



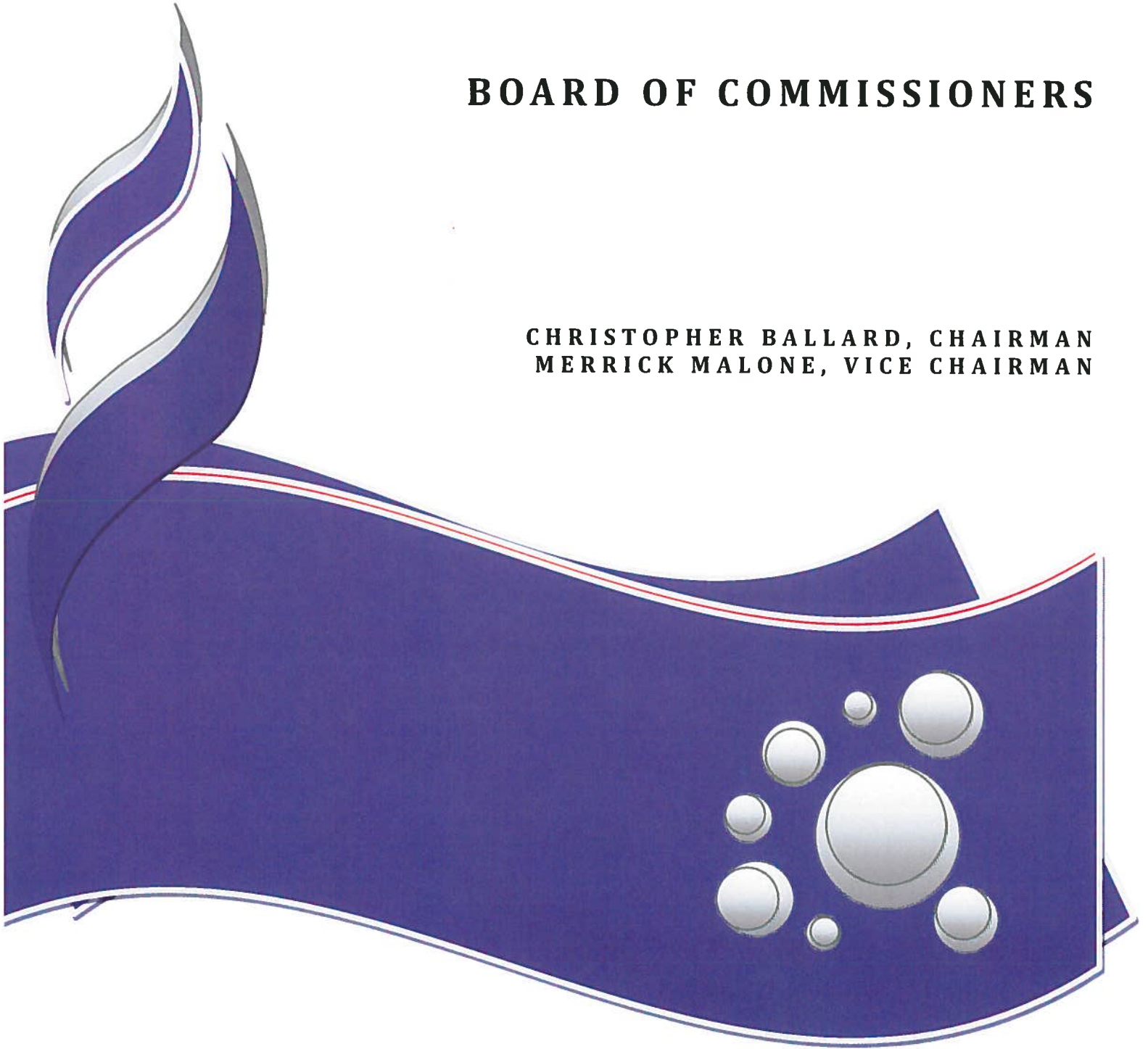
Monday, July 22, 2013

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Rov O. Priest, CEO

BOARD OF COMMISSIONERS

**CHRISTOPHER BALLARD, CHAIRMAN
MERRICK MALONE, VICE CHAIRMAN**



ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



Christopher Ballard
Chairman

Merrick Malone
Vice Chairman

Commissioners:

Melvin Miller
Commissioner

Carter D. Flemming
Commissioner

Chyrell Bucksell
Commissioner

Brett J. Libresco
Commissioner

Karl Sandberg
Commissioner

Daniel Bauman
Commissioner

Michelle Millben
Commissioner

Roy O. Priest
Secretary-Treasurer

July 17, 2013

Mr. Christopher Ballard
1904 Russell Road
Alexandria, VA 22301

Re: **Monday, July 22, 2013 Regularly Scheduled Board Meeting**

Dear Chairman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, July 22, 2013, at 7:00 p.m., Ladrey Building 300 Wythe Street, VA 22314. The docket has (9) items; of which there is one consent item and no action items to present.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7 electronically)
ARHA Commissioners (9 delivered/electronically)
Rashad Young, City Manager (1 Electronically)
Mildrilyn Davis, Office of Housing (1 electronically)
Alexandria Libraries (4 delivered)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1 delivered)

**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

**REGULARLY SCHEDULED MONTHLY MEETING
MONDAY, JULY 22, 2013
7:00 PM**

**LADREY BUILDING (COMMUNITY ROOM)
ALEXANDRIA, VA 22314**

1. **Public Discussion Period for Resident Groups – 10 minutes**
 - **Ladrey Advisory Board (LAB) – Otis Weeks, President**
 - **ARHA Resident Association (ARA) – Shanelle Gayden, President**
2. **Public Discussion Period on Agenda and Non-Agenda Items – 5 minutes**
 - **Alexandria Police Department – Neighborhood Briefing**
3. **Adopt Minutes for Monday, June 24, 2013 Board of Commissioners Meeting**
4. **Vote Receipt of the Secretary-Treasurer’s Report**
5. **Board Standing Committee Reports:**
 - **PERSONNEL (*Michelle Millben, Melvin Miller and Karl Sandberg*)**
 - **REAL ESTATE DEVELOPMENT (*Christopher Ballard, Daniel Bauman & Merrick Malone*)**
 - **LEGAL/POLICY (*Chyrell Bucksell, Carter Flemming & Brett Libresco*)**
6. **CONSENT DOCKET**
 - 6.1 **VOTE TO APPROVE RESOLUTION NO. 570 HOUSING CHOICE VOUCHER PROGRAM 2013 UTILITY ALLOWANCE SCHEDULE**
7. **ACTION DOCKET**
 - Immediate:**
No Item Submitted
 - Discussion:**
No Item Submitted
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 MEETING
LADREY BUILDING COMMUNITY ROOM
300 WYTHE STREET
ALEXANDRIA, VA 22314**

**Monday, June 24, 2013
7:00 p.m.**

CHAIRMAN: Christopher Ballard, Presiding

THOSE PRESENT: Merrick Malone, Vice Chairman
Carter Flemming
Karl Sandberg
Chyrell Bucksell
Daniel Bauman

ABSENT: Michelle Millben
Brett Libresco

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:10 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and citizens.

Chairman Ballard opened the floor to receive the Public Discussion Reports.

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

- a) **Ladrey High-Rise Residents Advisory Board (RAB)** – Mr. Otis Weeks, President of RAB stated there was no business to report at this time.

Chairman Ballard asked Mr. Weeks how often are fire drills performed in the Ladrey Building; and when was the last time a fire drilled was executed? Mr. Weeks stated that management was apprised of this matter months ago. Mr. Weeks also mentioned no fire drilled has been implemented in a couple of years.

Mr. Chaba Josa informed the Board that there is an active fire evacuation strategy in place.

The Board inquired has this information been given to the residents? Mr. Josa stated it has been distributed to all of the residents.

Commissioner Flemming asked if a trial run has been performed in assisting the elderly and disable individuals in down the stairs and out of the building. Mr. Josa stated that we have not performed this initiative of the rescue.

The Board apprised Mr. Priest to implement a full fire drill in the fall.

Alexandria Resident Association (ARA) - Shanelle Gayden, President of the ARA, not present.

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

Lt. Dennis Andreas of Alexandria Police Department – Lt. Andreas not present.

ITEM 3. VOTE TO ADOPT MINUTES FOR TUESDAY, JUNE 24, 2013 BOARD OF COMMISSIONERS MEETING:

Chairman Ballard presented the minutes for Monday, June 24, 2013. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Sandberg. The motion was approved unanimously with (7) Yeas to (0) Nays to accept the minutes of Monday, June 24, 2013.

ITEM 4 . VOTE RECEIPT OF THE SECRETARY-TREASURER’S REPORT:

Chairman Ballard opened the floor to receive the Secretary-Treasurer’s report.

Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Ballard requested a motion to accept the Secretary-Treasurer’s report. Commissioner Flemming moved to accept the report; the motion was seconded by Vice Chair Malone. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report.

ITEM 5. BOARD STANDING COMMITTEE REPORT:

- **PERSONNEL** – No Report
- **REAL ESTATE/DEVELOPMENT**– No Report
- **LEGAL/POLICY** – No Report

ITEM 6. CONSENT DOCKET: No documents submitted

ITEM 7. ACTION DOCKET: No documents submitted

- **DISCUSSION**
No items submitted.

ITEM 8. OTHER BUSINESS: No items submitted

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

A motion was made by Commissioner Miller and seconded by Vice Chair Malone, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:12 pm

At 8:45 pm the Board reconvened in public session.

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

At 8:46 pm, Chairman Ballard adjourned the meeting.

FINANCE

FINANCE



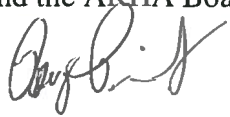
Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
Chyrell Bucksell
Brett Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: July 17, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: ARHA FINANCIAL REPORT: JANUARY 1, 2013 – MAY 31, 2013

I. CENTRAL OFFICE

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

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

For the period ending May 31, 2013, the COCC generated a deficit of \$103,082. The deficit in the COCC will be offset by developer fee and other operating reserves at the end of the fiscal year. The total amount of developer fee budgeted for this purpose in FY2013 is \$450,000.

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 May 31, 2013, Public Housing- AMP 1 generated a restricted reserve of \$44,227; this reserve is restricted for Public Housing operations and reimbursement of other federal programs.

IV. PUBLIC HOUSING- AMP 3

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

For the period ending May 31, 2013, Public Housing- AMP 3 generated a net loss of \$27,500; the deficit will be funded by Public Housing operating reserves.

V. PUBLIC HOUSING- AMP 4

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

For the period ending May 31, 2013, Public Housing- AMP 4 generated a net loss of \$22,880; the deficit will be funded by Public Housing operating reserves.

VI. PUBLIC HOUSING- AMP 5

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

For the period ending May 31, 2013, Public Housing- AMP 5 generated a net loss of \$16,076; the deficit will be funded by Public Housing operating reserves.

VII. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project numbers 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 May 31, 2013, Public Housing- AMP 6 generated a net loss of \$4,888; the deficit will be funded by Public Housing operating reserves.

VIII. PUBLIC HOUSING- AMP 7

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

For the period ending May 31, 2013, Public Housing- AMP 7 generated a net loss of \$41,298; the deficit will be funded by Public Housing operating reserves.

IX. PUBLIC HOUSING- AMP 8

Public Housing- AMP 8 is associated with one sites 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 May 31, 2013, Public Housing- AMP 8 generated a net loss of \$27,090; the deficit will be funded by Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 9

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

For the period ending May 31, 2013, Public Housing- AMP 9 generated a net loss of \$17,144. The deficit will be funded by Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 10

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

For the period ending May 31, 2013, Public Housing- AMP 10 generated a restricted reserve of \$65,256; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves.

XII. PUBLIC HOUSING- AMP 11

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

For the period ending May 31, 2013, Public Housing- AMP 11 generated a restricted reserve of \$101,991; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves.

XIII. Miller Homes

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

For the period ending May 31, 2013, Miller Homes generated an (unrestricted) surplus of \$71,787. This surplus is being used to fund an operating reserve account.

XIV. HOPKINS- TANCIL COURTS

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

For the period ending May 31, 2013, Hopkins Tancil generated an (unrestricted) surplus of \$118,958. This surplus is used to support the deficit in the COCC.

XV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending May 31, 2013, Quaker Hill generated a restricted reserve of \$243,358; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

XVI. JEFFERSON VILLAGE

This property consists of 69 affordable housing rental units.

For the period ending May 31, 2013, Jefferson Village generated a restricted reserve of \$62,933; this reserve is restricted for replacement and operating reserves and debt service at Jefferson Village.

XVII. Pendleton Park

This property consists of 24 LIHTC rental units.

For the period ending May 31, 2013, Pendleton Park generated a restricted reserve of \$41,432; this reserve is restricted for replacement and operating reserves and debt service obligation.

XVIII. HOUSING CHOICE VOUCHER PROGRAM

For the period ending May 31, 2013, the Housing Choice Voucher Program (HCVP) operated with a restricted reserve of \$256,613; this surplus is restricted for program HAP expenses.

XIX. MOD REHAB PROJECT BASED VOUCHERS

For the period ending May 31, 2013, the Housing Mod-Rehab operated with a restricted reserve of \$16,255; this surplus is restricted for future program HAP expenses.

XX. TAX EXEMPT BOND INCOME

For the period ending May 31, 2013, The Bond Fund generated (unrestricted) surplus of \$36,017.

