an annual savings of \$900 for nearly two million FHA homeowners. We did this to help more responsible, credit-worthy folks realize the American dream of owning a home. Some critics in Congress objected that lower premium costs would generate less reserves in FHA's Mutual Mortgage Insurance (MMI) Fund to cover claims on defaulted mortgages. Today we can say with certainty that not only has this mortgage insurance premium reduction improved access to credit for a greater number of qualified families, but it did not undermine the financial health of FHA's forward mortgage portfolio.

The Mutual Mortgage Insurance (MMI) Fund's improvement was the result of sound policymaking, improved risk management, and market factors. The Fund now stands at \$27.6 billion, an increase of \$3.8 billion in the last year. The improvement represents a 12 percent increase in the capital ratio, from 2.07 to 2.32 percent, which Congress mandates must be above 2 percent.

Ginnie Mae

Meanwhile, Ginnie Mae helped to keep FHA and Department of Veterans Affairs (VA) programs viable by encouraging non-banks to support FHA and VA lending as banks withdrew from those programs. It has expanded access to sustainable mortgage financing for more credit-worthy working families. Ginnie Mae has experienced tremendous growth, providing the funding for less than 15 percent for the housing market to more than 30 percent in FY2016. Ginnie Mae's private sector partnerships also allowed FHA and VA program borrowers to obtain an interest rate .375 percentage points lower than the rate offered on conventional mortgage loan programs.

Communities of Color

Homeownership must be an affordable option within reach of all credit-qualified Americans, particularly young adults and communities of color who have historically experienced tighter credit markets. While there is no question that credit markets needed to be reformed following the market collapse, the pendulum has swung too far in the opposite direction. For example:

- the African American homeownership rate has fallen 6.7 percentage points to 43 percent;
- the Hispanic homeownership rate has fallen 2.5 percentage points to 45.6 percent; and
- the white homeownership rate has fallen 4.0 percentage points to 71.9 percent.

If we are to reverse this trend in a responsible manner, FHA must continue to be a key source of support for low- and moderate-income and first-time homebuyers.

An Affordable Housing Market

Rents are too high for working families and young people in many areas of the nation – from big cities to small towns to Indian Country. With only 65 affordable units available per 100 very low-income renters, availability of affordable housing is extremely limited and, in many cases, where they are available, they are unsafe. HUD's most recent Worst Case Housing Needs Report found that nearly eight million very low-income unassisted renter households were either paying more than half their income for rent or living in substandard housing. We can do better.

Between 2011 and 2013, modest gains in household incomes reduced the number of households with worst case housing needs from 8.48 million to 7.72 million. By further increasing incomes, we can lower the demand for affordable housing units, specifically in the rental market. We must also expand the supply of decent, affordable rental units. HUD continues to work closely with the Treasury Department to maximize the benefits of the Low Income Housing Tax Credit program.

National Housing Trust Fund

This year we began administering the National Housing Trust Fund. This resource is designed to help states across the country produce more critically needed affordable housing. The Housing Trust Fund's first grants, totaling more than \$173 million in 2016, will play an important role in creating and preserving the supply of decent, safe and affordable rental housing.

Rental Assistance Demonstration (RAD)

We must invest in distressed neighborhoods to transform them into safe neighborhoods with quality, affordable housing. In 2010, HUD estimated that the backlog of capital needs among the nearly 1.2 million public housing units was \$26 billion — a figure that is estimated to grow by \$3.4 billion every year thereafter. In response, HUD launched the Rental Assistance Demonstration Program (RAD). Since October 2015, RAD has successfully generated more than \$3.3 billion in new investment from the private sector to preserve and improve public housing stock.

Housing Assistance

HUD's number one budget priority has been the continuation of housing assistance for 10 million of America's poorest citizens — the vast majority of whom are elderly, disabled, or children. Without housing assistance, these Americans would be worse off, and more likely to be dependent on the generosity of friends or relatives, or even homeless. The research is clear: targeted long-term housing assistance, like the housing voucher, is critically important to prevent and end homelessness. In addition, housing assistance improves the health and safety of parents and the economic outcomes for their children.

