



Monday, October 28, 2013

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

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





October 28, 2013

Mr. Christopher Ballard
1904 Russell Road
Alexandria, VA 22301

Re: Monday, October 28, 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, October 28, 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

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

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, OCTOBER 28, 2013
7:00 PM
LADREY BUILDING 300 WYTHE STREET (COMMUNITY ROOM)
ALEXANDRIA, VA 22314**

1. **Public Discussion Period for Resident Groups – 10 minutes**
 - **Ladrey Advisory Board (LAB) – Madeline 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, September 23, 2013 Board of Commissioners Meeting**

4. **Vote Receipt of the Secretary-Treasurer’s Report**

5. **CONSENT DOCKET**
 - 5.1 VOTE TO APPROVE RESOLUTION NO. 574, 2014 HOUSING CHOICE VOUCHER PROGRAM APPLICABLE PAYMENT STANDARD***

6. **ACTION DOCKET**
 - Immediate:**
No Item Submitted
 - Discussion:**
No Item Submitted

7. **Other Business**

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

MINUTES

MINUTES

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

**REGULARLY SCHEDULED MEETING
LADREY BUILDING (COMMUNITY ROOM)
300 WYTHE STREET
ALEXANDRIA, VA 22314**

**Monday, September 23, 2013
7:00 p.m.**

CHAIRMAN: Christopher Ballard, Presiding

THOSE PRESENT: Merrick Malone
Melvin Miller
Carter Flemming
Brett Libresco
Karl Sandberg
Chyrell Bucksell
Daniel Bauman
Michelle Millben

ABSENT:

RECORDER: Ian-Terrell Hawkins

The regular Board meeting was called to order at 7:05 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA staff and community 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 not present.

- b) **Alexandria Resident Association (ARA)** - Shanelle Gayden, President of the ARA, The resident association is currently involved in a several projects. Snuggle, Cuddle and Read Reading Program and the Smoking Cessation Community Project. The academic success of

children can be enhanced by educating all residents about the harm of smoking, and second hand smoke is a priority at this time.

The Goals and Desire Outcomes include:

- ❖ Parent/Child Reading Time= Quality Time
- ❖ Academic Improvement
- ❖ SOL Improvement
- ❖ Creation of Resident Community service hours
- ❖ Positive family communication
- ❖ Educating residents about exposure to smoke
- ❖ Educating residents about the benefits of not smoking
- ❖ Educating residents about resources available to help them to quit smoking
- ❖ Encouraging and developing Healthy Lifestyles for all ARHA Families

The Resident Association plans to continue monthly reading and math groups throughout ARHA developments; and attend ARHA sponsored monthly regional /outreach meetings to inform residents about the smoking cessation initiative.

Commissioner Sandberg inquired about the clean-up process when a new family moves into a dwelling previously occupied by a smoker; and how the home is made smoke free?

Mr. Priest stated, there are greater costs that are associated with a unit that a smoker lived in. We are starting to recognize the proliferation of smoking in our units, and it is contributing additional cost to our vacant unit turnaround efforts.

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

Lieutenant Scott Patterson of Alexandria Police Department – Lt. Patterson gave a brief status report on a variety of initiatives implemented by the residential officers, street crime units, and bike patrol officers.

NON-AGENDA ITEMS:

Nisa Harper, a resident of Hopkins-Tancil posed a question to the Board regarding how many residents have been hired under the Section 3 Program? Mr. Rider replied six. Ms. Harper, also inquired about the status of the Hopkins-Tancil Resident Survey conducted in February?

Mr. Priest stated the survey was completed, and the report will be made available to the Board. However, he was not certain if the report was disseminated to the community. Mr. Priest stated the results have been entered into a community database being housed by ARHA. The survey has been reviewed the comments furnished by the residents have been discussed with the Property Manager responsible for monitoring Hopkins-Tancil. This information will be presented at the next Hopkins-Tancil Resident's meeting.

Ms. Harper inquired as to what will happen with survey findings once it's shared.

Mr. Priest replied that the idea behind the survey was to build a database with information about residents ARHA would assist in connecting to employment opportunities. Mr. Priest also explained there would be a variety of job training opportunities within the next six months.

ITEM 3. VOTE TO ADOPT MINUTES FOR MONDAY, JULY 22, 2013 BOARD OF COMMISSIONERS MEETING:
Chairman Ballard presented the minutes for Monday, July 22, 2013. Commissioner Miller moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (7) Yeas and (1) abstention to accept the minutes of Monday, July 22, 2013.

ITEM 4 . VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT:

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

Mr. Priest gave a brief synopsis regarding Ms. Charonda Brown, a graduate of the Housing Choice Voucher Family Self Sufficiency program. Mr. Priest mentioned Ms. Brown is attending University of Phoenix and studying Business Management.

Ms. Brown thanked everyone for being able to partake in the FSS Program. Ms. Brown is senior at the University of Phoenix, and currently in her last semester. She stated she's a single mother raising a daughter who suffers from Sickle Cell Anemia. Ms. Brown mentioned that the FSS program has allowed her to be a role model for her daughter.

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 Miller moved to accept the report; the motion was seconded by Commissioner Libresco. The motion was approved unanimously (9) Yeas to (0) Nays to accept the Secretary-Treasurer's Report.

ITEM 5. CONSENT DOCKET:

6.1 VOTE APPROVAL OF RESOLUTION NO. 571, TO SUBMIT TO HUD THE ANNUAL CONTRIBUTION CONTRACT FOR THE 2013 CAPITAL FUND GRANT

Chairman Ballard made a request to approve Resolution No. 571. Commissioner Miller moved to approved Resolution 571; seconded by Vice Chairman Malone. The motion was passed by (9) Yeas; (0) Nays for Resolution 571.