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

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2013

Project Name	# of Units	January	February	March	April	May	June	July	Total	Avg. Rental Income/unit
Public Housing Units										
*Ladrey High-rise	170	\$ 44,193	\$ 44,449	\$ 44,760	\$ 44,747	\$ 48,258	\$ 44,747	\$ 44,488	\$ 315,642	\$ 262
*Samuel Madden	66	7,180	7,622	7,012	7,296	8,223	7,525	4,977	49,835	\$ 75
*Ramsey Homes	15	4,303	3,998	4,229	4,229	3,481	3,423	3,714	27,377	\$ 248
*Andrew Adkins	90	16,363	17,086	16,872	16,842	17,246	17,226	14,806	116,441	\$ 165
*4-10 Scattered Sites	50	15,673	15,788	15,842	16,132	14,605	14,645	16,520	109,205	\$ 330
*4-11 Scattered Sites	30	6,253	6,456	7,765	8,170	5,926	5,412	5,759	45,741	\$ 192
*4-12 Scattered Sites	41	9,081	9,388	8,916	8,932	9,037	9,243	9,419	64,016	\$ 230
*Park Place	38	10,130	9,874	10,208	9,844	10,630	10,327	10,349	71,362	\$ 272
*Saxony Square	5	2,871	2,871	2,871	2,871	2,766	2,766	2,766	19,782	\$ 553
*Chatham Square	52	17,937	16,308	16,496	17,114	18,590	18,844	17,887	123,176	\$ 344
*Braddock	6	2,251	2,299	2,299	2,774	2,774	2,774	2,547	17,718	\$ 425
*Whiting	24	4,591	5,091	4,213	4,662	4,711	4,719	5,000	32,987	\$ 208
*Reynolds	18	5,887	5,168	5,109	5,659	6,260	5,640	5,106	38,829	\$ 284
*Old Dominion	36	4,534	4,141	4,237	4,534	4,306	4,674	4,838	31,264	\$ 134
*West Glebe	48	6,062	6,219	6,977	7,016	6,819	6,688	7,079	46,860	\$ 147
*James Bland I	18	3,157	3,157	3,204	3,325	2,856	3,228	3,609	22,536	\$ 201
*James Bland II	18	2,288	1,650	1,688	1,636	2,332	2,134	2,560	14,288	\$ 142
*James Bland IV	44	-	-	1,233	1,558	4,226	3,834	21,810	32,661	
**Total Public Housing		\$ 162,754	\$ 161,565	163,931	167,341	173,046	167,849	183,234	\$ 1,179,720	
Non-Public Housing Units										
*Cameron Valley LP	60	\$ 100,608	\$ 102,671	\$ 102,671	\$ 101,722	\$ 97,501	\$ 97,965	\$ 103,250	\$ 706,388	\$ 1,721
Pendleton Park I	20	28,144	28,144	28,144	28,144	28,144	28,144	30,087	198,951	\$ 1,504
Pendleton Park II	4	966	966	966	966	-	365	365	4,594	\$ 91
Mod Rehab I (Hopkins Tancil)	50	112,926	116,136	116,136	116,136	116,136	116,109	111,900	805,479	\$ 2,238
Miller Homes	16	24,307	24,489	25,233	23,516	23,371	23,605	23,638	168,159	\$ 1,477
*Jefferson Village Mkt	69	89,754	88,453	80,738	80,738	80,073	78,897	85,471	584,124	\$ 1,239
Total Non-Public Housing		\$ 356,705	\$ 360,859	353,888	351,222	345,225	345,085	354,711	\$ 2,467,695	
Totals	1031	\$ 519,459	\$ 522,424	\$ 517,819	\$ 518,563	\$ 518,271	\$ 512,934	\$ 537,945	\$ 3,647,415	

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not represent 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 MAY 31, 2013

	Total		Over / (Under)		C.O. & Public Housing Actual		*Central Office (C.O.)				Public Housing AMP 1		
	Total Actual	Total Budget	Over / (Under)	Budget	Actual	Housing Actual	Actual	Budget	Over / (Under)	Budget	Actual	Budget	Over / (Under)
Operating Revenue													
Dwelling Rent	2,748,990	2,528,833	220,156		1,072,684		-	-	-	239,725	215,000	24,725	
Governmental Grants	9,466,898	9,191,473	275,425		-		-	-	-	-	-	-	
Local Grants	53,948	34,167	19,781		26,448		-	-	-	26,448	34,167	(7,719)	
Management/Fee for Service	1,203,702	1,156,503	47,199		649,695		649,695	767,417	(117,722)	-	-	-	
Bookkeeping Fee	34,373	37,613	(3,240)		34,373		34,373	37,613	(3,240)	-	-	-	
Asset Management Fee	45,830	50,083	(4,253)		45,830		45,830	50,083	(4,253)	-	-	-	
HCVP Asset Management Fee	250,255	199,500	50,755		196,214		196,214	146,583	49,630	-	-	-	
Developer Fee/OTC Sale Proceeds	-	187,500	(187,500)		-		-	187,500	(187,500)	-	-	-	
Operating Subsidy	1,475,421	1,233,059	242,362		1,475,421		-	-	-	265,388	236,958	28,430	
Investment Income	1,487	1,125	362		505		162	83	79	-	-	-	
Reserve Transfers	156,876	717,007	(560,131)		156,876		-	53,375	(53,375)	-	54,708	(54,708)	
Other Income	278,209	164,417	113,792		69,253		1,759	12,542	(10,783)	35,530	31,250	4,280	
Total Operating Revenue	15,715,987	15,501,280	214,708		3,727,298		928,032	1,255,196	(327,164)	567,091	572,083	(4,993)	
Operating Expenses													
Administration	2,495,665	2,611,438	(115,772)		1,558,818		647,005	749,396	(102,391)	204,314	148,771	55,543	
Tenant Services	75,095	212,479	(137,384)		40,300		320	14,167	(13,846)	38,744	59,583	(20,839)	
Utilities	727,626	608,833	118,793		566,167		11,477	15,125	(3,648)	113,216	162,500	(49,284)	
Ordinary maintenance & operations	1,141,293	1,260,146	(118,853)		920,619		192,552	270,542	(77,990)	118,131	138,333	(20,203)	
Protective Services	9,379	9,167	213		8,914		137	1,167	(1,030)	558	1,250	(693)	
General expense	998,449	1,074,765	(76,316)		482,656		179,624	204,800	(25,176)	47,902	61,646	(13,744)	
Housing Assistance Payments	9,203,942	9,213,333	(9,391)		-		-	-	-	-	-	-	
Debt Service	108,790	118,250	(9,460)		-		-	-	-	-	-	-	
Reserves	-	392,869	(392,869)		-		-	-	-	-	-	-	
Transfers	-	-	-		-		-	-	-	-	-	-	
Total Operating Expense	14,760,241	15,501,280	(741,039)		3,577,473		1,031,114	1,255,196	(224,082)	522,864	572,083	(49,220)	
NET INCOME (LOSS)	955,746	-	955,746		149,825		(103,082)	-	(103,082)	44,227	-	44,227	
Less: Restricted Income	(903,852)	-	(903,852)		(252,906)		-	-	-	(44,227)	-	(44,227)	
ADJUSTED NET INCOME(LOSS)**	51,894	-	51,894		(103,081)		(103,082)	-	(103,082)	(0)	-	(0)	

** Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2013

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5		Public Housing AMP 6	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	171,523	137,000	228,753	190,000	17,395	12,500	104,131	85,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	463,482	420,886	247,545	223,242	5,366	4,583	53,663	47,917
Investment Income	-	-	-	-	-	-	-	-
Reserve Transfers	27,500	48,392	22,880	120,050	16,076	17,750	4,888	11,208
Other Income	3,916	8,542	5,455	6,667	69	417	2,592	2,708
Total Operating Revenue	666,421	614,819	504,634	539,958	38,906	35,250	165,274	146,833
Operating Expenses								
Administration	138,151	155,354	193,561	230,417	30,661	21,833	83,941	92,875
Tenant Services	119	38,125	234	5,417	7	917	77	625
Utilities	300,222	184,583	66,149	64,958	6,173	5,708	2,026	1,875
Ordinary maintenance & operations	176,617	176,583	183,552	161,458	1,096	4,125	62,468	31,875
Protective Services	-	-	-	-	-	-	-	-
General expense	51,311	58,944	61,137	74,875	969	2,667	16,762	19,583
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	1,229	-	2,833	-	-	-	-
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	666,420	614,819	504,634	539,958	38,906	35,250	165,274	146,833
NET INCOME (LOSS)	0	-	0	-	(0)	-	0	-
Less: Restricted Income	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	(0)	-	0	-

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2013

	Public Housing AMP 7		Public Housing AMP 8		Public Housing AMP 9		Public Housing AMP 10	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	73,347	63,500	24,845	22,500	37,993	27,500	18,951	15,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	48,297	44,208	43,322	22,667	49,128	60,667	150,197	85,958
Investment Income	-	-	126	583	159	-	-	-
Reserve Transfers	41,298	36,375	27,090	46,917	17,144	14,333	-	-
Other Income	6,680	3,125	365	1,458	1,725	2,500	125	2,083
Total Operating Revenue	169,621	147,208	95,748	94,125	106,148	105,000	169,273	103,042
Operating Expenses								
Administration	63,940	67,667	53,268	48,375	53,737	52,333	34,717	27,583
Tenant Services	71	1,813	53	792	594	1,667	27	1,250
Utilities	3,021	2,313	7,763	8,333	3,449	6,458	34,700	1,729
Ordinary maintenance & operations	74,111	47,854	25,757	23,125	32,170	26,208	19,420	7,500
Protective Services	5,333	1,625	370	250	952	625	1,113	1,250
General expense	23,146	25,938	8,537	13,250	15,246	17,708	14,041	4,021
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	59,708
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	169,622	147,208	95,748	94,125	106,148	105,000	104,017	103,042
NET INCOME (LOSS)	(0)	-	(0)	-	0	-	65,256	-
Less: Restricted Income	-	-	-	-	-	-	(65,256)	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	0	-	0	0

** Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2013

	Public Housing AMP 11			Miller Homes			Hopkins-Tancil			Quaker Hill LP		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)			(Under)
Operating Revenue												
Dwelling Rent	12,228	15,000	(2,772)	124,877	110,000	14,877	598,845	560,833	38,012	532,940	445,000	87,940
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	4,500	-	4,500	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	149,033	85,973	63,060	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	6	83	(77)	216	167	50
Reserve Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	5,168	625	4,543	371	3,750	(3,379)	2,156	6,250	(4,094)	2,946	4,167	(1,221)
Total Operating Revenue	166,428	101,598	64,831	125,248	113,750	11,498	605,507	567,167	38,340	536,102	449,333	86,769
Operating Expenses												
Administration	31,987	30,417	1,570	37,708	45,417	(7,708)	100,817	105,500	(4,683)	140,411	148,042	(7,631)
Tenant Services	27	1,250	(1,223)	18	2,292	(2,273)	31,087	62,708	(31,622)	69	2,708	(2,640)
Utilities	4,198	1,667	2,531	1,595	1,458	137	117,695	92,500	25,195	1,661	3,333	(1,673)
Ordinary maintenance & operations	12,983	12,583	400	6,330	19,583	(13,253)	88,667	143,958	(55,292)	34,569	46,250	(11,681)
Protective Services	451	1,250	(799)	-	208	(208)	151	417	(266)	-	-	-
General expense	14,792	5,792	9,000	7,809	17,000	(9,191)	109,323	96,583	12,739	78,315	83,750	(5,435)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	38,810	38,833	(23)	37,720	37,750	(30)
Reserves	-	48,640	(48,640)	-	27,792	(27,792)	-	26,667	(26,667)	-	127,500	(127,500)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	64,437	101,598	(37,161)	53,461	113,750	(60,289)	486,549	567,167	(80,617)	292,744	449,333	(156,589)
NET INCOME (LOSS)	101,991	-	101,991	71,787	-	71,787	118,958	-	118,958	243,358	-	243,358
Less: Restricted Income	(101,991)	-	(101,991)	(71,787)	-	(71,787)	-	-	-	(243,358)	-	(243,358)
ADJUSTED NET INCOME (LOSS)**	0	-	0	0	-	0	118,958	-	118,958	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2013