A recent study by the National Bureau of Economic Research found that disadvantaged youth whose families received housing assistance when they were teenagers saw their annual earnings increase as adults, while experiencing lower instances of incarceration as an adult as compared to similar teenagers who did not have housing assistance.

Rental Assistance

We must also encourage greater mobility to safe neighborhoods with decent schools. Numerous research studies show that life outcomes are profoundly impacted by where a person lives. Mothers who moved to safer, lower poverty neighborhoods experienced a 50 percent lower rate of diabetes, a 42 percent reduction in severe obesity, and even reported being happier. Nearly 20 years after moving, their youngest children enjoyed higher earnings as adults, higher college attendance rates, and were less likely to become single parents. In most locations, housing vouchers are the most effective form of housing assistance to give families access to safer, lower-poverty neighborhoods. To that end, we expanded

housing choice for low-income families by providing additional rental assistance that allows them to move to areas of greater opportunity with higher paying jobs, better performing schools and access to transit.

Prosperity Playbook

What we also know is that many communities are grappling with the complex challenge of moving folks out of poverty into greater opportunity without bumping up against a lack of affordable housing. That's why I directed my staff to develop the "Prosperity Playbook," a blueprint to help local leaders plan regionally about how to expand affordable housing opportunity and increase economic mobility in their communities. We recently published the findings and shared them with local leaders who need best practices immediately.

A Fair Housing Market

The 1968 Fair Housing Act prohibits discrimination in the sale, rental and financing of housing, but until this Administration, an important component of the law remained undefined. For nearly five decades, the Fair Housing Act required that communities across the country take affirmative steps to foster inclusivity and ensure all families looking for housing are on an even playing field.

Affirmatively Furthering Fair Housing

Through its implementation of this obligation to affirmatively further the purposes of the Fair Housing Act, HUD has provided clear data and guideposts establishing proactive partnerships with local governments to prevent and end housing segregation. To date, 15 communities across the country have completed comprehensive fair housing assessments and are working locally to set and start working on fair housing goals that are priorities for their communities. HUD is providing these communities with data and technical assistance. In the years to come, we expect additional cities and towns across the nation will do the same. Locally crafted with robust community input, these housing assessments help communities plan to use resources and take actions to reduce disparities, level the playing field, and combat patterns of segregation. Because a child's trajectory is shaped by the opportunities available in their communities, HUD's partnership with cities and towns across the country will help build a stronger nation— today, tomorrow, and for generations to come.

Open Data Opportunity Project

To create additional tools for residents and communities focused on increasing access to opportunity, we have collaborated with the Census Bureau, the Presidential Innovation Fellows and the White House on an effort to leverage open data and technology to increase economic mobility in communities around the country. To date, this effort, which we've called the Opportunity Project, yielded more than 40 new digital tools or features including those helping to find affordable housing near jobs and transportation, matching unemployed Americans with jobs that meet their skills, and enabling local leaders to use data to better target investments.

Equal Access Rule

HUD's new protections for transgender individuals seeking emergency shelter represent another important step to ensure full acceptance of transgender and gender non-conforming individuals in the programs HUD supports. This will ensure equal access to the very programs that help to prevent homelessness for persons who are routinely forced to choose between being placed in facilities against their gender identity or living on our streets.

Violence Against Women Act

Under the leadership of President Obama and Vice President Biden, this Administration made important strides toward creating a comprehensive, coordinated and thoughtful response to domestic violence. A home should be a safe place where residents can live without the threat of violence or harassment. The actions we have taken will work to protect the housing rights of victims of harassment and survivors of domestic violence. Following the Violence Against Women Act of 2013, we developed a policy that strengthens protections for anyone who lives in HUD-assisted housing and becomes the victim of domestic violence. HUD outlined guidance for emergency housing transfers, protections against the adverse effects of abuse on tenancy, and made it easier for victims to request the relief provided for in the Violence Against Women Act.