6.2 VOTE APPROVAL OF RESOLUTION No. 572, TO IMPLEMENT ARHA'S SMOKING CESSATION AND SECONDHAND SMOKE REDUCTION PROGRAM

Chairman Ballard made a request to approve Resolution No. 572. Commissioner Miller moved to transfer Resolution 572 to the Action Docket; seconded by Vice Chairman Malone. The motion passed by (9) Yeas; (0) Nays for Resolution 572.

6.3 VOTE APPROVAL OF RESOLUTION No. 573, TO SUBMIT TO HUD THE 2014 ANNUAL PLAN AND 5-YEAR ACTION PLAN

Chairman Ballard made a request to approve Resolution No. 573. Commissioner Miller moved to approved Resolution 573; seconded by Vice Chairman Malone. The motion was passed by (9) Yeas; (0) Nays for Resolution 573.

ITEM 6. ACTION DOCKET:

6.2 VOTE APPROVAL OF RESOLUTION No. 572, TO IMPLEMENT ARHA'S SMOKING CESSATION AND SECONDHAND SMOKE REDUCTION PROGRAM

Chairman Ballard made a request to approve Resolution No. 572. Commissioner Miller moved to approved Resolution 572; seconded by Commissioner Sandberg. The motion was passed by (9) Yeas; (0) Nays for Resolution 572.

ITEM 7. OTHER BUSINESS: No items submitted

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

A motion was made by Commissioner Miller and seconded by Commissioner Libresco, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:40 pm

At 8:50 pm the Board reconvened in public session.

Thereupon, Commissioner Miller made the following motion, seconded by Commissioner Flemming and adopt 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 matters identified in the motion in which the closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was approved by a roll call vote unanimously.

At 9:00 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: October 22, 2013
TO: Chairman Christopher Ballard and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer
SUBJECT: ARHA FINANCIAL REPORT: January 1, 2013 – September 30, 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 AMPS. 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 September 30, 2013, the COCC generated a deficit of \$155,597, which is currently being funded with the current year income generated from Hopkins Tancil. Any deficit in the COCC that is not covered with current year income from other eligible programs will be funded with developer fee earned through the year. The total amount of developer fee budgeted for this purpose in FY2013 is \$450,000, as of September 30st we have not had to use any of the budgeted developer fee.

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 September 30, 2013, Public Housing- AMP 1 generated a net loss of \$34,863; the deficit will be funded by Public Housing operating reserves.

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 September 30, 2013, Public Housing- AMP 3 generated a restricted reserve of \$84,630; this reserve is restricted for Public Housing operations and reimbursement of other federal programs.

V. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project number 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 September 30, 2013, Public Housing- AMP 4 generated a net loss of \$28,225; 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 number which includes; Saxony Square (5 units). This community consists of 5 rental units.

For the period ending September 30, 2013, Public Housing- AMP 5 generated a net loss of \$18,636; 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 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 September 30, 2013, Public Housing- AMP 6 generated a restricted reserve of \$659; this reserve is restricted to the Limited Partnership, and is used to fund replacement and 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 September 30, 2013, Public Housing- AMP 7 generated a net loss of \$66,907; the deficit will be funded by Public Housing operating reserves.

IX. PUBLIC HOUSING- AMP 8

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

For the period ending September 30, 2013, Public Housing- AMP 8 generated a net loss of \$65,711; the deficit will be funded by Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 9

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

For the period ending September 30, 2013, Public Housing- AMP 9 generated a net loss of \$42,400. The deficit will be funded by Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 10

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

For the period ending September 30, 2013, Public Housing- AMP 10 generated a restricted reserve of \$77,125; 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 site which includes; James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending September 30, 2013, Public Housing- AMP 11 generated a restricted reserve of \$107,669; 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 September 30, 2013, Miller Homes generated an (unrestricted) surplus of \$94,336. 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 September 30, 2013, Hopkins Tancil generated an (unrestricted) surplus of \$260,013, of which \$155,597 was transferred to support the COCC. The remaining surplus balance of \$104,416 is unrestricted.

XV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending September 30, 2013, Quaker Hill generated a restricted reserve of \$444,597; 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 September 30, 2013, Jefferson Village generated a restricted reserve of \$172,033; this reserve is restricted for replacement reserves, operating reserves, and debt service at Jefferson Village.

XVII. Pendleton Park

This property consists of 24 LIHTC rental units.

For the period ending September 30, 2013, Pendleton Park generated a restricted reserve of \$96,608; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation.

XVIII. HOUSING CHOICE VOUCHER PROGRAM

For the period ending September 30, 2013, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$775,489; this deficit will be funded with HAP reserves and additional set-a-side funding provided through HUD.

XIX. MOD REHAB PROJECT BASED VOUCHERS

For the period ending September 30, 2013, the Housing Mod-Rehab operated with a restricted reserve of \$20,886; this surplus is restricted for future program HAP expenses.

XX. TAX EXEMPT BOND INCOME

For the period ending September 30, 2013, The Bond Fund generated (unrestricted) surplus of \$48,966.