	Jefferson Village		Over / (Under)		Pendleton Park		Over / (Under)		Housing Choice Voucher Program		Over / (Under)	
	Actual	Budget	Budget	(Under)	Actual	Budget	Budget	(Under)	Actual	Budget	Budget	(Under)
Operating Revenue												
Dwelling Rent	419,643	505,000	(85,357)		143,792	125,000	18,792		-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	8,986,266	8,728,140	258,126	
Local Grants	-	-	-	-	-	-	-	-	23,000	-	23,000	
Management/Fee for Service	-	-	-	-	-	-	-	-	554,007	389,087	164,920	
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	58	-	58		37	208	(171)	
Reserve Transfers	-	-	-	-	-	-	-	-	-	313,898	(313,898)	
Other Income	6,504	2,083	4,420		5,871	12,500	(6,629)		139,350	15,833	123,517	
Total Operating Revenue	426,147	507,083	(80,936)		149,721	137,500	12,221		9,702,661	9,447,167	255,494	
Operating Expenses												
Administration	42,773	50,583	(7,810)		23,537	38,958	(15,421)		565,385	525,417	39,968	
Tenant Services	79	4,167	(4,088)		27	833	(806)		-	-	-	
Utilities	39,525	37,083	2,441		13,773	16,667	(2,894)		984	2,542	(1,558)	
Ordinary maintenance & operations	86,091	112,917	(26,826)		21,761	12,917	8,845		5,017	23,917	(18,899)	
Protective Services	-	250	(250)		-	167	(167)		315	708	(394)	
General expense	162,487	176,667	(14,180)		49,190	61,708	(12,518)		150,918	144,583	6,335	
Housing Assistance Payments	-	-	-		-	-	-		8,723,428	8,750,000	(26,572)	
Debt Service	32,260	41,667	(9,407)		-	-	-		-	-	-	
Reserves	-	83,750	(83,750)		-	6,250	(6,250)		-	-	-	
Transfers	-	-	-		-	-	-		-	-	-	
Total Operating Expense	363,215	507,083	(143,869)		108,289	137,500	(29,211)		9,446,047	9,447,167	(1,119)	
NET INCOME (LOSS)	62,933	-	62,933		41,432	-	41,432		256,613	-	256,613	
Less: Restricted Income	(62,933)	-	(62,933)		(41,432)	-	(41,432)		(256,613)	-	(256,613)	
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)		(0)	-	(0)		0	-	0	

** Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2013

	Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget
		Over / (Under)		Over / (Under)
		Budget	Budget	Budget
Operating Revenue				
Dwelling Rent	-	-	-	-
Governmental Grants	480,632	463,333	17,298	-
Local Grants	-	-	-	-
Management/Fee for Service	-	-	-	-
Bookkeeping Fee	-	-	-	-
Asset Management Fee	-	-	-	-
HCVP Asset Management Fee	54,041	52,917	1,124	-
Developer Fee/OTC Sale Proceeds	-	-	-	-
Operating Subsidy	-	-	-	-
Investment Income	683	-	683	39
Reserve Transfers	-	-	-	-
Other Income	-	-	57,629	47,917
Total Operating Revenue	535,356	516,250	19,106	9,751
Operating Expenses				
Administration	32,645	39,167	(6,522)	17,108
Tenant Services	-	-	-	33,333
Utilities	-	-	-	3,542
Ordinary maintenance & operations	-	-	-	14,167
Protective Services	-	-	-	417
General expense	5,942	5,250	692	-
Housing Assistance Payments	480,514	463,333	17,181	1,000
Debt Service	-	-	-	-
Reserves	-	8,500	(8,500)	-
Transfers	-	-	-	-
Total Operating Expense	519,101	516,250	2,851	21,650
				47,917
				(26,266)
NET INCOME (LOSS)	16,255	-	16,255	36,017
Less: Restricted Income	(16,255)	-	(16,255)	-
ADJUSTED NET INCOME (LOSS)**	-	-	(0)	36,017

**Loss reduces unrestricted reserves

ASSET MANAGEMENT

ASSET
MANAGEMENT



Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller


Carter D. Flemming
Brett J. Libresco
Chyrell Bucksell

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: July 17, 2013

TO: Chairman Christopher Ballard, and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT**

I. Performance Indicators for Board Monitoring

The Asset Management department is responsible for the management and operations of ARHA's public housing developments, including but not limited to all leasing activities, rent collections, maintenance and grounds, and the enforcement and compliance of ARHA policies, as well as HUD, State and local government regulatory requirements.

ARHA's Admission and Continuing Occupancy Plan, also referred to as the ACOP, is the official document to set forth all policies in accordance with HUD's regulations and other policies approved by the ARHA Board of Commissioners.

In addition to the ACOP policies, HUD requires all Public Housing Authorities to abide by certain rules and regulations designed to measure the PHA's performance against national benchmarks as well as other industry standards used to measure the operational and financial status of the organization.

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

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

The Tables and Charts provide a summary and overview of Asset Management activities and where applicable, include comparisons of performance indicators versus HUD standards, industry benchmarks or ARHA's own goals. Further performance indicators not covered in this section may be included in the Secretary-Treasurer's report.

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

Comments contain information pertinent to each indicator to help in the analysis of the scores shown below. Some of the scores are percentile values, while other scores are numerical values based on specific units. Chart "A" provides a graphic presentation of Table A.

Table A

Performance Indicators for Board Monitoring Report Period Ending June 30, 2013

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent					
INDICATOR		SCORE	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	94%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	2%.	1%	2% = A - >2%≤4% = B - >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B, >4%≤6% = C, >6%≤8% = D, >8%≤= E, >10%=F
	Tenant Account Receivables (TARs) - Vacated/Evictions	1%	2%	>6%≤8% = D - >8%≤= E - >10%=F	
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time)	25	19	20	Vacant units down time + make ready time + lease up during the reporting period (30 days) ≤ 20 days =A,
5	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100% = A	19 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	6	15	21 days	379 total work orders issued; 220 total completed; 159 work orders remain open (including VU's, exterminator, inspections (HQS), system transfer, etc.)
7	PHAS Score	80	91	90 – 100 = High Performer - 70 – 89 = Standard	Standard performer rating as of the 2012 Period (UNDER REVIEW)
				60 – 69 = Near Troubled, <60 = Troubled	
SPECIAL PROJECTS					
Disposition Action Saxony Square & Park Place		See attached			
Replacement Units		See attached			
ARHA Strategic Plan		See attached			

Chart A

Performance Indicators for Board Monitoring Reporting Period Ending June 30th, 2013

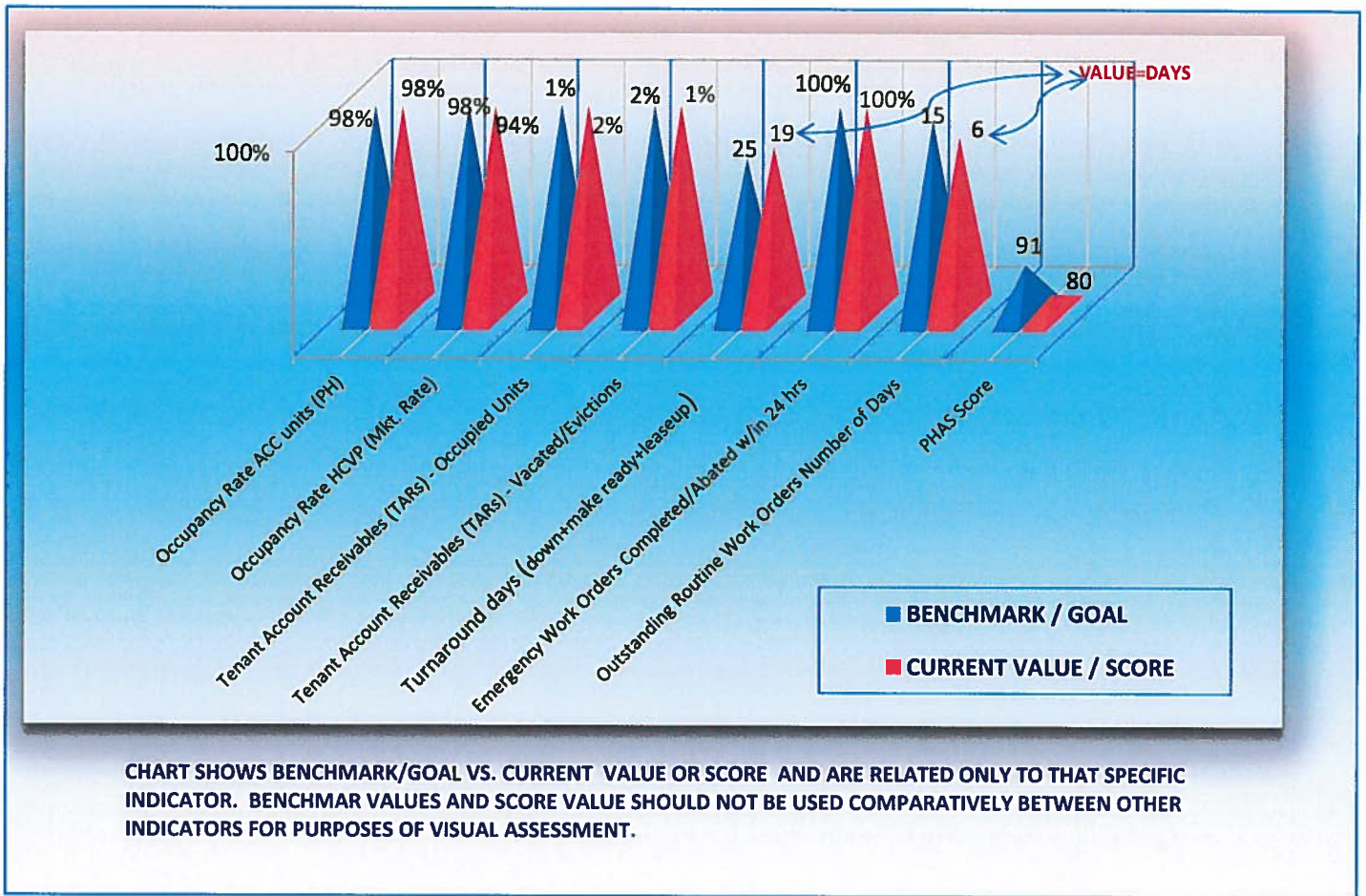


Table B

Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the Period Ending June 30th, 2013

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (*)	69	11	16%
Quaker Hill	60	1	1%
Hopkins-Tancil Courts (**)	108	6	5%
Miller Homes	16	0	0%
Pendleton Park	24	1	4%
TOTALS:	253	19	5% (AVG) (***)

(*) Total units + 69. One (1) unit occupied by a RPO – net lease units = 68

(**) Total 111 Units: one (1) unit occupied by a RPO, two (2) units converted into the Ruby Tucker Center. Net unit count 108.

(***) Percentile values have been rounded up or down for chart purposes.

Chart B below provides a graphic representation of the above Table B showing the vacancy activity report for Market Rent and Section 8 units for the current reporting period.