These protections and others help ensure our nation treats everyone equally in housing.

A Climate-Resilient Housing Market

As we plan for the future, we cannot ignore the threat posed by increasingly-frequent natural disasters. In 2016 alone, our nation witnessed two “once-in-a-thousand-year floods” and several “500-year” flood events, along with numerous other floods and disasters, for a total of 45 federally declared major disasters as of December 8, 2016. In fact, since 2010, 85 percent of all U.S. counties have suffered a Presidentially-declared disaster, and more than 500 counties have had four or more major declared disasters since 2010.

Superstorm Sandy

On October 29, 2012, Superstorm Sandy collided into the most densely populated region in the nation with devastating and tragic results. Recognizing the size and magnitude of the storm and the rebuilding challenges facing the region, President Obama signed an Executive Order creating the Hurricane Sandy Rebuilding Task Force. The Task Force was established to ensure the recovery benefitted from cabinet-level focus and coordination. Less than a year after the storm hit, the Task Force released a rebuilding strategy to serve as a model for communities across the nation facing greater risks from extreme weather and to continue helping the Sandy-affected region rebuild. The Rebuilding Strategy contained 69 policy recommendations – many of which have now been adopted – that will help homeowners stay in and repair their homes, strengthen small businesses and revitalize local economies, and ensure entire communities are better able to withstand and recover from future disasters.

Infrastructure Design Competitions

In the aftermath of Hurricane Sandy, HUD, in partnership with the Rockefeller Foundation and other philanthropies, launched the Rebuild by Design competition to inspire affected communities to rebuild differently in ways that would enhance their physical, economic, social, and environmental resilience. Two years into the work, these projects are providing important lessons about how officials at all levels of government can design and construct infrastructure projects that deliver multiple community benefits.

Building off of lessons learned following Superstorm Sandy and Rebuild by Design, we launched the National Disaster Resilience Competition in late 2014, awarding \$1 billion for resilient housing and infrastructure projects in hard-hit communities devastated by natural disasters. We developed the competition in response to requests from state, local and tribal leaders to build resilience and better prepare their communities for the impacts of climate change. Once again, we worked with the Rockefeller Foundation to ensure that the National Disaster Resilience Competition promoted risk assessment, stakeholder engagement, and resilience planning in communities where the risks of disaster are projected to increase substantially.

Low- and moderate-income households (about 40 percent of the nation's households) are especially vulnerable when disaster strikes, and have the most difficult road to recovery when jobs are lost, homes are damaged and access to opportunity is compromised. HUD is working toward building resilience into ongoing disaster recovery and community development programs.

Community Development Block Grants

Recognizing that the cost of disaster recovery can be crippling for every level of government (as well as businesses and individual households), I encourage the next Administration to support local government efforts to create natural disaster-resilient buildings and infrastructure. Indeed, more than 1,200 state and local governments receive HUD's hallmark Community Development Block Grants (CDBG). Nearly half of the CDBG funding to states, and nearly a third to cities and urban counties, is spent on infrastructure projects. The fact of the matter is every park, school, road and drainage project has the potential to provide greater protection from the threats of future natural disasters. So when state and local governments seek our help to support resilient design we should support them. Those communities that act in advance are not only saving lives and homes, but also taxpayer money.

Focus on Outcomes for People, Not Only Outputs of Federal Dollars

Armed with research and data to support our mission, HUD is more effectively than ever expanding opportunity for all. Whether it's connecting a student living in public housing to the internet so she can complete her homework and apply to college, or providing a homeless veteran with a permanent home and social services to get a job, these strategies are supported by data and the successes they reap are game-changing for the individuals they benefit. As a whole, these policies move our nation toward greater equality and a brighter future.

Customized Local Solutions

In 2009, President Obama called on federal agencies to adopt a new approach to the federal-local relationship that requires a more unified federal government that serves as an on-the-ground partner with communities. This led to a series of "place-based" initiatives that start with local needs and priorities, develop and build upon evidence-based and data-driven solutions, strategically invest appropriate federal assistance, and leverage 21st century technology and innovation to address local challenges.