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

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 2013

	Total		*Central Office (C.O.)		Public Housing AMP I	
	Total Actual	Total Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	4,807,204	4,551,900	1,839,084	-	415,400	387,000
Governmental Grants	16,461,929	16,544,652	-	-	-	-
Local Grants	92,975	61,500	39,225	-	39,225	61,500
Management/Fee for Service	2,219,584	2,081,706	1,251,099	1,381,350	-	-
Bookkeeping Fee	64,426	67,703	64,426	67,703	-	-
Asset Management Fee	85,901	90,150	85,901	90,150	-	-
HCVF Asset Management Fee	434,876	359,100	337,602	263,850	-	-
Developer Fee/OTC Sale Proceeds	-	337,500	-	337,500	-	-
Operating Subsidy	2,431,702	2,219,506	2,431,702	-	457,826	426,525
Investment Income	4,518	2,025	3,343	150	2,623	-
Reserve Transfers	1,187,828	1,290,612	412,339	96,075	34,863	98,475
Other Income	682,072	295,950	265,830	22,575	53,314	56,250
Total Operating Revenue	28,473,014	27,902,303	6,730,551	2,259,353	1,003,250	1,029,750
Operating Expenses						
Administration	4,400,918	4,700,588	2,745,130	1,348,913	347,930	267,788
Tenant Services	164,232	382,463	98,496	554	66,591	107,250
Utilities	1,194,809	1,095,900	913,675	27,225	251,955	292,500
Ordinary maintenance & operations	2,069,511	2,268,263	1,657,838	486,975	222,902	249,000
Protective Services	14,723	16,500	13,505	390	693	2,250
General expense	1,860,539	1,934,577	924,708	368,640	113,180	110,963
Housing Assistance Payments	17,139,913	16,584,000	-	-	-	-
Debt Service	220,847	212,850	10,508	-	-	-
Reserves	155,597	707,164	-	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	27,221,089	27,902,303	6,363,861	2,259,353	1,003,250	1,029,750
NET INCOME (LOSS)	1,251,925	-	366,690	0	0	0
Less: Restricted Income	(1,098,543)	-	(366,691)	-	-	-
ADJUSTED NET INCOME(LOSS)**	153,382	-	(1)	0	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 2013

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5			Public Housing AMP 6		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	272,396	246,600	25,796	397,673	342,000	55,673	27,387	22,500	4,887	176,268	153,000	23,268
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	805,927	757,595	48,333	429,208	401,835	27,373	9,304	8,250	1,054	93,044	86,250	6,794
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Transfers	-	87,105	(87,105)	28,225	216,090	(187,865)	18,636	31,950	(13,314)	20,175	20,175	(20,175)
Other Income	125,761	15,375	110,386	9,867	12,000	(2,133)	177	750	(573)	4,033	4,875	(842)
Total Operating Revenue	1,204,084	1,106,675	97,410	864,974	971,925	(106,951)	55,504	63,450	(7,946)	273,345	264,300	9,045
Operating Expenses												
Administration	238,449	279,638	(41,189)	353,426	414,750	(61,324)	38,563	39,300	(737)	148,914	167,175	(18,261)
Tenant Services	1,215	68,625	(67,410)	1,028	9,750	(8,722)	32	1,650	(1,618)	338	1,125	(787)
Utilities	411,830	332,250	79,580	122,211	116,925	5,286	12,270	10,275	1,995	3,722	3,375	347
Ordinary maintenance & operations	361,133	317,850	43,283	280,747	290,625	(9,878)	2,858	7,425	(4,567)	74,629	57,375	17,254
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
General expense	106,828	106,100	728	107,563	134,775	(27,212)	1,780	4,800	(3,020)	45,084	35,250	9,834
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	2,213	(2,213)	-	5,100	(5,100)	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	1,119,455	1,106,675	12,780	864,974	971,925	(106,951)	55,503	63,450	(7,947)	272,687	264,300	8,387
NET INCOME (LOSS)	84,630	-	84,630	(0)	-	(0)	0	-	0	659	-	659
Less: Restricted Income	(84,630)	-	(84,630)	-	-	-	-	-	-	(659)	-	(659)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 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	124,466	114,300	43,961	40,500	66,330	49,500	32,589	27,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-
Operating Subsidy	83,739	79,575	61,793	40,800	98,503	109,200	196,179	154,725
Investment Income	-	-	224	1,050	283	-	-	-
Reserve Transfers	66,907	65,475	65,711	84,450	42,400	25,800	-	-
Other Income	10,051	5,625	1,459	2,625	3,386	4,500	4,444	3,750
Total Operating Revenue	285,163	264,975	173,149	169,425	210,902	189,000	233,212	185,475
Operating Expenses								
Administration	108,761	121,800	90,324	87,075	106,853	94,200	57,156	49,650
Tenant Services	4,776	3,263	783	1,425	1,815	3,000	10,572	2,250
Utilities	5,032	4,163	13,983	15,000	6,579	11,625	35,221	3,113
Ordinary maintenance & operations	114,332	86,138	48,733	41,625	64,617	47,175	30,268	13,500
Protective Services	7,553	2,925	460	450	1,417	1,125	292	2,250
General expense	44,708	46,688	18,865	23,850	29,621	31,875	20,998	7,238
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	107,475
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	285,163	264,975	173,149	169,425	210,903	189,000	156,087	185,475
NET INCOME (LOSS)	0	0	0	0	(0)	(0)	77,125	77,125
Less: Restricted Income	-	-	-	-	-	-	(77,125)	(77,125)
ADJUSTED NET INCOME (LOSS)**	0	0	0	0	(0)	(0)	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 2013