Chart B
Vacancy Activity Report Market Rate & Section 8 Units

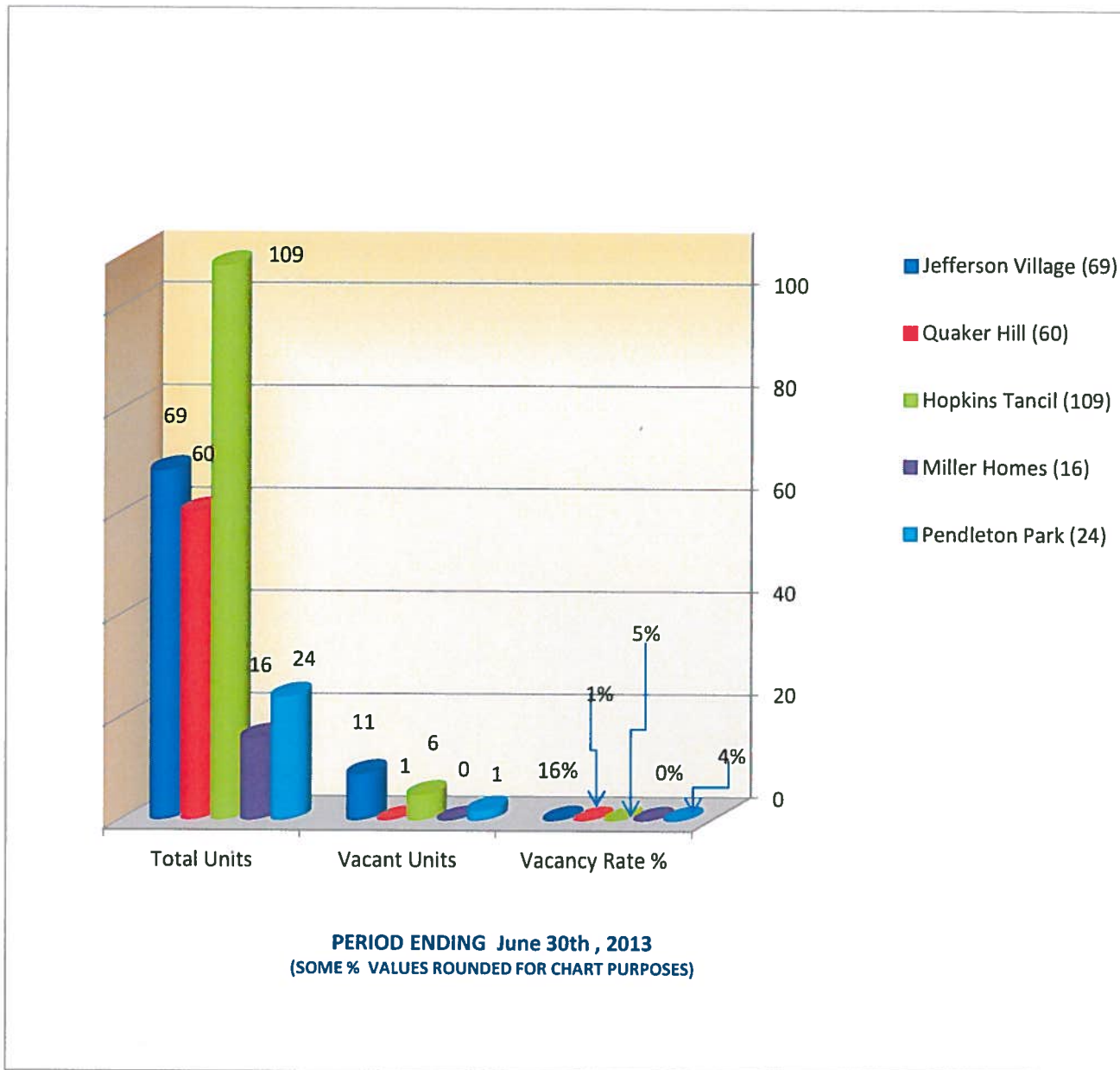


Table C

**Vacancy Activity Tracking Report for ACC Units
for the Period Ending June 30th, 2013**

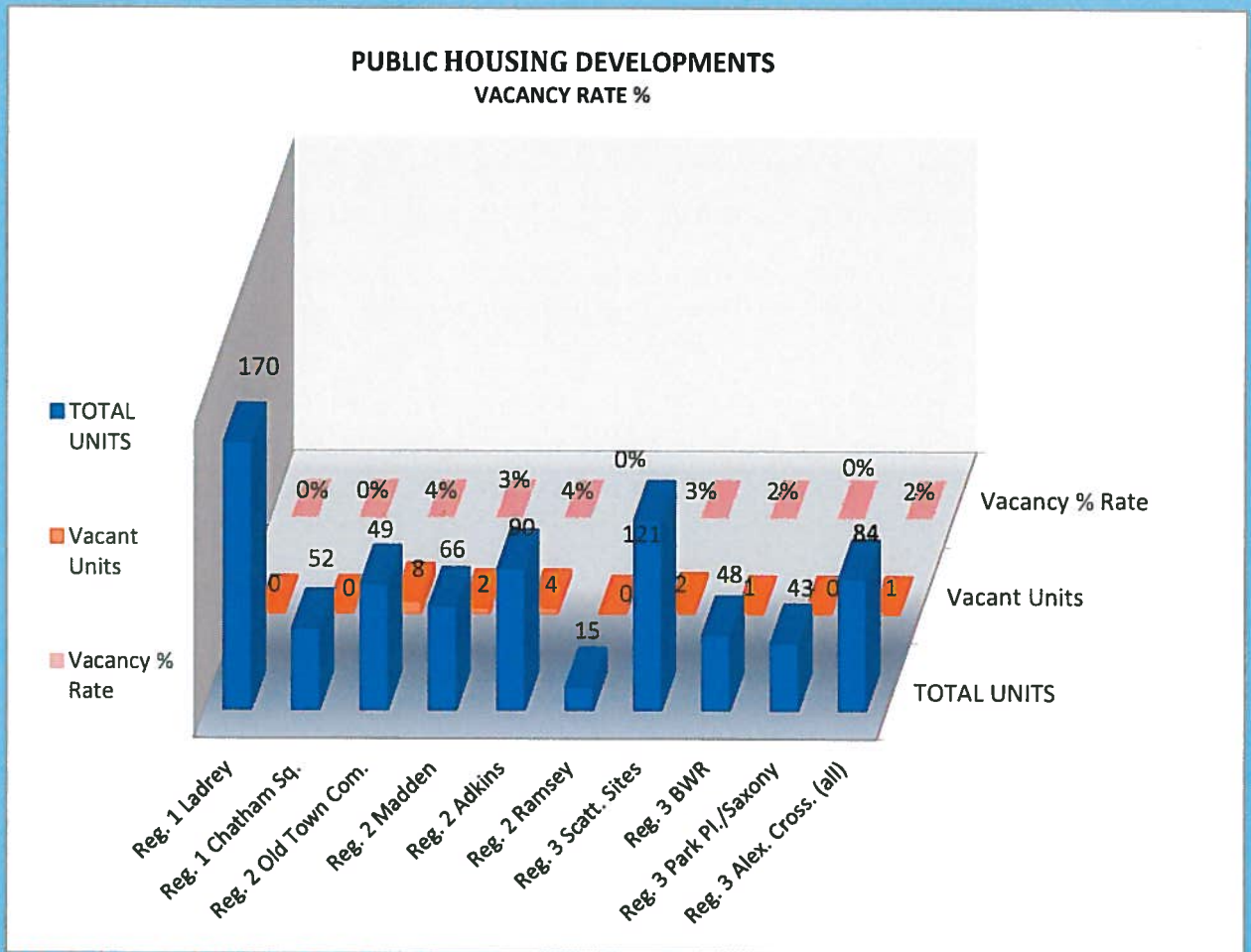
	TOTAL UNITS	VACANT/DEMO OFF- LINE UNITS	TOTAL UNITS OCCUPIED	OCCUPANCY RATE %	AVERAGE VACANCY RATE %
Ladrey Building (170 – one RPO unit)	170	0	170	100%	0%
Andrew Adkins Homes (*)	90	4	86	96%	4%
Samuel Madden Homes (2)	66	4	62	94%	6%
Ramsey Homes	15	0	15	100%	0%
Scattered Sites I	50	1	49	98%	2%
Scattered Sites II	41	0	41	100%	0%
Scattered Sites III	30	1	29	97%	3%
Park Place Condos	38	0	38	100%	0%
Saxony Square Condos	5	0	5	100%	0%
Alexandria Crossing at Old Dominion	36	0	36	100%	0%
Chatham Square	52	0	52	100%	0%
W. Braddock Rd.	6	0	6	100%	0%
W. Whiting St.	24	0	24	100%	0%
S. Reynolds St.	18	1	17	95%	5%
Alexandria Crossing at West Glebe	48	0	48	100%	0%
Old Town Commons (all phases)	80	8	72	90%	10%
TOTALS: (VALUES ROUNDED UP/DOWN)	769	19	750	n/a	2%
(1) S. Madden Homes: off line unit used by Alexandria Residents Association (ARA)					-1
(2) Andrew Adkins Homes : 1-RPO unit & 1 off line unit for substantial rehab (modernizat5ion)					-1

(*) Current vacancy rate does not reflect unit occupied by the RPO.

The Chart C below shows the vacant unit activity per sites. Please note that some developments have been accumulated under one name due to the limitations of the graph (i.e.: Scattered Sites I, II and III, are all under “Reg. 3 Scattered Sites”, Braddock, Reynolds and Whiting are under “BWR”, etc.)

All vacancy rate values are percentiles. Vacant Units are numeric values based on actual number of units concentrated within the development description shown in the chart.

Chart C
Vacancy Activity for Public Housing Units as of June 30th , 2013



II. Year-to-Date Administrative & Legal Activities

The year-to-date number of executed evictions resulting in vacant units due to legal action and the total number of evictions related to drug activities are shown in Chart D below, by individual y/t/d accumulative totals.

The outcomes shown in Chart D are based on the number of administrative and/or legal actions taken by staff to enforce Lease Agreements, including late notices due to failure to pay rent or other charges. Court warrants which resulted in an actual eviction carried out by court order during the current reporting period and the previous periods (Y/T/D).

Chart D

Year to Date Administrative & Legal Activities Period Ending as of June 30th, 2013.

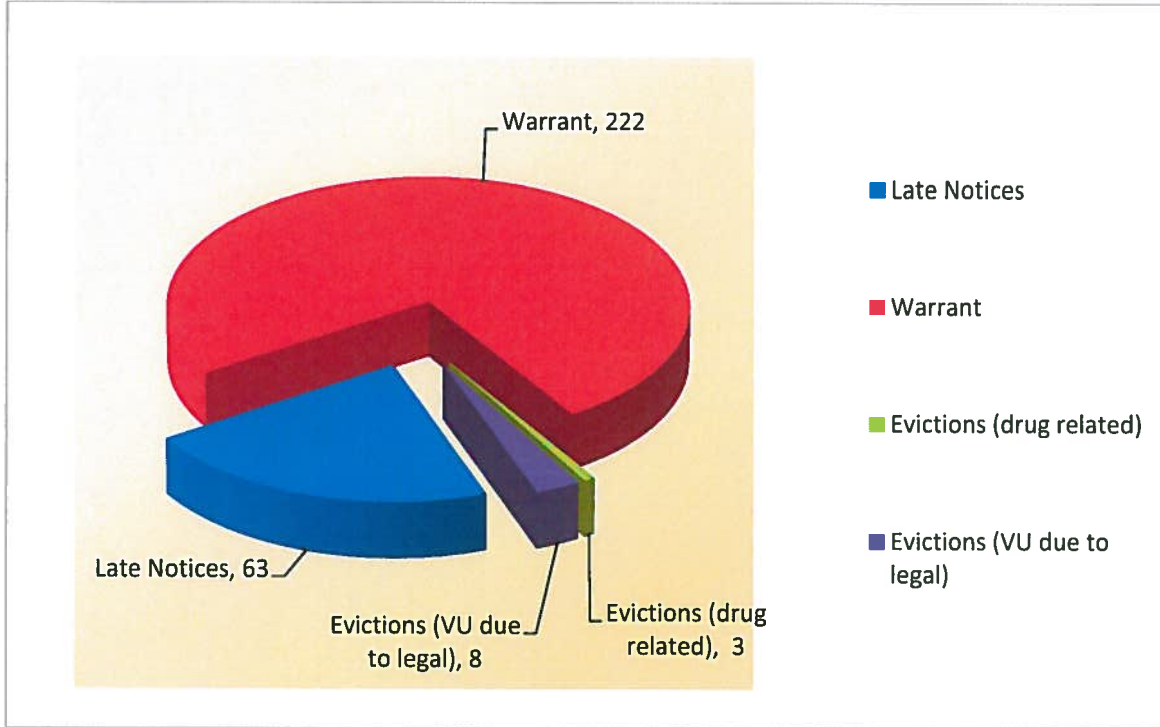


Chart Data reflects accumulative values of the described action from January 1st 2013 up to the closing date of the current reporting period.




Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
Brett J. Libresco
Chyrell Bucksell

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: July 9, 2013
TO: Christopher Ballard, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 80% of the annual contributions contract (ACC) with 105% of the budget authority expended. All voucher issuance and new applicant leasing activity has been suspended due to funding constraints. The waiting list is closed. See various Charts related to the HCVP activities during the current reporting period.

Chart A: Housing Choice Voucher Program Utilization Rate and Leasing Activities for current period.

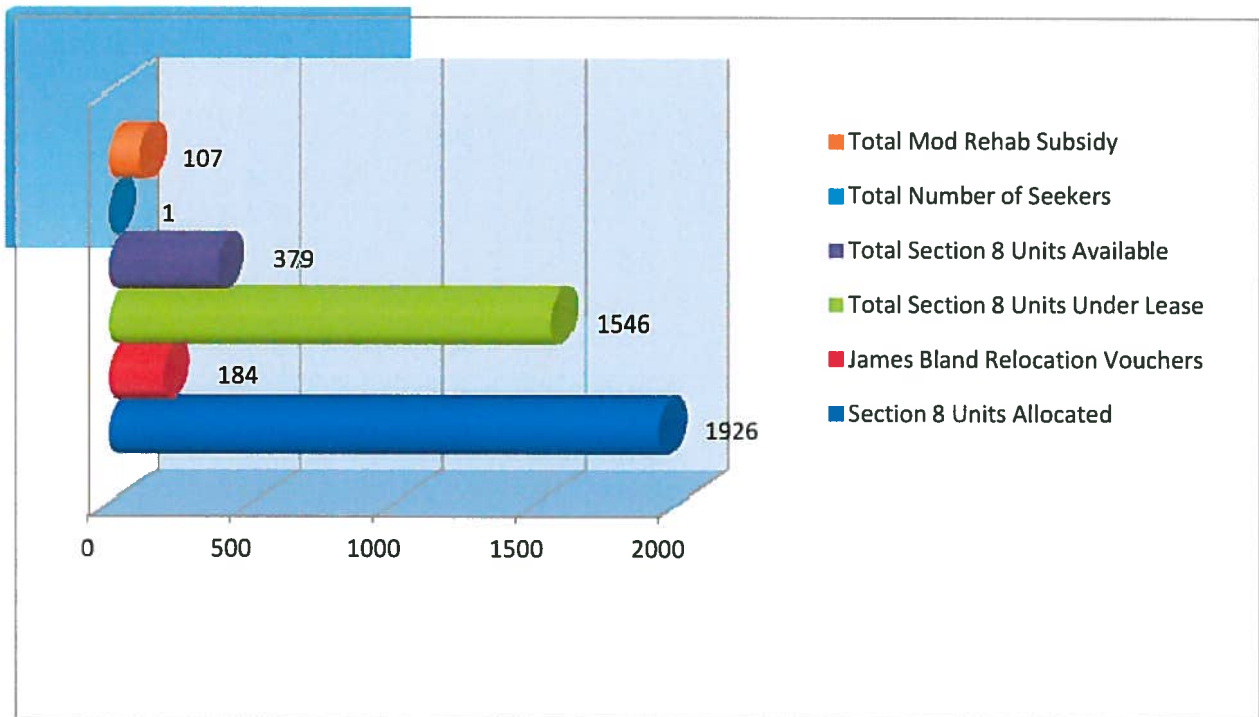


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.