Place-Based Initiatives

HUD has championed this approach from the beginning, with the creation of the Choice Neighborhoods program in 2010; the development of the Partnership for Sustainable Communities with the Department of Transportation (DOT) and the Environmental Protection Agency (EPA) in 2011; the establishment of the Strong Cities, Strong Communities Initiative in 2012; and the launch of the Promise Zones in 2014 with the U.S. Department of Agriculture (USDA) and 16 other agencies.

HUD's place-based work empowers local leaders in participating communities by helping to connect them with the resources they need to enact their own homegrown solutions for the challenges facing their communities. Initiatives like Choice Neighborhoods and Promise Zones take a big-picture approach to development. Their work helps improve communities' access to and delivery of a wide-range of services and activities, from building housing and creating jobs, to supporting after-school programs and

improving the health of local residents. We've also joined with agencies across the federal government to cut through red tape and expand opportunity for the people we serve. For example, our Partnership for Sustainable Communities, a joint initiative with the Department of Transportation and the EPA, has helped connect affordable housing units with infrastructure and public transportation options that lower travel costs and reduce neighborhood pollution. We also accelerated this work through the use of modern, digital tools and by connecting local leaders with the technology and innovation ecosystems in their own backyards that can add to their capacity to solve local challenges using 21st century tools.

Community Solutions Council

To continue this momentum, President Obama created the Community Solutions Council, a lasting structure for federal agencies to coordinate across government and deliver more effective, streamlined, and responsive federal assistance. Local communities have directly benefitted from the customized approach that "place-based" work provides, and the next Administration should continue to align federal resources with the ideas and needs of local leaders and residents.

Ending Homelessness

HUD plays a vital role in preventing and ending homelessness in America.

Opening Doors

Through the President's *Opening Doors* plan, the first-ever federal strategy to prevent and end homelessness, HUD and our partners have made historic progress toward ambitious goals. Since 2010, when the plan was launched, overall homelessness has dropped by 14 percent. Homelessness among veterans is down by nearly half. Family homelessness and chronic homelessness have each been cut by roughly one-fourth. Key to this progress is the unprecedented interagency collaboration that HUD and the U.S. Interagency Council on Homelessness have fostered and we strongly recommend continue.

The First Lady's Mayors' Challenge to End Veteran Homelessness

The progress we've made would not be possible without the dedication of local leaders. The First Lady's Mayors' Challenge to End Veteran Homelessness inspired more than 850 elected officials to lead local efforts, leading to 36 communities and three states that have so far achieved the goal, with many more positioned to follow.

Congress also made the necessary investments in housing vouchers for veterans, dedicating hundreds of millions toward the HUD-Veterans Affairs Supportive Housing program. This commitment to veterans and collaborating to provide resources is truly an example of how Washington can and should work.

Family and Youth Homelessness

While the work to end veteran homelessness has received much public support, there are still thousands of other folks who need assistance. Remarkably, even without commensurate resources, the number of families, children and individuals experiencing chronic homelessness is also down significantly as a result of this work. And for the first time, we have a much clearer understanding of what we need to do for young people who are homeless, up to 40 percent of whom are LGBTQ – lesbian, gay, bisexual, transgender or queer.

For all of this progress, however, there has been an increase in homelessness on the West Coast and in Hawaii. Local leaders in the communities hardest hit with an increase in unsheltered homelessness – folks living out in the open – have asked for HUD's help. The challenges in these areas must be addressed with proven long-term housing strategies as well as short-term assistance to immediately help those living outside. On the East Coast, so-called "right to shelter" communities – cities that by law must

provide shelter – like New York City and Washington, D.C. will need to continue their efforts to find more creative housing solutions for homeless families.