	Public Housing AMP 11			Miller Homes			Hopkins-Tancil			Quaker Hill LP		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	21,629	27,000	(5,371)	217,300	198,000	19,300	1,049,683	1,009,500	40,183	954,314	801,000	153,314
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	13,500	-	13,500	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	196,179	154,751	41,428	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	11	150	(139)	-	300	52
Reserve Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	10,422	1,125	9,297	2,971	6,750	(3,779)	85,276	11,250	74,026	17,816	7,500	10,316
Total Operating Revenue	228,230	182,876	45,354	220,271	204,750	15,521	1,148,470	1,020,900	127,570	972,482	808,800	163,682
Operating Expenses												
Administration	55,170	54,750	420	95,270	81,750	13,520	176,615	189,900	(13,285)	251,442	266,475	(15,033)
Tenant Services	10,370	2,250	8,120	29	4,125	(4,096)	58,912	112,875	(53,963)	109	4,875	(4,766)
Utilities	5,827	3,000	2,827	2,417	2,625	(208)	203,563	166,500	37,063	3,863	6,000	(2,137)
Ordinary maintenance & operations	24,817	22,650	2,167	15,628	35,250	(19,622)	179,413	259,125	(79,712)	61,896	83,250	(21,354)
Protective Services	1,119	2,250	(1,131)	-	375	(375)	371	750	(379)	-	-	-
General expense	23,258	10,425	12,833	12,589	30,600	(18,011)	199,724	173,850	25,874	142,679	150,750	(8,071)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	69,858	69,900	(42)	67,896	67,950	(54)
Reserves	-	87,551	(87,551)	-	50,025	(50,025)	155,597	48,000	107,597	-	229,500	(229,500)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	120,561	182,876	(62,315)	125,935	204,750	(78,815)	1,044,054	1,020,900	23,154	527,885	808,800	(280,915)
NET INCOME (LOSS)	107,669	-	107,669	94,336	-	94,336	104,416	-	104,416	444,597	-	444,597
Less: Restricted Income	(107,669)	-	(107,669)	(94,336)	-	(94,336)	-	-	-	(444,597)	-	(444,597)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	104,416	-	104,416	0	-	0

** Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 2013

	Jefferson Village		Pendleton Park		Housing Choice Voucher Program		
	Actual	Budget	Actual	Budget	Actual	Budget	Over /
							(Under)
Operating Revenue							
Dwelling Rent	746,821	909,000	260,985	225,000	-	-	-
Governmental Grants	-	-	-	-	15,601,802	15,710,652	(108,850)
Local Grants	-	-	-	-	40,250	-	40,250
Management/Fee for Service	-	-	-	-	968,485	700,356	268,129
Bookkeeping Fee	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
Investment Income	-	-	87	-	54	375	(321)
Reserve Transfers	-	-	-	-	775,489	565,017	210,472
Other Income	72,407	3,750	39,942	22,500	154,396	28,500	125,896
Total Operating Revenue	819,228	912,750	301,014	247,500	17,540,477	17,004,900	535,577
Operating Expenses							
Administration	81,593	91,050	42,986	70,125	963,910	945,750	18,160
Tenant Services	126	7,500	422	1,500	-	-	-
Utilities	70,159	66,750	24,226	30,000	1,132	4,575	(3,443)
Ordinary maintenance & operations	145,015	203,250	37,620	23,250	9,720	43,050	(33,330)
Protective Services	150	450	-	300	697	1,275	(578)
General expense	277,568	318,000	88,645	111,075	290,768	260,250	30,518
Housing Assistance Payments	-	-	-	-	16,274,249	15,750,000	524,249
Debt Service	72,585	75,000	10,508	-	-	-	-
Reserves	-	150,750	-	11,250	-	-	-
Transfers	-	-	-	-	-	-	-
Total Operating Expense	647,195	912,750	204,406	247,500	17,540,477	17,004,900	535,577
NET INCOME (LOSS)	172,033	-	96,608	-	0	-	0
Less: Restricted Income	(172,033)	-	(96,608)	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING SEPTEMBER 30, 2013

	Mod Rehab Project-Based		Tax Exempt Bond Income		Over / (Under) Budget
	Actual	Budget	Actual	Budget	
Operating Revenue					
Dwelling Rent	-	-	-	-	-
Governmental Grants	860,127	834,000	-	-	-
Local Grants	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-
Asset Management Fee	-	-	-	-	-
HCVF Asset Management Fee	97,274	95,250	-	-	-
Developer Fee/OTC Sale Proceeds	-	-	-	-	-
Operating Subsidy	-	-	-	-	-
Investment Income	705	-	52	-	52
Reserve Transfers	-	-	-	-	-
Other Income	-	-	83,377	86,250	(2,873)
Total Operating Revenue	958,106	929,250	83,429	86,250	(2,821)
Operating Expenses					
Administration	60,054	70,500	26,904	60,000	(33,096)
Tenant Services	-	-	6,560	25,500	(18,940)
Utilities	-	-	-	-	-
Ordinary maintenance & operations	-	-	-	750	(750)
Protective Services	-	-	-	-	-
General expense	11,502	9,450	1,000	-	1,000
Housing Assistance Payments	865,664	834,000	-	-	-
Debt Service	-	-	-	-	-
Reserves	-	15,300	-	-	-
Transfers	-	-	-	-	-
Total Operating Expense	937,219	929,250	34,463	86,250	(51,787)
NET INCOME (LOSS)	20,886	-	48,966	-	48,966
Less: Restricted Income	(20,886)	-	(20,886)	-	-
ADJUSTED NET INCOME/(LOSS)**	0	-	48,966	-	48,966

**Loss reduces unrestricted reserves

ASSET MGMT/ SOCIAL SERVICES

ASSET MGMT /
SOCIAL SERVICES



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: October 21, 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 and 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 September 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)	98%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units	2.5%	1%	2% = A - >2%≤4% = B - >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
	Tenant Account Receivables (TARs) - Vacated/Evictions	2%	2%	>6%≤8% = D - >8%≤ E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤ E, >10%=F
4	Vacant Unit Turnaround Time (down time + make ready days + lease up = VU Turnaround Time)	45 days	19 days	20 days	Vacant units down time + make ready time (8 days) + lease up (37 days) during the reporting period (30 days) ≤ 20 days =A,
5	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100% = A	27 Emergency Work Orders Issued and Completed within 24 hrs. 99% -100% = A
6	Outstanding Routine Work Orders Number of Days	5.3 days	15 days	21 days	315 total work orders issued; 268 total completed; 47 work orders remain open (including VU's, exterminator, inspections (UPCVS, HQS), system transfer, etc.)
7	PHAS Score	80	91	90 – 100 = High Performer - 70 – 89 = Standard 60 – 69 = Near Troubled, <60 = Troubled	Standard performer rating as of the 2012 Period (UNDER REVIEW)
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 September 30, 2013