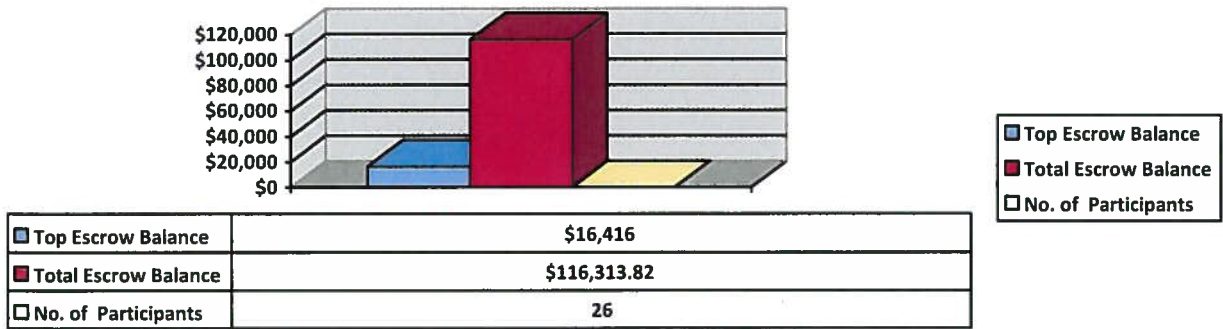
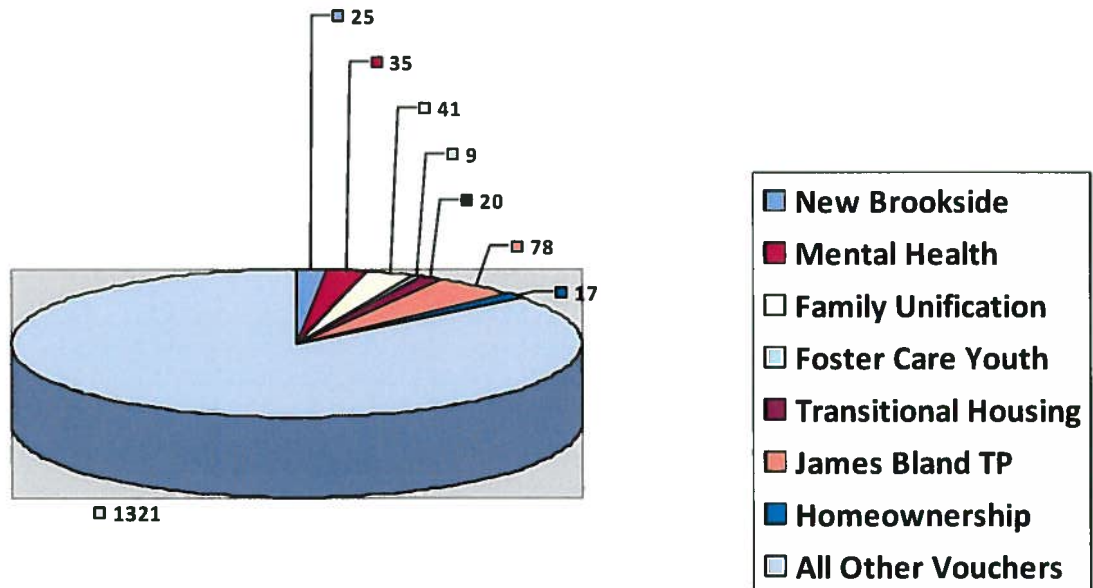


CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.





Commissioners:

Christopher Ballard, Chairman

Merrick Malone, Vice Chairman

Melvin Miller

Carter D. Flemming

Brett J. Libresco

Karl Sandberg

Chyrell Bucksell

Daniel Bauman

Michelle Millben

Roy Priest, Chief Executive Officer

DATE: July 18, 2013

TO: ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: SOCIAL SERVICES SUMMARY OF ACTIVITIES

SENIOR SERVICES – KRUNCH BUNCH/CHARLES HOUSTON SENIOR CENTER

Participant Information for the month of June:

- 61 participants and guests were served;
- 24 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 174; and
- The total lunch meals served were 163.

Summary of Services/Activities for the month of June:

- Health, Wellness, and Medical Services – 61 clients (duplicated count) participated in fitness training, yoga, bowling, water works @ Charles Houston Recreation Center pool, and the Caring & Sharing Discussion Group;
- Assessments – There were 2 for the month of June;
- Referrals/Deaths – There were 3 Referrals and no Deaths for the month of June;
- Activities – 61 clients (duplicated count) participated in a variety of activities and programs which included: assorted table games, craft projects, shopping excursions to Millers & Dutch Amish Farmers; Markets and Arundel Mills Mall, and other excursions to the Lee Center for a County/Western Dance, a luncheon cruise on Nina's Dandy with Alfred Street Baptist Church, and an indoor picnic.

SENIOR SERVICES – LADREY HIGHRISE

Summary of Services for the month of June:

- Health and Medical Services – 25 residents participated in visits with the Nurse from Lighthouse Home Health, the Live Well Program, the Blood Pressure Clinic, the Podiatrist Clinic, Medicare Counseling, Medicaid/SNAP Assistance, or completed Medicaid Applications;

SENIOR SERVICES – LADREY HIGHRISE CONTINUED

- Assessment /Family Planning – 97 residents were assisted with Family Planning, Home Visits, or Hoarding Management; Individual Floor Meetings were also held with Corey Castle to provide Social Service Information, Community Updates, and answer questions;
- Referrals – 21 referrals were provided for assistance with Companion Aide/Home Health Care Services, Rental Assistance, Medical Bill Assistance, and Medical Equipment/Prescription Assistance;
- Senior Services – 14 residents were provided with general assistance which included completing applications, making appointments, file updates, and communicating with Social Services;
- Activities – 145 Participated in events sponsored by Community Partners and Organizations. These included the Community Services Update Meeting presented by Nelva Hernandez and Corey Castle, Church Services provided by Oakland Baptist Church and Fox Chase Baptist Church, a senior luncheon and Church Services sponsored by Third Baptist Church, the SAAVY Senior Luncheon sponsored by Christ Church, Father’s Day Gifts presented by the I’m Still Alive Foundation, Bingo sponsored by Christ Church, a Boat Cruise on Nina’s Dandy sponsored by Alfred Street Baptist Church, Movie Night sponsored by Michelle Lafrancois, the Live/Love/Laugh Community Give-A-Way sponsored by First Assembly Church, Ladrey Community Garden Plot, an outing to Miller Farms to pick your own strawberries, the monthly shopping trip to Wal-Mart and monthly birthday recognition;
- Donations – 115 Ladrey Residents participated in the ALIVE End of the Month Food Distribution, which also served 160 additional families from the community; and
- There were 20 volunteer hours, all provided for the Ladrey Library, during the month of June.

FAMILY SOCIAL SERVICES – FAMILY RESOURCE LEARNING CENTER @ CHARLES HOUSTON

Programming Information for the month of June:

- Residents participated in several activities for the month including the Inner Visions Parent Support Group Meetings. Adult Participants had presentations from the Coalition of Substance Abuse Prevention by Lorraine Buttar on Risky Behaviors by Our Children;
- Antrainette Harris of the 3H Foundation, is providing free tennis lessons three times a week to 30 students from the FRLC and Charles Houston Recreation Center. Ms. Harris received a sponsorship to underwrite the cost of lessons, and 3 students have been selected for a special scholarship. Those students will participate in the City Open;
- The students have begun picking and eating vegetables that they have grown in their garden. They continue to maintain the garden by weeding and watering at two times a week; and
- Ilesha Kenney received another gold medal in a recent Boxing Competition. Ilesha competed in the USA Boxing Junior Olympic National Championship held in Mobile, Alabama. She earned a gold medal in her weight class, and is on her way to achieving her goal of one day competing in the Olympics.



Participant/Process Information for the month of June:

- Active Students – 62/ New Youth Registrations – 12/ # Inactive Students - 44
- Avg. Daily Youth Attendance – 17/ # Relocated Youth – 72/ # Youth Contacts – 303
- Active Adults – 40/ New Adult Registrations – 0/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- Active Volunteers – 33/New Volunteers – 1/# Volunteer Hrs – 58/Community Service Volunteers – 0;
- Center Donations - \$990 which included a \$400 in food and snacks towards our Ruby Tucker Day celebration and the remaining donations were art supplies, office furniture, and food;
- Budget Expenditures – \$40.95 was spent during the month of June related to a financial literacy workshop for adult residents; and
- Partnerships – M&T Bank is once again on board in conducting financial literacy workshops for our adult resident population. The first session was held on June 25th and the bank is currently developing a curriculum of 8 additional sessions.

ARHA applied for and successfully received grant funding of \$22,000 from the Alexandria City Public Schools to cover programming expenses at its two Resource Learning Centers. This was in part due to the designation of the aforementioned centers as ACPS Family and Community Engagement Centers.

St. Joseph's Catholic Church has come on board to support programming at the Ruby Tucker Family Center with the provision of volunteers for some of the specialized activities dealing with our underserved teen populations. Several meetings have been held with representatives from the church, including the Father, discussing deepening their ties to the community and serving those most in need.

Programming Information for the month of June:

- Our 4th Annual Ruby Tucker Day Celebration was held in conjunction with the ARHA FSS Annual Picnic on June 22nd. The event incorporated a community service component which saw volunteers from the community and organizations like Alpha Phi Alpha assist with a beautification project at the Ruby Tucker Park on Jefferson Davis Highway. Numerous bicycles and gift cards were given to youth and adult residents respectively that were in attendance at the day's festivities later on in the courtyard in front of the Ruby Tucker Center; and+
- Approximately 40 youth were registered for summer camps through the Alexandria Recreation Department, which started on June 24th. ARHA subsidized half of the cost of camp registration. 16 youth ages 4-5 years old were registered for summer camp at the Ruby Tucker Family Center. Summer camps run for 8 weeks until August 16th.

FAMILY SELF SUFFICIENCY PROGRAMS

Programs and Events:

- ARHA in conjunction with the ACPS FACE Program hosted an educational seminar titled, "How to Help Your Child Succeed". Several of the FSS participants had the opportunity to practice their leadership skills during the seminar as they facilitated the two round-table break-out

sessions where school officials also participated in the discussions. It was a very successful seminar with more than 50 ARHA residents and their children in attendance.

Case Management/Challenges:

- Of the 25 PH FSS participants, 18 are employed, and 15 are earning escrow. Of the 29 HCV FSS Participants, 25 are employed, and 3 are currently preparing to graduate from the program;
- Escrow earnings for the PH FSS Program are: Total Program Balance - \$38,759 and Top Escrow Amount - \$11,344; Escrow earning the HCV FSS Program range from \$3,000 - \$22,000 and the Top Escrow Amount is \$22453.00;
- The following needs continue to exist for FSS Participants in both programs: The need of resources for food and assistance with utility and rent, employment resources and one stop shops for employment, education and professional training resources, and affordable childcare and transportation assistance (cost of vehicle repair and bus/Metro passes);
- The PH FSS Coordinator has experienced some communication challenges in reaching out to a handful of participants. Evaluations of each case are under way to determine what additional steps are necessary to encourage participants to become more engaged or risk probation or termination from the program;
- The HCV FSS Coordinator met with several FSS participants for their quarterly meeting to discuss the participant's progress toward achieving their goals. In addition, the Coordinator is working with current participants in developing a monthly budget and completing the budget form; and
- The HCV FSS Coordinator invited current FSS participants to participate in a 3 week job readiness course for unemployed job seekers, career fairs, and security training for an unarmed security license.

Success Stories/ Outreach Work:

- The PH FSS Coordinator continues to work at Christ Church as a Lazarus Ministry Counselor every Thursday morning, and assists a large number of ARHA residents with referrals for assistance with rent and utilities. Additionally, the Coordinator participated in other outreach events, such as the ARHA Youth Arts Festival and Father's Day Initiative;
- The PH FSS Volunteer donated 15 hours of service for the month and is currently working with some participants on household budgeting and preparing for GED Exams. In addition, she assisted an FSS family with household furniture;
- Both FSS Programs celebrated their Annual Picnic in conjunction with the Ruby Tucker Family Center Celebration. At least 8 PH FSS Participants attended to both volunteer and partake in the activities;
- The PH FSS Coordinator and one participant attended the "Violence and its impact on Children" event hosted by DCHS, Alexandria's Mental Health HOPE campaign, and Friends of Mental Health. The Coordinator also attended the Youth Services Coordinating Committee Meeting held at DCHS;
- Two HCV FSS participant are scheduled to receive automobiles from the Vehicles for Change (VFC) Program, which receives donations of used cars from the community and provides them to low income families; and
- The HCV FSS Coordinator is working with Bill Reagan, Executive Director of the Alexandria Small Business Development Center to help prepare FSS participants who are interested in starting their own business.