U.S. Interagency Council on Homelessness (USICH)

In order to build on the momentum we created, I hope the next Administration continues to provide leadership in this area and will support the ongoing federal collaboration. I strongly encourage states and local communities to focus on the proven best practices that employ data-driven, collaborative efforts to reduce homelessness across the board. I hope that Congress will take the lessons learned from the extraordinary progress we’ve made reducing veteran homelessness, and make the same strategic and consistent investments for other populations. The leadership of the U.S. Interagency Council on Homelessness (USICH), which is set to sunset in October 2017, before the *Opening Doors* goals are fully realized, has also been critical in all we have achieved and will be instrumental in the work still ahead. Congress must act soon to extend the Council’s authorization so it can continue its critical work.

EXPANDING OPPORTUNITY
 During the Obama Administration, HUD:

- ✓ Reduced Veteran homelessness by 47%
- ✓ Supported local communities
- ✓ Narrowed the digital divide
- ✓ Created healthier housing

HUD.GOV

The infographic features a dark blue background with white text. On the right side, there is a photograph of three people in professional attire walking on a city sidewalk. One man in a dark suit is in the foreground, another man in a dark suit is slightly behind him, and a woman in a light-colored suit is further back. They appear to be in conversation. In the background, there is a building with a sign that says 'SOUL' in red letters. The overall scene is an urban street setting.

Creating Opportunity by Closing the Digital Divide

President Obama said it best: “High-speed broadband is not a luxury, it’s a necessity.” Certainly, that is true for students who need internet access to accomplish everything from homework to job and college applications. And yet, half of America’s lowest-income households do not have a home internet subscription, creating a “homework gap” for low-income kids who lack the internet access they need to do school work at home.

ConnectHome

That’s why in July 2015, HUD launched the ConnectHome pilot project, an initiative to help close the digital divide by offering free or low-cost internet access, technical and digital literacy training, and devices to public housing residents. Working with public, private and non-profit partners, this effort will accelerate broadband internet adoption in 28 communities, including one tribal nation, and help thousands of children gain access to the life-changing opportunities that are available online. And it’s not just making the internet more accessible, it’s also making it more meaningful for students and their

parents by offering technical assistance and digital literacy training so they can make the most of this opportunity.

As the first 28 communities transition into the second year of the pilot, we have collaborated with them to identify key lessons from their experiences about how to best leverage public-private partnerships to narrow the digital divide. These lessons, models and best practices are being integrated into a ConnectHome Playbook, which we will share online for all communities interested in building their own digital inclusion program. With this Playbook, the dynamic “community of practice” set in motion by the pilot, and the free- or low-cost offers that many ConnectHome partners have already extended nationwide, ConnectHome has created a platform that any community can now use to connect its low-income residents to the Internet and opportunity in the 21st century.

With HUD’s continued support, we can close the digital divide and provide greater educational opportunity to young people in public housing. In this day and age, our challenge is to do everything we can to ensure that America remains the undisputed land of opportunity in this rapidly changing 21st century global economy.

Stronger Families, Healthier Housing

Our efforts to protect the health of young children starts with where they live. Preventable diseases like asthma and lead poisoning, among others, can be greatly reduced among low-income families when we create healthier HUD-assisted homes.

Smoke-Free Public Housing

We know that where we live affects how we live and to help ensure that all kids have the opportunity to reach their fullest potential, we have initiated a requirement to make public and project-based HUD-assisted housing smoke-free. Since we began encouraging landlords to make housing smoke-free in 2009, we have seen a substantial increase in the number of smoke-free properties. Before 2009, fewer than 75 Public Housing Authorities (PHAs) had smoke-free policies in place; the number has increased to 676 as of September 2016, covering 22% of public housing agencies, a remarkable achievement. Building on that success, we issued the smoke-free public housing rule, which provided an 18-month transition period for public housing agencies to develop their own policies for making all living units, indoor common areas, PHA administrative office buildings and outdoor areas up to 25 feet from the housing and administrative office buildings smoke-free. This rule will create healthier homes for millions of residents – including 760,000 children – and save public housing agencies \$153 million in repairs and preventable fires each year.