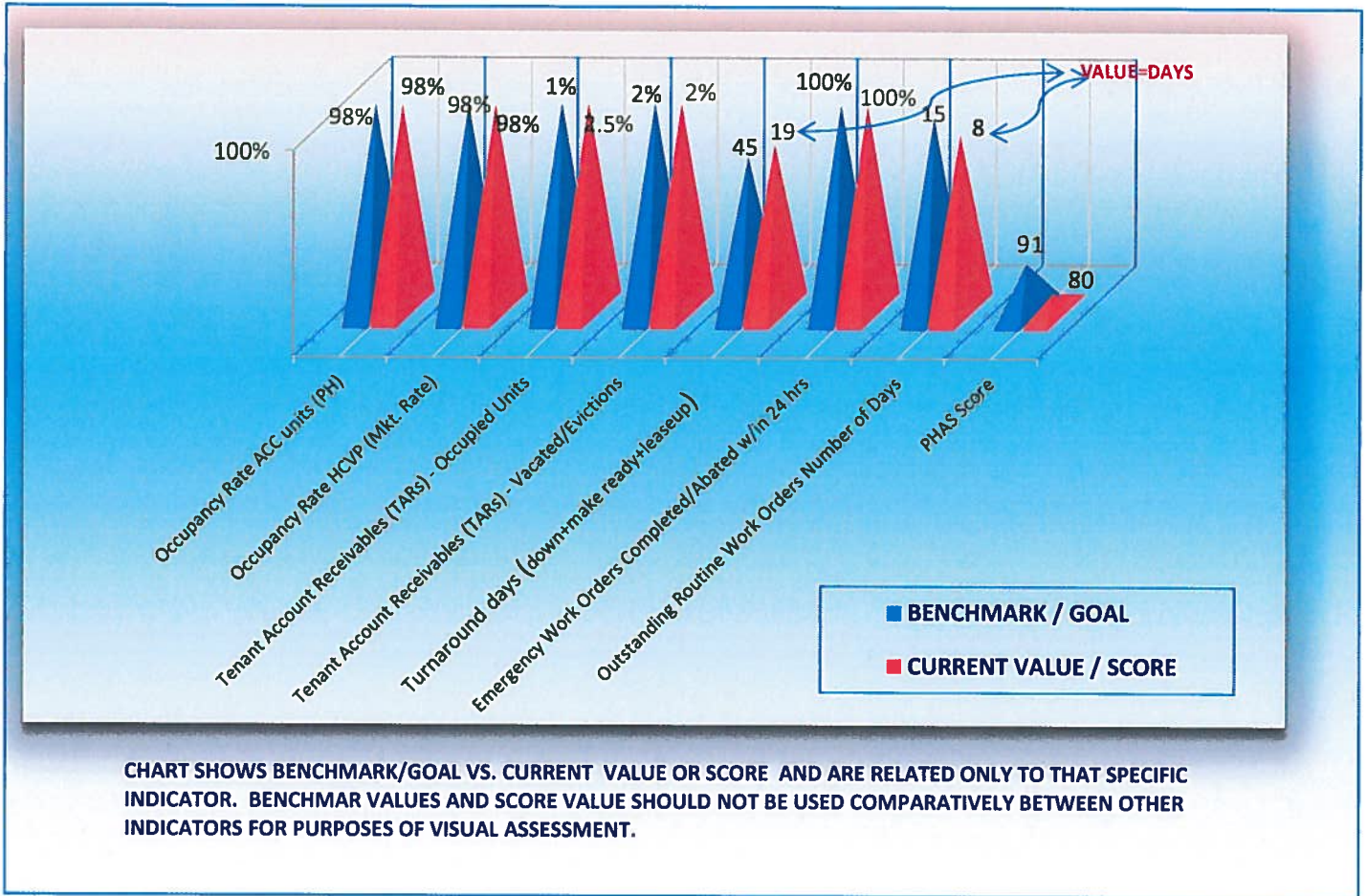


Table B

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

	Total Units	Vacant Units	Average Vacancy Rate %
Jefferson Village (*)	69	4	5%
Quaker Hill	60	2	3%
Hopkins-Tancil Courts (**)	108	1	1%
Miller Homes	16	0	0%
Pendleton Park	24	0	0%
TOTALS:	277	7	2% (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