UPCOMING EVENTS

July 2013

- 8th- 11th – GlaxoSmithKline/AAAS Science in the Summer Camp, 3 PM – 5 PM @ CHRC
- 14th – Oakland Baptist Church Service, 7 PM @ Ladrey Highrise Community Room
- 17th – Live Well Program, 1 PM @ Ladrey Highrise
- 21st – Fox Chase Baptist Church Service @ Ladrey Highrise Community Room
- 27th – ALIVE End of Month Food Distribution, 8 AM @ Ladrey Highrise
- 29th - Cooking Class, 5;30 PM @ Ruby Tucker Center
- 30th - M&T Financial Literacy Class, 5:30 PM @ Ruby Tucker Center
- TBD – Senior ZUMBA @ Ladrey Highrise

August 2013

- 8th – Annual Youth Arts Festival & Father’s Day Celebration, 12-4 PM @ George Washington Middle School Field
- 9th – Oakland Baptist Church Service, 7 PM @ Ladrey Highrise Community Room
- 15th – Cooking Matters for Families, 5:30 PM @ Ruby Tucker
- 16th - Fox Chase Baptist Church Service @Ladrey Highrise Community Room
- 19th – Cooking Matters for Families, 5:30 PM @ Ruby Tucker
- 22nd – Professional Development Seminar, 6:30 PM @ Charles Houston Recreation Center
- 26th - Cooking Matters for Families, 5:30 PM @ Ruby Tucker
- 31st – ALIVE End of the Month Food Distribution, 8 AM @ Ladrey Highrise
- TBD - Collaboration with Apprentice Program (HCV FSS Participants)
- TBD - Information on CN Certification (HCV FSS Participants)

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

Christopher Ballard, <i>Chairman</i>	Carter D. Flemming	Karl Sandberg
Merrick Malone, <i>Vice Chairman</i>	Brett J. Libresco	Daniel Bauman
Melvin Miller	Chyrell Bucksell	Michelle Millben

Roy Priest, Chief Executive Officer

DATE: July 17, 2013

TO: Chairman Christopher Ballard 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

161 work orders (W.O.) were issued during the current reporting period. Following is Table I, which provides a breakdown of the work orders. Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (AMP).

Issued W.O.s	531	Includes all work orders generated during the current reporting period.
Completed W.O.s	379	Includes all work orders completed during the current reporting period.
Emergency W.O.s	33	Includes all emergency work orders issued and completed within 24 hours.
Urgent W.O.s	5	Includes all work orders completed that are not considered health or safety hazards but may require immediate attention.
Vacant Unit	5	Includes all vacant unit work orders generated during the current reporting period.
(1) Open W.O.s see note below	152	Work orders summary includes routine, exterminator services, contracts, and vacant unit's turnovers as of the closing of the reporting period.

(1) Open work order tickets by regional Asset Management groups, as seen below, includes ongoing UPCS inspections for REAC:

Region I = 12%
 Region II = 10%
 Region III = 9%
 Facilities = 0%

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 Units Turn Over

In addition to the ongoing work at Pendleton Park, the Department had received twelve units for rehabilitation and/or turn over work, three of those units have been completed and turned over to Asset Management for leasing as of the closing of this report and four were scheduled for completion on early July.

2. Fee for Services

The department has been engaged in vacant unit's turnovers for various AMP's, the Pendleton Park's VHDA punch list as well as ongoing HVAC and Electrical repairs at ARHA properties.

3. Preventive Maintenance (PM)

HVAC preventive maintenance has been an ongoing activity that will continue through the cooling season. Electrical PM for exterior lighting property wide has been started and will also continue through early autumn.

4. Capital Fund Program

Work in progress includes substantial rehab of a vacant units (4), Ladrey Emergency Generator, exterior building repairs to various sites, such as fence, roofing and erosion control, Ladrey Building exterior (concrete and sidewalks) and the elevator cabin retrofit.

DEVELOPMENT

DEVELOPMENT




Commissioners:

Christopher Ballard, Chairman
Merrick Malone, Vice Chairman
Melvin Miller

Carter D. Flemming
Chyrell Bucksell
Brett J. Libresco

Karl Sandberg
Daniel Bauman
Michelle Millben

Roy Priest, Chief Executive Officer

DATE: July 19, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE

JAMES BLAND IV

ARHA has accepted all units in this phase. All units are under lease with the exception of the top two floors of the last building which is eight (8) units which must lease on or before August 1st. Land development activities related to the final alleyways and landscaping are still in progress.

ARHA has received the final contractor pay application for the triplex buildings, but we are still waiting for the final contractor pay applications for land development and the 16-unit multifamily buildings. Once we receive all final pay applications we will begin the cost certification process. The last Certificate for Occupancy for Phase 4 was June 7th 2013. The VHDA deadline for submission of the 8609 Application is 6 months after the last CO, making Friday, December 6th the deadline for submission our 8609 application to VHDA. The 8609 must include an independent auditor's report of the project costs so cannot be submitted until completion of the cost certification. Once the 8609 application is approved it is sent to the IRS and serves as state designation for the project. With state designation and stabilization we can apply for our final equity contribution.

On June 26th, EYA settled on the final condominium unit in this phase.

JAMES BLAND III/V

Land development and site infrastructure is continuing on both blocks. All of the triplex and townhouse plumbing laterals are completed and EYA is now working on the multifamily building laterals and storm sewer infrastructure. Building pads and storm sewers are being staked out. Virginia Water Company has installed the water service on Alfred Street and is continuing through the rest of the site. Washington Gas has completed their design work and is on target to begin install later in July. Comcast and Dominion Virginia Power lag slightly behind and are still in design. The excavation for the parking garage is complete.

EYA has taken reservations for 21 townhouse units (Figure 2), and seven (7) condominiums (Figure 1). Graphics are located at the end of this report.

PENDLETON PARK

We have converted the Burke & Herbert construction bridge loan to the permanent VHDA Loan on June 25th. We have submitted all requirements for payment of the Second Capital Contribution to our investor and they are processing the equity payment. ACE has completed all of the punch list items with the exception of those that we had to order long lead time materials for. We are working on the requirements for the Third and final Capital Contribution. We believe that once the punch list items are complete we will have everything needed to secure this last payment of equity.

BOND PROGRAM

Alexandria Housing Development Corporation (“AHDC”) filed a completed HUD D4 loan application on June 14 with Richmond HUD and the application has passed the preliminary review hurdle. After reviewing the application, HUD found the contents to be present and complete so assigned the application an FHA processing number. AHDC has also begun discussions with prospective bond purchasers and plans to make that a final selection on the purchaser later in August. They have hired a 3rd party relocation team who began work the week of July 15th. On July 18th, they held four (4) introductory sessions for the residents to meet the new team and discuss basic information available to the residents at this time. AHDC is scheduling all households to attend a preliminary assessment interview so they have good information on each household prior to beginning their official certification process. The requisite 120-day Notice will be issued in September and the goal is to gather the best information possible on the households prior to that notice being issued. AHDC will be filing a 4% Low Income Housing Tax Credit Allocation Application to VHDA the first week of August. They have secured the requisite City CEO support letters for the submission.

TABLE 1: ARHA ACC TRIPLEX UNIT SCHEDULE: JAMES BLAND IV

	<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In-Service (per Contract)</u>	<u>ARHA Placed-In-Service (Actual)</u>	<u>Unit Address</u>
<u>Building 28</u>					
Lot 18a	12/23/2012	11/13/2012	2/21/2013	3/12/13	901 Madison Street
Lot 18b	12/23/2012	11/13/2012	2/21/2013	2/21/13	905 Madison Street #201
Lot 18c	12/23/2012	11/13/2012	2/21/2013	2/15/13	905 Madison Street #301
Lot 21a	12/23/2012	11/20/2012	2/21/2013	2/20/13	911 Madison Street #301
Lot 21b	12/23/2012	11/20/2012	2/21/2013	3/12/13	911 Madison Street #201
Lot 21c	12/23/2012	11/20/2012	2/21/2013	3/12/13	915 Madison Street
<u>Building 31</u>					
Lot 7a	3/3/2013	3/28/2013	5/2/2013	5/10/13	916 Montgomery Street
Lot 7b	3/3/2013	3/28/2013	5/2/2013	4/16/13	912 Montgomery St. #201
Lot 7c	3/3/2013	3/28/2013	5/2/2013	4/11/13	912 Montgomery St. #301
Lot 10a	3/3/2013	3/28/2013	5/2/2013	5/31/13	902 Montgomery Street
Lot 10b	3/3/2013	3/28/2013	5/2/2013	5/1/13	906 Montgomery St. #201
Lot 10c	3/3/2013	3/28/2013	5/2/2013	4/30/13	906 Montgomery St. #301

TABLE 2: ARHA MULTI-FAMILY UNIT SCHEDULE: JAMES BLAND IV

		<u>Turnover to ARHA (Est.)</u>	<u>Turnover to ARHA (Actual)</u>	<u>ARHA Placed-In- Service (per Contract)</u>	<u>ARHA Placed-In- Service (Actual)</u>
BUILDING 33: ADDRESS 805 NORTH PATRICK STREET					
Rental Floor 1					
Unit 1	#101	4/4/2013	4/16/13	6/3/2013	5/31/13
Unit 2	#102	4/4/2013	4/16/13	6/3/2013	5/29/13
Unit 3	#103	4/4/2013	4/16/13	6/3/2013	5/30/13
Unit 4	#104	4/4/2013	4/16/13	6/3/2013	5/23/13
Rental Floor 2					
Unit 1	#201	4/4/2013	4/16/13	6/3/2013	5/30/13
Unit 2	#202	4/4/2013	4/16/13	6/3/2013	5/16/13
Unit 3	#203	4/4/2013	4/16/13	6/3/2013	5/23/13
Unit 4	#204	4/4/2013	4/16/13	6/3/2013	5/23/13
Rental Floor 3					
Unit 1	#301	4/24/2013	4/17/13	6/23/2013	5/15/13
Unit 2	#302	4/24/2013	4/17/13	6/23/2013	5/22/13
Unit 3	#303	4/24/2013	4/17/13	6/23/2013	5/20/13
Unit 4	#304	4/24/2013	4/17/13	6/23/2013	5/31/13
Rental Floor 4					
Unit 1	#401	4/24/2013	4/17/13	6/23/2013	5/31/13
Unit 2	#402	4/24/2013	4/17/13	6/23/2013	5/30/13
Unit 3	#403	4/24/2013	4/17/13	6/23/2013	5/30/13
Unit 4	#404	4/24/2013	4/17/13	6/23/2013	5/29/13
BUILDING 35: ADDRESS 835 NORTH PATRICK STREET					
Rental Floor 1					
Unit 1	#101	5/14/2013	5/20/13	7/13/2013	7/1/13
Unit 2	#102	5/14/2013	5/20/13	7/13/2013	7/5/13
Unit 3	#103	5/14/2013	5/20/13	7/13/2013	7/12/13
Unit 4	#104	5/14/2013	5/20/13	7/13/2013	7/12/13
Rental Floor 2					
Unit 1	#201	5/14/2013	5/20/13	7/13/2013	7/5/13
Unit 2	#202	5/14/2013	5/20/13	7/13/2013	7/11/13
Unit 3	#203	5/14/2013	5/20/13	7/13/2013	7/10/13
Unit 4	#204	5/14/2013	5/20/13	7/13/2013	7/12/13
Rental Floor 3					
Unit 1	#301	6/2/2013	6/5/2013	8/1/2013	
Unit 2	#302	6/2/2013	6/5/2013	8/1/2013	
Unit 3	#303	6/2/2013	6/5/2013	8/1/2013	
Unit 4	#304	6/2/2013	6/5/2013	8/1/2013	
Rental Floor 4					
Unit 13	#401	6/2/2013	6/5/2013	8/1/2013	
Unit 14	#402	6/2/2013	6/5/2013	8/1/2013	
Unit 15	#403	6/2/2013	6/5/2013	8/1/2013	
Unit 16	#404	6/2/2013	6/5/2013	8/1/2013	

FIGURE 1: PHASE V SALES

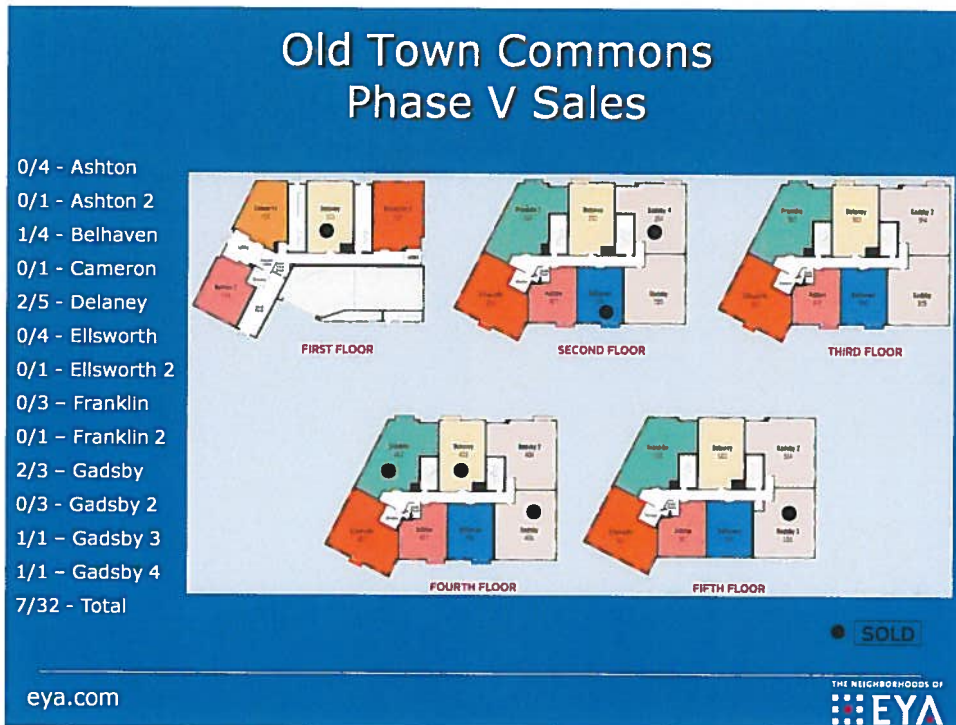
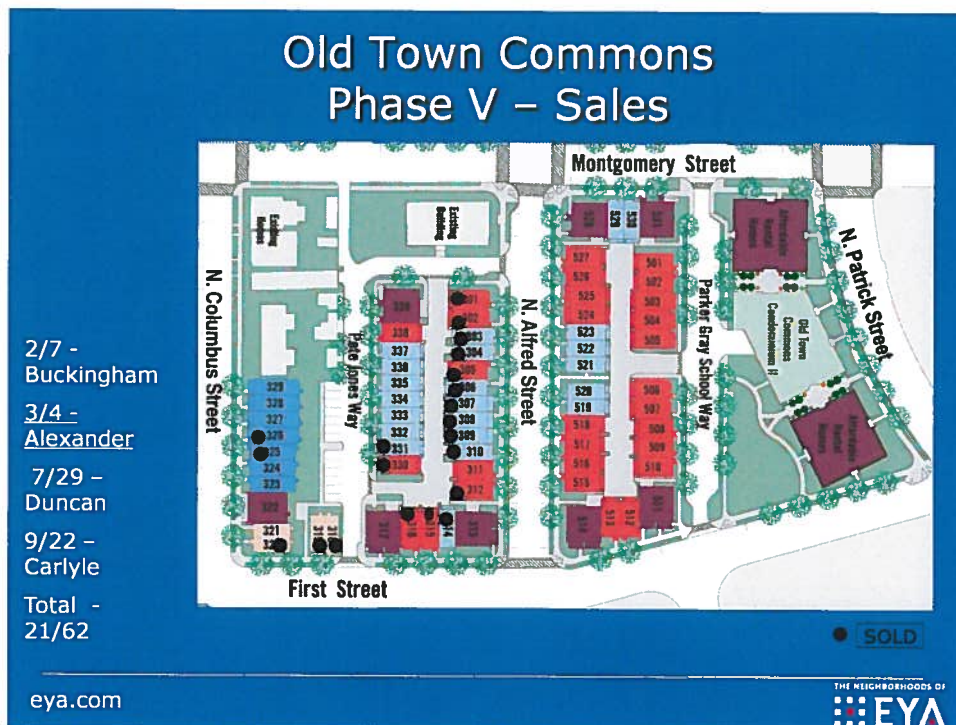