Lead-Free Homes, Lead-Free Kids

Creating healthier homes doesn’t end with the air. While HUD has been leading lead-poisoning prevention efforts for 25 years through our lead hazard control grant program, this year we have intensified our efforts. In our *Lead-Free Homes, Lead-Free Kids* toolkit, we have laid out a path for strengthening protections against lead poisoning. The centerpiece of these actions will be our efforts to immediately help young children with dangerous blood lead levels. HUD is considering a rule that would ensure that the actionable level of lead in a child’s blood conforms to the Centers for Disease Control recommendation, helping us act more quickly to get kids into safe, healthy homes.

Looking ahead at how we can end childhood lead poisoning, we strongly recommend that Congress greatly increase funding for the lead hazard grant program – the largest effort toward remediating lead paint hazards in low-income homes in our nation – at a level that would eliminate this public health

problem. In order to achieve this goal, Congress must give HUD the authority, along with the necessary funding, to require landlords of housing receiving tenant-based rental assistance to follow the same strict lead-safe regulations as landlords of housing receiving project-based rental assistance. Creating a single lead hazard assessment standard across all federally assisted housing programs would also make lead hazard management in the federal housing portfolio more efficient.

We take seriously our commitment to the residents in HUD-assisted housing and we are particularly focused on families who live close to Superfund sites -- thousands of public housing units included. We will continue to explore whether these families may be at risk for health hazards in connection with this proximity. Even so, we note that, at the moment, there is no dedicated funding allocation to assist them. I hope that Congress will take seriously the threat to these American families across our nation and set aside dedicated funding for a meaningful response to an environmental health problem that is only now coming into focus.

Focus on a Stronger HUD

We've innovated and improved our customer service, benefitting not only our grantees, but also our employees, without whose support HUD cannot function. We've streamlined processes and empowered employees to execute on our shared mission. The result is an agency that is rejuvenating at the grassroots level, while providing better service to its customers in a more efficient manner.

Improve Morale

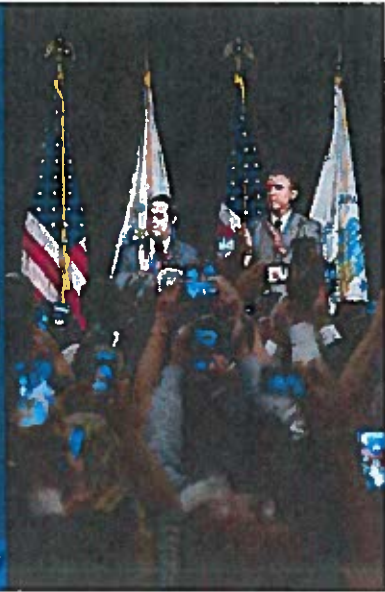
Every organization is only as good as its people. That's why I have spent considerable time during my tenure improving employee morale and strengthening HUD's investment in its human capital. We are seeing positive evidence that the culture at HUD is changing and becoming more customer-centric, more responsive and more focused on outcomes. We are increasing employee engagement, changing business processes, improving accountability, and modernizing systems.

First, this work starts and stops with people—the more than 8,000 employees who make up the Department of Housing and Urban Development. The Administration emphasized the importance of the Employee Viewpoint Survey, which measures how connected an individual employee is to the agency's overall mission. This index can be viewed as a snapshot into whether the actions and accomplishments by agency leadership are working. I am proud to report that HUD's engagement index increased from 57 percent in 2014, to 62 percent in 2015, to 66 percent in 2016 –representing significant year-over-year gains. Indeed, HUD was named the most improved mid-sized agency in the 2015 Best Places to Work in the Federal Government rankings by the Partnership for Public Service. And in the just released 2016 Best Places to Work in the Federal Government ranking, HUD had the third highest increase among all midsize agencies. Our team has worked diligently to increase employee engagement at the Department and the incoming Administration would do well to continue this concerted effort at engaging our employees to create a more productive workforce.