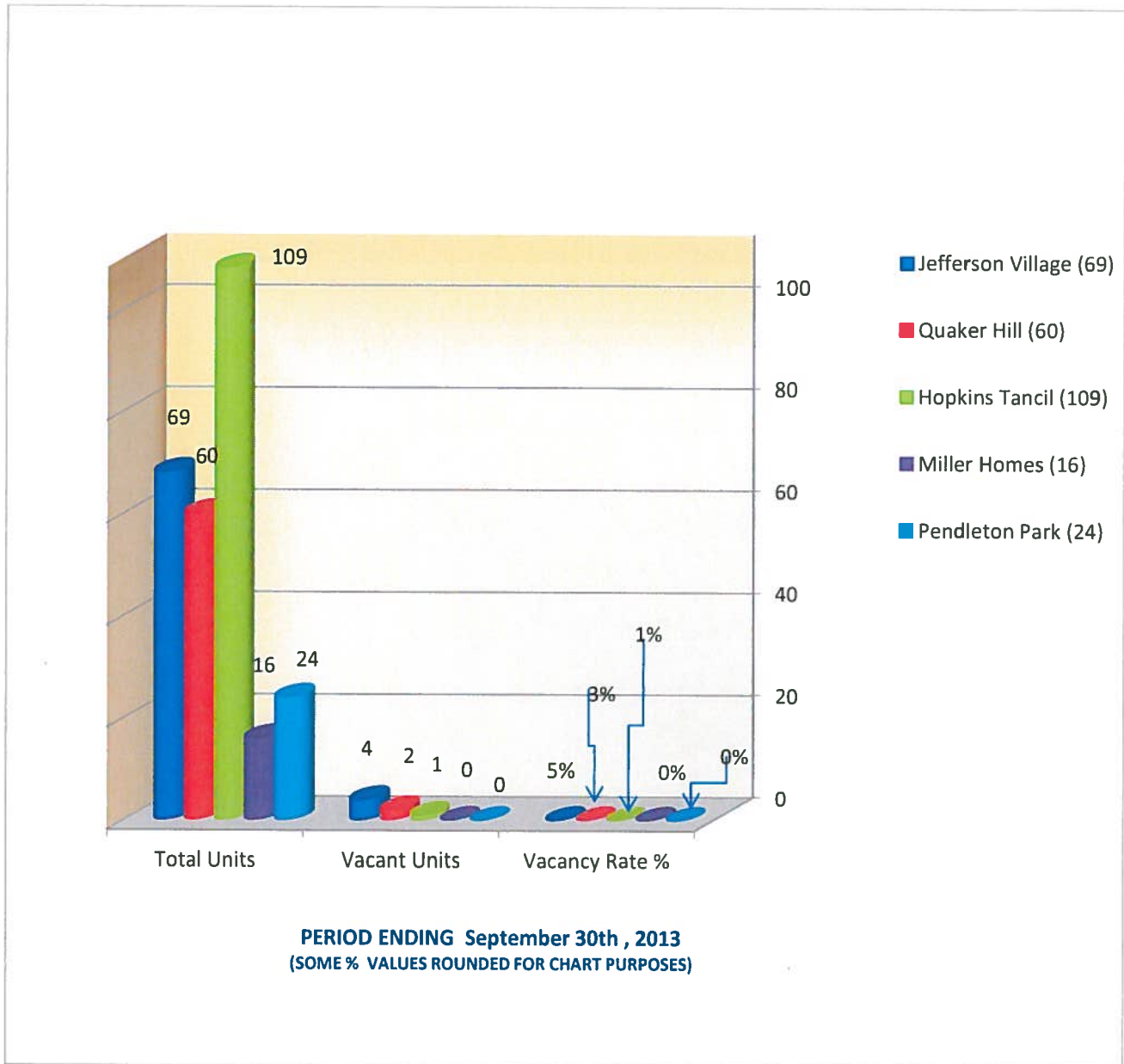


Table C

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

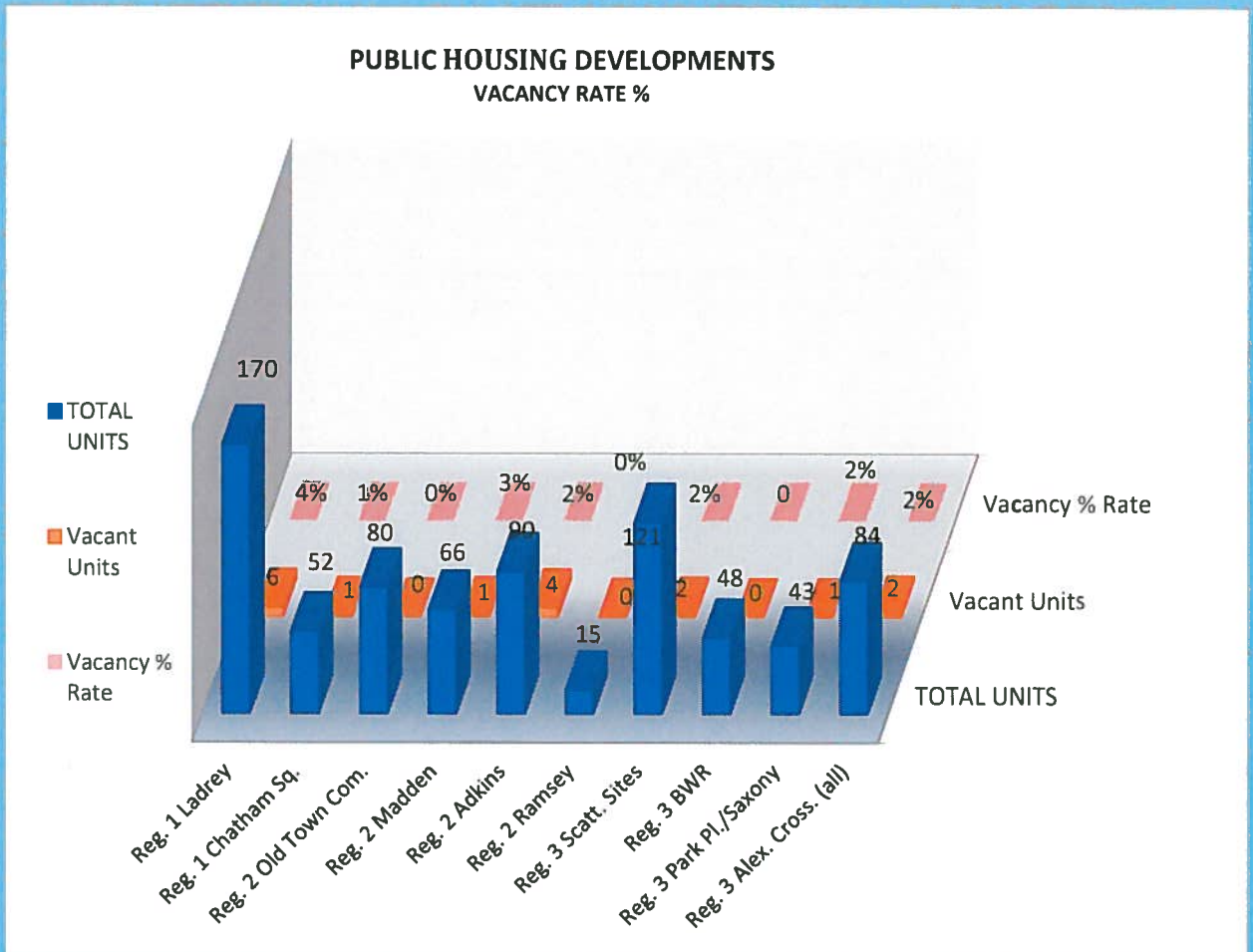
	TOTAL UNITS	VACANT/DEMO OFF- LINE UNITS	TOTAL UNITS OCCUPIED	OCCUPANCY RATE %	AVERAGE VACANCY RATE %
Ladrey Building (170 – one RPO unit)	170	6	164	96%	4%
Andrew Adkins Homes (*)	90	6	84	95%	5%
Samuel Madden Homes (2)	66	1	65	98%	2%
Ramsey Homes	15	0	15	100%	0%
Scattered Sites I	50	0	50	100%	0%
Scattered Sites II	41	1	40	98%	2%
Scattered Sites III	30	1	29	97%	3%
Park Place Condos	38	1	37	98%	2%
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	0	18	100%	0%
Alexandria Crossing at West Glebe	48	1	47	98%	2%
Old Town Commons (all phases)	80	0	80	100%	0%
TOTALS: (VALUES ROUNDED UP/DOWN)	769	17	752	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 September 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 September 30th, 2013.