FIGURE 2: PHASE V TOWNHOUSE SALES



CONSENT DOCKET

CONSENT
DOCKET




Commissioners:

Christopher Ballard, <i>Chairman</i>	Carter D. Flemming	Karl Sandberg
Merrick Malone, <i>Vice Chairman</i>	Chyrell Bucksell	Daniel Bauman
Melvin Miller	Brett Libresco	Michelle Millben

Roy Priest, Chief Executive Officer

DATE: June 4, 2013

TO: Christopher Ballard, Chairman and the ARHA Board of Commissioners

FROM: Roy Priest, Chief Executive Officer 

SUBJECT: **VOTE TO APPROVE RESOLUTION NO. 570 HOUSING CHOICE VOUCHER PROGRAM 2013 UTILITY ALLOWANCE SCHEDULE**

ISSUE:

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

DISCUSSION:

A PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

The utility allowance must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the estimate, the PHA must use normal patterns of consumption for the community in its entirety and current utility rates.

The utility allowance for an individual family must include the utilities and services that are necessary in the locality to provide housing that complies with the housing quality standards. However, the PHA may not provide any allowance for non-essential utility costs, such as costs of cable or satellite television.

A comparison of the utility company rates from 2012 to 2013 indicates there was no increase 10 percent or more.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. 570 to adopt the 2013 Utility Allowance Schedule

FISCAL IMPACT:

None

**THE ARHA BOARD OF COMMISSIONERS
AUTHORIZES APPROVAL OF THE 2013 UTILITY ALLOWANCE SCHEDULE**

RESOLUTION No. 570

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

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

WHEREAS, there was no utility service provider, with an increase 10 percent or more the Utility Allowance Schedule will not reflect an increase

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 to approve the 2013 Utility Allowance Schedule.

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

Christopher Ballard, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Alexandria Redevelopment and Housing Authority		Single Family/Detached House					07/01/2013
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	0	112	149	171	187	211
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	143	155	184	204	224
	d. Coal / Other	0	0	0	0	0	0
Cooking	a. Natural Gas	0	11	15	20	23	26
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	20	20	20	25	28
	d. Coal / Other	0	0	0	0	0	0
Other Electric	0	31	31	35	41	46	
Air Conditioning	0	29	30	35	41	45	
Water Heating	a. Natural Gas	0	39	45	50	59	73
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	35	46	55	63	73
	d. Coal / Other	0	0	0	0	0	0
Water	0	25	33	44	57	61	
Sewer	0	8	10	13	17	18	
Trash Collection	0	7	7	7	7	7	
Range/Microwave	0	7	7	7	7	7	
Refrigerator	0	9	9	9	9	9	
Other -- specify	0	9	9	9	9	9	

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost
	Heating	\$
Name of Family	Cooking	
	Other Electric	
	Air Conditioning	
	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
Address of Unit	Total	\$
Number of Bedrooms		

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Alexandria Redevelopment and Housing Authority		Duplex/Semi-Detached/Townhouse					07/01/2013
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	0	61	112	136	175	193
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	54	76	126	143	168
	d. Coal / Other	0	0	0	0	0	0
Cooking	a. Natural Gas	0	11	14	15	21	24
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	13	13	15	18	21
	d. Coal / Other	0	0	0	0	0	0
Other Electric	0	30	33	35	40	46	
Air Conditioning	0	22	24	26	29	33	
Water Heating	a. Natural Gas	0	33	39	47	57	69
	b. Bottle Gas	0	0	0	0	0	0
	c. Oil / Electric	0	35	46	55	63	73
	d. Coal / Other	0	0	0	0	0	0
Water	0	25	32	41	53	59	
Sewer	0	8	10	12	16	18	
Trash Collection	0	7	7	7	7	7	
Range/Microwave	0	7	7	7	7	7	
Refrigerator	0	9	9	9	9	9	
Other – specify	9	9	9	9	9	9	

Actual Family Allowances To be used by the family to compute allowance.		Utility or Service	per month cost
Complete below for the actual unit rented.		Heating	\$
Name of Family		Cooking	
		Other Electric	
Address of Unit		Air Conditioning	
		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range/Microwave	
		Refrigerator	
		Other	
Number of Bedrooms		Total	\$

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality Alexandria Redevelopment and Housing Authority	Unit Type Garden Walk up/High-rise Apartment	Date (mm/dd/yyyy) 07/01/2013
--	---	---------------------------------

Utility or Service	Monthly Dollar Allowances					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	56	64	78	97	117
	b. Bottle Gas	0	0	0	0	0
	c. Oil / Electric	63	68	89	113	131
	d. Coal / Other	0	0	0	0	0
Cooking	a. Natural Gas	14	15	20	21	21
	b. Bottle Gas	0	0	0	0	0
	c. Oil / Electric	12	13	14	15	18
	d. Coal / Other	0	0	0	0	0
Other Electric	15	25	33	35	41	
Air Conditioning	14	15	21	25	29	
Water Heating	a. Natural Gas	28	35	42	48	56
	b. Bottle Gas	0	0	0	0	0
	c. Oil / Electric	33	35	46	55	61
	d. Coal / Other	0	0	0	0	0
Water	12	27	32	51	69	
Sewer	4	5	8	8	10	
Trash Collection	2	3	3	3	3	
Range/Microwave	6	7	7	7	7	
Refrigerator	9	9	9	9	9	
Other – specify	9	9	9	9	9	

Actual Family Allowances To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

ACTION DOCKET

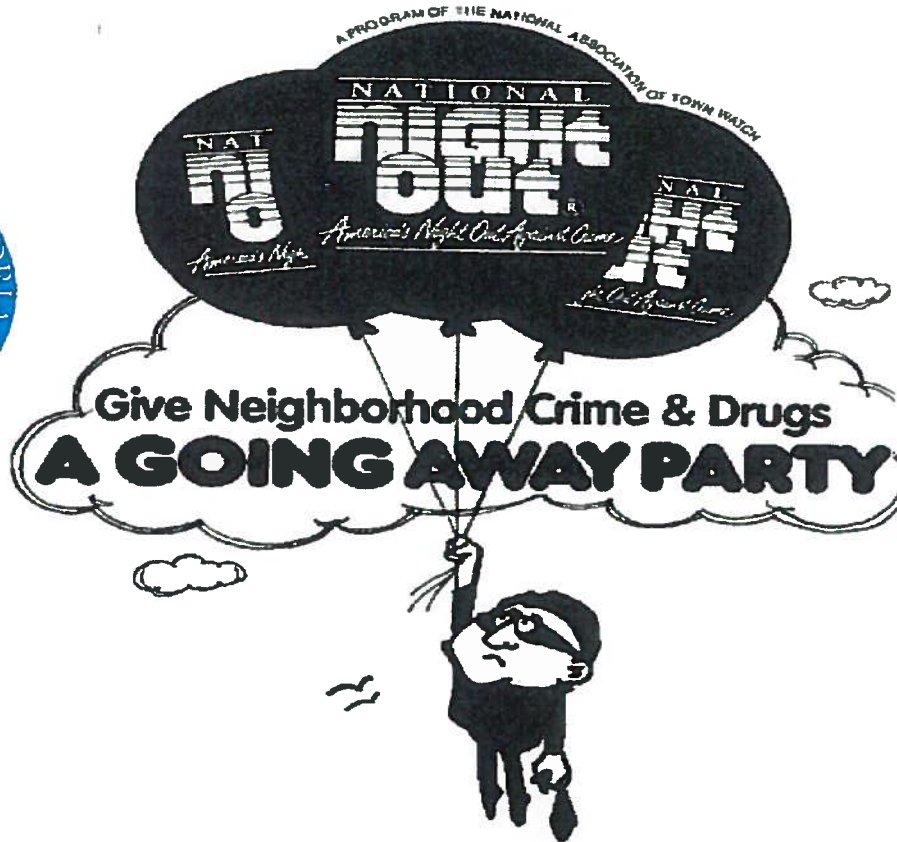


OTHER BUSINESS





ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY



TUESDAY, AUGUST 6th from 6pm to 8pm

Locations:

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

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

OLD TOWN COMMONS: Charles Houston Recreation Center 901 Wythe Street *(Parking Lot)*

JEFFERSON VILLAGE: 300 Block of NW Street *(West Street Parking Lot)*

QUAKER HILL: 1100 Quaker Hill Drive *(Parking Lot)*

GLEBE PARK: Charles Barrett Recreation Center: 1115 Martha Custis Drive *(Field)*

Re: **SUMMER UPDATE- ARHA RESIDENT ASSOCIATION**

On Jul 17, 2013, at 4:20 PM, "Shanelle Gayden"
<shanellegayden@gmail.com> wrote:

> Good Afternoon,

>

> I hope this message finds you well. I also hope you are staying cool
> in this weather. I wanted to share with you a few summer updates and
> opportunities for you and your family. This summer we must keep our
> children academically engaged. One of the best ways is to encourage
> reading. Would you like for your child/children to be a part of a
> summer reading program in your development? There is a permission slip
> attached to this email. Please return to ARHA's Main office located at
> 600 North Fairfax Street to the attention of Shanelle Gayden if you
> are interested and would like to inquire more.

>

> Free Pre-school for the 2013-2014 school year! If you have a child
> that is four years old and you desire a quality pre-school experience
> please take advantage of the Virginia Pre-school Initiative (VPI)
> program. Registration is Monday July 22nd from 2:00pm-4:00pm and
> Friday July 26th from 2:00pm to 4:00pm located at community lodgings
> 607 Notabene Drive. There are a lot of spaces at Jefferson Houston so
> please look into it ASAP. Other participating schools include John
> Adams, Patrick Henry, and William Ramsey. Please contact Stacey Joyner
> Coordinator for the city wide Early Childhood Program at 703-578-0293
> for further details.

>

> Saturday July 20th from 12:30-3:30pm is a Health Career Fair for
> Highschool multicultural youth. This event will be held at First
> Baptist Church Entrance #4. 2932 King Street Alexandria VA. Register
> now: www.nvahec.org/PH4A

>

> Saturday July 27th is the "Walk and Talk" four mile run walking for
> the Cora Kelly Health and Fitness Program. Lunch will be provided.

- > Walkers will depart from Cora Kelly Recreation at 9am and return at
- > 12pm.
- >
- > Alexandria Library's have tons of fun events for free!
- > Summer Film Series at Burke Library- 4701 Seminary Road Alexandria VA
- > 22304-703-746-1704
- > Beautiful Creatures (PG-13) July 18th 6:30PM We Bought a Zoo (PG) July
- > 29th 6PM
- >
- > Culinary Arts Month at Beatley Central Library- 5005 Duke Street
- > Alexandria VA 22304- 703-746-1702 Sunday July 21st 2:00pm-4:00pm
- > Ratatouille Film (G) Sunday July 28th 2:00pm-4:00pm Julie & Julia Film
- > (PG-13) Edible books event Tuesday July 30th 5:00pm Step 1: Pick A
- > Book Step 2: Create A Piece of Edible Art Step 3: Bring Creation to
- > Beatley Central Library Drop off: 1pm-4pm
- > Voting: 5pm-6pm (Public are the Judges) Awards Ceremony 7:30pm-
- 8:00pm
- >
- > Biography Book Club at Beatley Central Library August selection: I
- > Know Why The Caged Bird Sings By: Maya Angelou Monday August 26th
- > Small Conference room at 7pm
- >
- > **If you desire car pool to any of the above please email me to let me
- know.
- >
- > Making a difference together
- > --
- > Peace and Blessings
- > Shanelle Gayden
- >
- > "Serving the youth by truly making a difference in the eyes of a child"
- >
- > www.creativemindsmentoring.org
- > 1-888-600-1408
- > <Summer Reading.docx>

- AlexandriaNews - <http://www.alexandrianews.org> -

Two Alarm Fire At 1506 Princess Street

July 8, 2013 In [Top Stories](#) | [Comments Disabled](#)

At 2:44 pm, on July 7, the Alexandria Fire Department, with assistance from the Fairfax County Department of Fire and Rescue, responded to the report of a house fire. Units arrived to find a 2 story townhouse with smoke and fire showing from the upper level and attic eaves.