A STRONGER HUD

During the Obama Administration, HUD:

- ✓ Was named the most-improved mid-sized agency in 2015
- ✓ Measured outcomes and streamlined processes
- ✓ Empowered employees and increased morale
- ✓ Improved customer service



HUD.GOV

Measure Success

We have made a substantial commitment to evidence-based policy making since 2009 by investing in large-scale studies to make future funding decisions based on what works. I expect these studies to inform policymaking for years to come. They include: *The Family Self-Sufficiency Program Evaluation*; *Pre-Purchase Homeownership Counseling Demonstration and Impact Evaluation*; *The Family Options Study*; *Rent Reform Demonstration*; and *Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs*.

The evidence-based approach this Administration has undertaken helped us to manage our internal processes as we change our focus from outputs to outcomes. Over the past seven years, we have transformed the ways in which HUD uses data, employing HUDStat, an analytical system modeled on proven successes like CompStat in NYC and Baltimore's Citistat. We are leveraging data to improve performance management reporting and accountability, increase transparency, and create an outcome-focused culture. We also utilized this approach in the internal management of the Department through Quarterly Management Reviews, which help manage enterprise risk and drive efficiencies in core business operations like budgeting and hiring.

Streamline Processes

Not long after I arrived at HUD, our agency became the first federal agency to work with Toyota's renowned process improvement team. We focused on the hiring process initially, with a group of employees collaborating to decrease the time to approve hiring plans from 84 days to 10 days. The Toyota partnership was so successful we are continuing the relationship to streamline other critical functions. We mapped the end-to-end community development grant program process, allowing us to close out 63,000 out of 88,000 expired grants. We also cut the review time for the RAD pilot in 2016 by reducing from 280 days to 168 days the time it takes to go from a financing plan to closing.

New leadership should support the continuous process improvement approach and tools that our team has already implemented. It not only created a more efficient process, but it empowered employees. Keeping process improvement front and center – and providing employees with the tools to do it, as in

the Toyota partnership – is key to connecting individual job responsibilities to the overall mission and continuing the upward trajectory of employee engagement.

Modernize systems

Based on feedback from employees, the public and stakeholders, we modernized HUD systems to better provide mission critical functions. We overhauled HUD's core technology infrastructure, launching Office 365, Skype for Business and migrating all e-mail to the cloud. We became the first Cabinet-level agency to move its core financial system to a Federal Shared Service Provider. And to make it easier to do business with HUD, we are building a Loan Review System to streamline and automate all aspects of FHA's loan and lender-level quality control processes.

Moving forward, we should continue to institutionalize and streamline the new shared services approach for financial management, hiring and other support functions. We must build on the ongoing efforts to centralize decision-making, accountability and resources for the chief executives of our departments, and use an enterprise-wide approach instead of a siloed, fragmented system. This approach is particularly critical for making the technology investments that HUD desperately needs to both deliver critical services for the public and improve collaboration and productivity across the HUD team. The next Administration should continue to support the efforts currently underway to realize the potential of our agency.

Conclusion

The Obama Administration has championed the cause of ensuring that every American has the opportunity to live in a decent home in a neighborhood of promise. Our Opportunity Agenda has been central to that effort.

It has been the privilege of my career to serve with this department's outstanding public servants and to help move our nation closer to the day when every American has the strong foundation they need to thrive. To that end, we have continued the work of supporting our housing market's recovery. We have preserved public housing and invested in new affordable housing. We have joined forces with states, cities, towns, and tribal communities to help end homelessness. And we have fought to make our rental market more affordable. All of this work has been a vital part of the President's longstanding effort to help more Americans succeed today, and live healthier lives long into the future.

While our progress is important, our work is far from finished. Last year, during a visit to Ferguson, Missouri, I learned that a child growing up in the upscale Clayton area of St. Louis can expect to live 18 years longer than a child living just eight miles away in the JeffVanderLou neighborhood. We must not accept that. Where a child grows up should never determine where she ends up. I have been committed to that single mantra in my work at HUD, and I urge the next Administration to build upon what we have achieved and continue fulfilling the vision of making a decent, affordable home available to every citizen. That is the vision our nation has been fighting to realize since President Theodore Roosevelt proposed federal investment to create housing specifically for low-income Americans more than a century ago. Let's accomplish it for every family in this 21st century and beyond.