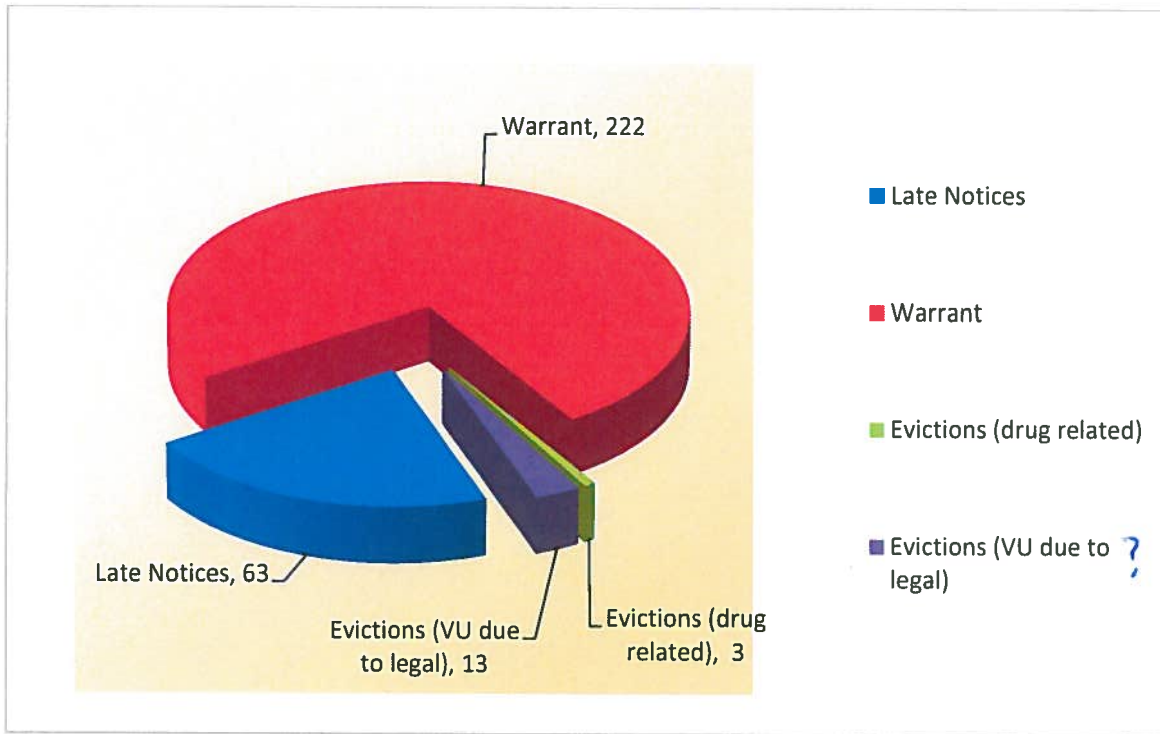


Chart Data reflects accumulative values of the described action from January 1st 2013 up to the closing date of the current reporting period.



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: October 7, 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 81% 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.