As units arrived they were met by an adult female who advised that she and her 3 children were able to exit the townhouse prior to units arriving. She also reported there were no other occupants in the building.

Units conducted a search of the building and found no additional occupants; however there was a small active fire located in an upstairs bedroom. The fire had extended to the attic and vented through the roof at the rear of the building.

The fire was quickly brought under control and there was no extension to the adjoining townhouse. There were no civilian or firefighter injuries as a result of the fire. The cause of the fire remains under investigation at this time.

The family will be assisted with temporary housing by the American Red Cross and will later be relocated by ARHA.

For additional information, contact Brian Hricik, EMS Operations Manager, Alexandria Fire Department, at 703.746.5217 or brian.hricik@alexandriava.gov

Article printed from AlexandriaNews: <http://www.alexandrianews.org>

URL to article: <http://www.alexandrianews.org/two-alarm-fire-at-1506-princess-street/>

- AlexandriaNews - <http://www.alexandrianews.org> -

Sequestration Comes To Alexandria

July 3, 2013 In [City Hall](#) | [No Comments](#)

By Carla Branch
alexandrianews.org

The sequester mandated \$85.4 billion in cuts for fiscal year 2013 with similar cuts through FY2021 unless the U. S. Congress acts to change that outlook. Alexandria has seen \$750,000 cuts to the Alexandria Redevelopment and Housing Authority, \$115,000 in cuts to HeadStart, \$80,000 in cuts to mental health, \$18,000 in cuts to the HOME program, \$32,000 in cuts to Community Development Block Grants and a small amount of cuts to Community Service Block Grants this year.

Virginia Congressman Jim Moran (D-8) spoke to the Alexandria City Council on June 11. "The picture is bleak and not just for this year," Moran said. "These cuts could well continue for the next three years or even for the next decade.

"Housing is going to take the largest cut followed by cuts to human services unless the Republicans agree to more revenue and the Democrats agree to cuts in entitlements. Without those agreements, I just don't see a move to restore funds to affordable housing programs and to our health centers.

"Alexandria uses its CDBG money and its HOME funds to pay for affordable housing so the City is going to see significant reductions in those programs. There is also a reduction in funds for Housing Choice Vouchers.

"Transportation is probably not going to be cut. That's about the only good news here," Moran said.

The cuts to ARHA have already had a significant impact. "We have furloughed every employee 11 days between now and December," said ARHA Executive Director Roy Priest. "We have also asked all of our departments to come up with cuts.

"Our employees' average salaries are around \$45,000, so you can see that 11 days without pay is significant. We tried to spread it out but it's still a cut in pay," Priest said.

ARHA has been authorized for 1926 Housing Choice Vouchers. "Our utilization rate is 80% because we don't have funding for the remaining vouchers," Priest said. "Our administrative fees for the program have been cut and could be cut again next year. Also, HUD doesn't allow us to keep any overages, which we used to use to supplement our Housing Choice Voucher program because it is so expensive to live in Alexandria. Now we won't be able to do that, which means that fewer of those who have vouchers will be able to find housing in Alexandria."

As federal cuts grow, Alexandria will have to decide whether to use City funds to pay for affordable housing programs. "Many people may ask why the City should bail out the federal government," said Alexandria Legislative Director Bernie Caton. "Will Alexandrians want to see increases in their taxes to pay for affordable housing?"

HeadStart was cut by \$115,000 this year, which Council restored from local funds. "This is an important program and we were able to use local funds to restore the cuts this year," said Alexandria Mayor Bill Euille when Council voted unanimously to provide the funding to the Campagna Center for HeadStart. "I am concerned about what's going to happen next year and the year after that."

Moran said that funding for food stamps and other human service programs will be cut. "These cuts are going to effect our residents as well," Priest said. "They are facing not just the cuts to housing programs but the cuts to programs that help them survive."

There could be cuts to education funding as well but no one is clear how much funding will be

cut. Alexandria receives a significant amount of funds for Title I programs and funds from the Federal Nutrition Program. Those cuts could have an impact on upcoming FY2015 budget discussions for Council and the School Board.

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ARHA WEATHERING SEQUESTER STORM

CommunityNewsPolitics _ Featured Slider — 03 July 2013



By Erich Wagner

Visiting with city councilors last month, U.S. Rep. Jim Moran (D-8) warned that budget cuts tied to the federal sequester would filter down to local agencies, particularly affordable housing.

“It’s going to get much worse this year, and next year, and over the next four years,” Moran said. “Housing is perhaps the biggest hit [of discretionary spending], and Alexandria will be one of the cities particularly hurt.”

Roy Priest, CEO of the Alexandria Redevelopment and Housing Authority, said that the agency has weathered the first round of sequester cuts, making up most of its budget shortfall by slashing administrative costs.

“We had an initial \$750,000 impact as a result of sequestration, so we had to absorb that [through furloughs and pay freezes],” Priest said.

On the programming side, Priest said the agency reduced some of the funding to local landlords from 110 percent of the standard market rate to 100 percent without passing the cost onto low-income residents.

“With the high cost of housing in the Northern Virginia market, we could pay higher than the payment standard,” he said. “We rolled that back to 100 percent, and luckily none of the landlords withdrew from the program.”

But Priest said further cuts could deal greater damage not only to the his agency, but also to housing authorities around the country. Priest has been lobbying Congress along with the National Association of Housing and Redevelopment Officials to preserve funding for affordable housing.

“[Before the sequester,] a lot of authorities had significant reserve funds, so rather than appropriate what they normally would, [the U.S. Department of Housing and Urban Development] had to force housing authorities to use their reserves,” Priest said. “In the past if an authority had a shortfall, they could use their reserves, but now there’s no fallback.”

In a letter to the chairman of the House Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies, Priest said additional cuts could create “a new crisis of family homelessness.”

“The cuts will take public housing back to a time when little or no consideration was given to the environmental or social needs of the residents,” he wrote. “At that time, housing authorities were little more than property managers.”

Priest said that the sequester also could hurt programs designed to help residents leave affordable housing, like job training and daycare services. He added that the U.S. Senate has proposed restoring funding to pre-sequester levels but the House of Representatives may prove to be a stumbling block to restoring federal dollars.

“We hope the House doesn’t use the sequester as the beginning point,” he said.

But Moran, who sits on the House Appropriations Committee, said housing authorities shouldn’t hold their breath.

“The budget we’re working with cuts it by about 18 percent below post-sequester levels,” Moran told city council. “Unless Republicans put more revenues on the table and Democrats agree to discuss entitlements, discretionary spending will continue to be cut.”



ALFRED STREET BAPTIST CHURCH

REV. DR. HOWARD-JOHN WESLEY, SENIOR PASTOR



“Feed the 5000” Food Service Project ASBC Missions Ministry

Mission: **SPREAD THE LOVE OF JESUS CHRIST** to the Alexandria City Community by Providing Groceries and Food Assistance

Objective: As God blesses us with Spiritual Nourishment, we are called to provide for others

Goal: Partner with ALIVE! (Alexandrians InVolved Ecumenically) to Feed 5000 people on September 28, 2013



REGISTER!

Do you qualify?

If you currently receive monthly food assistance from ALIVE!, you do not have to register. Please continue to pick up your food at that ALIVE! site only. You will not be allowed to collect food at any other location.

If you have not received food from ALIVE! within the last 6 months you may register online at: www.AlfredStreet.org.

All applicants must complete the Feed the 5000 application, USDA form and meet the guidelines pertaining to income.

In Person Registrations:

1. Current Department of Community & Human Services (DCHS) clients can register at local sites Monday-Friday via computer or paper registration form.
2. Alfred Street Baptist Church, Saturday, July 13, 2013 from 9:00am - 1:00pm at 301 South Alfred St., Alexandria, VA 22314 Approved applicants will receive a confirmation card in the mail at listed address or shelter with reporting instructions for distribution of food on September 28, 2013.

For more information, you may contact the ASBC Feed the 5000 Project at Feed5000@alfredstreet.org or 703-683-2222, x555.

Online registration is from June 1- August 30, 2013
Applications will not be accepted after August 30.

“Do not forget to do good and share with others”

Hebrews 13:16

Fathers In Touch



The program is designed to enrich the lives of children by helping fathers become teachers and role models for their children.

Program Includes

24/7™ Dad Parenting Class
3 Monthly Activities
Access to City Resources

Characteristics of 24/7™ Dad

- Self awareness
- Caring for self
- Fathering skills
- Parenting skills
- Relationship skills

Date: Tuesday, September 3, 2013
Class meets weekly (12 classes)

Time: 6:30pm -9:00pm (Dinner Provided)

Location: **Charles Houston Recreation Center**
901 Wythe St.
Alexandria, VA 22314

Pre-Registration Required

Registration starts July 1, 2013

Call early as classes will fill up quickly!

Call Erick King (202) 321-8704 or
Everette "Boobie" Mitchell (240) 676-7903

*Program is **FREE** for all participants
Includes: Dinner and
Monthly Activities with Children*



Capital Youth Empowerment Program
1315 Duke Street.
Alexandria, VA 22314
www.cyep.org

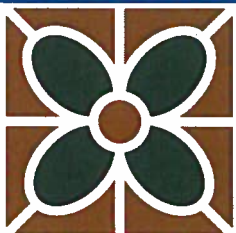
GET MORE FOOD!!



301 King St.
Alexandria, VA
Saturdays, 7 a.m. - 12 p.m.
(Year Round)
[www.alexandriava.gov/
FarmersMarket](http://www.alexandriava.gov/FarmersMarket)



4109 Mt. Vernon Ave.
Alexandria, VA
Sundays, 8 a.m. - 1 p.m.
(May - October)
www.4mrmarket.org



ARCADIA
CENTER FOR SUSTAINABLE FOOD & AGRICULTURE
5801 Duke St.
(Landmark Mall Parking)
Alexandria, VA
Thursdays, 11 a.m. - 1 p.m.
(May- October)
www.arcadiafood.org

Double your SNAP/EBT Dollars at these Markets:

Old Town Farmers' Market, Four Mile Run Farmers' Market, & Arcadia's Mobile Market

Follow these 3 Easy Steps:

1 Visit any of the Farmers' Markets above.

2 Stop by the Information Booth and Swipe your SNAP/EBT Card.

3 Receive up to \$10 matching double dollar tokens to use at these Alexandria Farmers' Markets*:



* Tokens issued for each Farmers' Market are usable ONLY at that Market.
At Arcadia's Mobile Market stops, NO tokens are accepted.
Your EBT card will be swiped and double dollars honored at the register.

- SNAP customers are eligible for up to \$ 10 matching tokens per weekly visit.
- Same-day refunds of unused SNAP tokens can be made at the information booth, but you must also turn in your matching Double Dollar tokens.
- Double Dollar tokens cannot be exchanged for benefits or cash.



¡Obtenga Más Comida!!



301 King St.
Alexandria, VA

Sábados, 7 a.m. - 12 p.m.
(Todo el año)

[www.alexandriava.gov/
FarmersMarket](http://www.alexandriava.gov/FarmersMarket)



4109 Mt Vernon Ave
Alexandria, VA

Domingos, 8 a.m. - 1 p.m.
(Mayo-Octubre)

www.4mrmarket.org



ARCADIA
CENTER FOR SUSTAINABLE FOOD & AGRICULTURE

5801 Duke Street
(Landmark Mall Parking)
Alexandria, VA

Jueves, 11 a.m. - 1 p.m.
(Mayo-Octubre)

www.arcadiafood.org

Duplique su Dinero cuando Usas su Tarjeta de SNAP/EBT en Estos Mercados:

Old Town Farmers' Market, Four Mile Run Farmers' Market y
Arcadia Mercado Móvil

Siga estos 3 sencillos pasos:

1 Visite a uno de los mercados en lista.

2 Acérquese al puesto de información y
utilice su tarjeta de SNAP/EBT.

3 Reciba un bono máximo de \$10 dólares en fichas "Double
Dollars" para uso en estos mercados en Alexandria*.



* La fichas emitidos por cada mercado son utilizables SOLO en ese mercado.

En los mercados movible de arcadia, NO tienes que cambiar a fichas.

Solamente traiga su tarjeta de EBT, se los cargan, y les reconocen los "Double Dollars."

- SNAP clientes son elegibles para un máximo \$ 10 "Double Dollars" por semana.
- AL hacer devolucion de fichas tambien tiene que devolver las "Double Dollars" el mismo dia en que se hizo la transaction.
- Fichas "Double Dollars" no se pueden cambiar en efectivo ni se le acreditan credita a su cuenta de SNAP/EBT.