Our View: Let's put our best feet forward in 2017

January 6, 2017



Let's face it: 2016 was a rough year.

Between the seemingly harrowing number of deaths of well known celebrities and artists, local leaders and beloved residents, the bruising presidential campaign and contentious debates on local issues, we're sure Alexandrians are happy to see last year in the rear view mirror.

That said, some of the very same issues that rankled residents and officials alike are still very much front and center in the New Year. Following last year's protracted debate — and eventual resolution — of the Ramsey Homes redevelopment project, the Alexandria Redevelopment and Housing Authority plans to move forward with a number of plans to redevelop its affordable housing stock, starting with the Andrew Adkins property.

And following the uncertainty and infighting among artists and others regarding the future of the Torpedo Factory Arts Center, which came under city control last October, officials are planning an

extensive outreach campaign to identify the community's goals and priorities for the art enclave in order to determine how to structure its governing body.

While discussions around these two topics were fraught and contentious in 2016, there is ample opportunity to ensure this year's work is thoughtful and constructive.

On the ARHA front, the Adkins project is not expected to come before the planning commission and city council until late this year. And as a result of the acrimony surrounding Ramsey Homes last spring, the authority has developed a more open and collaborative relationship with city staff and elected officials.

In the case of the Torpedo Factory, while much of the discussions of the center's future were shrouded behind closed doors in 2016, the city department of recreation, parks and cultural activities will seek public feedback from residents, officials and artists beginning next month.

In both instances, the conditions and structures exist for more fruitful discussions and constructive work to find optimal solutions. But it will be up to the people involved in those conversations to put their best feet forward.

ARHA officials must build upon the improvements they made to outreach over the course of last year. And residents, advocates and city officials all must come to the table with an open mind as well.

Likewise, city officials must use the public outreach campaign they have planned to find a solution for the Torpedo Factory that is financially viable, feasible for the artists and attractive to residents and visitors. At the same time, residents and artists must be open to new ideas and constructive in their own input and critiques.

In short, let's put the negativity that seemingly pervaded 2016 behind us. Let's come to the table with open minds, new ideas and a positive outlook.

It's important to remember that improving Alexandria's affordable housing stock and preserving the Torpedo Factory as an art enclave are goals we all agree with. It is merely the question of how we achieve them where some may differ.

LIHTC MARKET IN A STATE OF UNCERTAINTY

There has been a big question of how tax credits will fare under President Elect Trump's administration. Without attacking the LIHTC program directly, the indirect effects of tax reform could be significant. Already some investors are pulling LOI's or are repricing deals. Over the last 45 days we have seen LIHTC transactions fall by the wayside or be repriced creating a gap that was not there 75 days ago. Although it is hard to know which way these tax reforms will go it is best to prepare for that uncertainty and look for sources that can bridge the gap. This uncertainty, along with a 10 yr T-Note that is 50bps higher than where it was on election day November 8, 2016 has created a challenging environment for deals that are relatively far down the underwriting timeline as well as those just getting started. FHA's 221d(4) program and USDA 538 for New Construction and Substantial Rehabilitation has the following benefits over conventional debt programs.

	FHA 221(d)(4)	USDA 538
Geographic Scope	Nationwide	Rural areas
Term	40 Yrs	40 Yrs
Amortization	40 Yrs	40 Yrs
LTV	No LTV constraint	90% LTV
DSCR	1.11x - 1.17x*	1.15x
Stabilization Test	Not Required	90/90
Recourse	Non-Recourse	Non-Recourse
Rates	4.25% to 4.60%*	4.85%
Time	6-8 months	4-6 months

* depending on affordability restrictions, includes MIP

Getting an FHA insured loan does take time but it also provides higher proceeds that may benefit deals that are becoming tight in today's equity environment. Moreover, HUD has improved their processing through an internal transformation process that is showing results. If your deal is in a USDA approved rural area then RD 538 program could be an excellent alternative as well. Let me if know if we can help bridge that gap so you can achieve your goals.