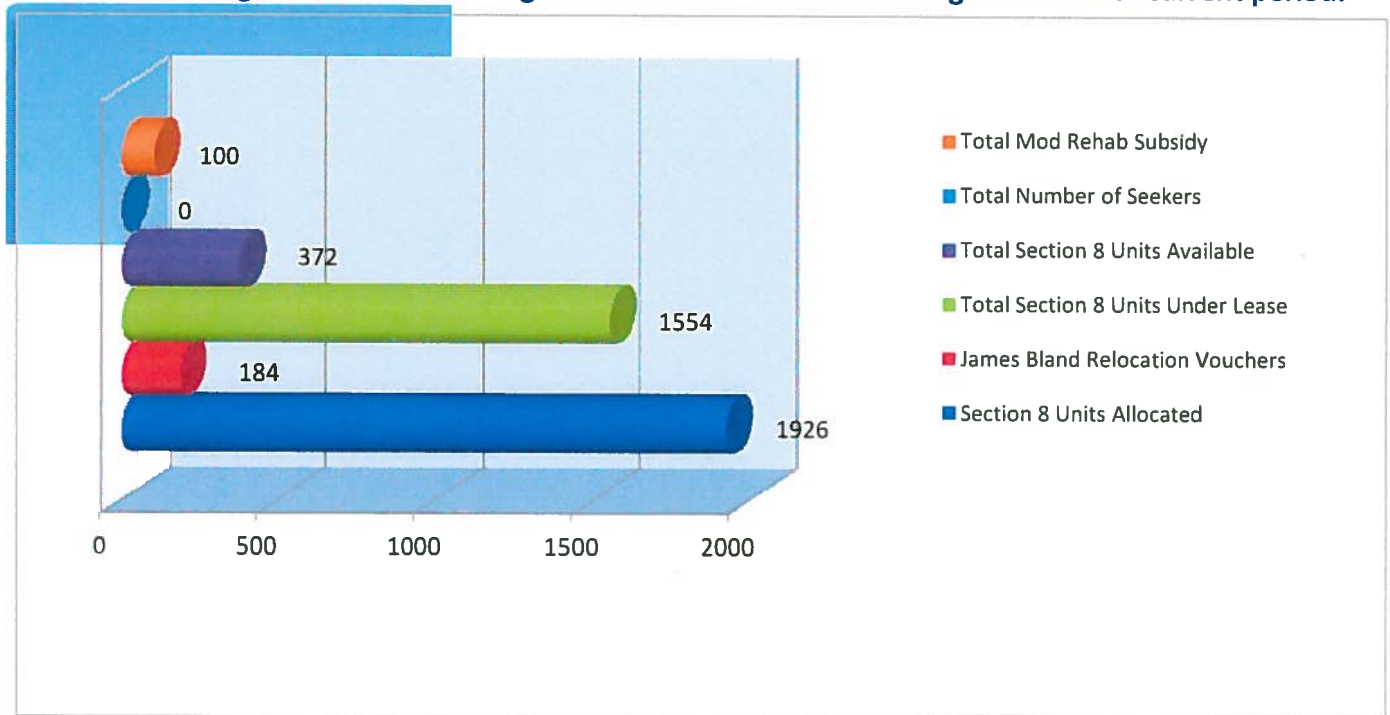


CHART B: Family Self Sufficiency Program (FSS) activities for current reporting period.

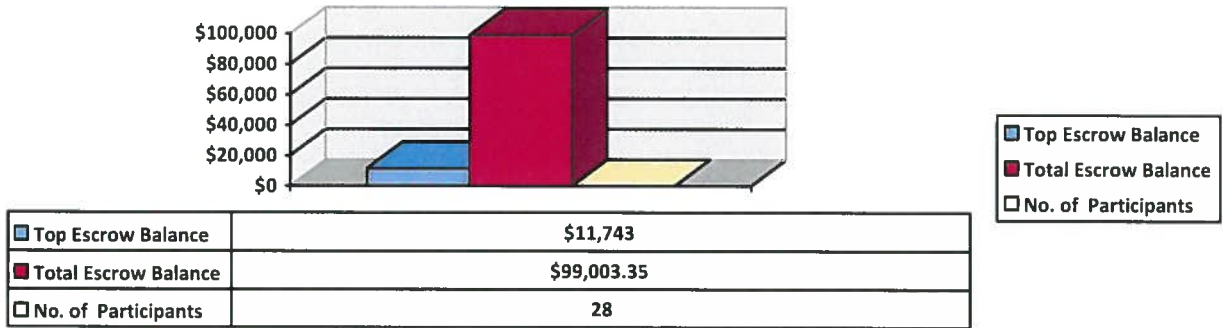
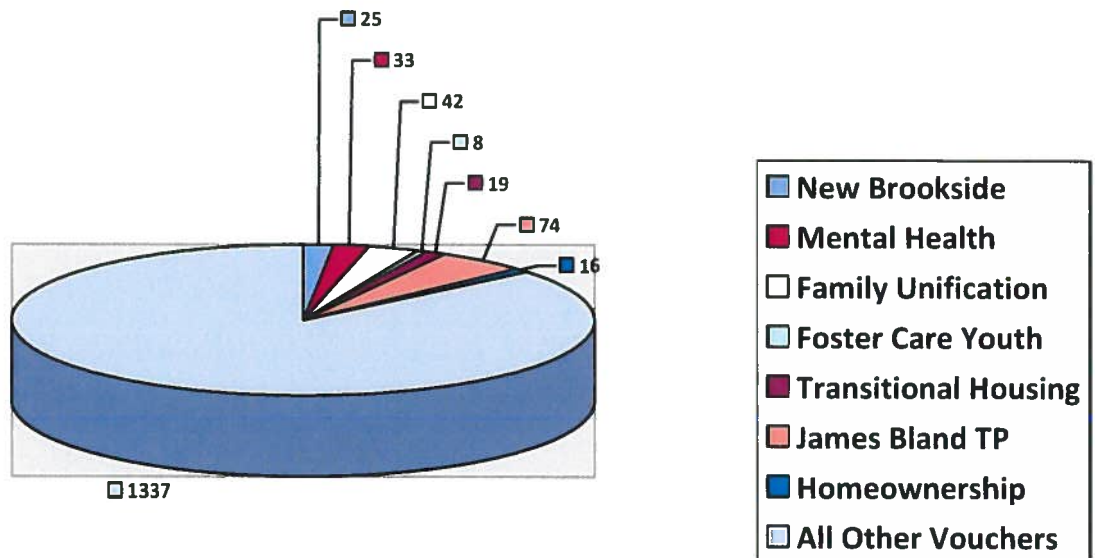


CHART C: Section 8 Vouchers Unit Lease breakdown for current reporting period.





Commissioners:

Christopher Ballard, *Chairman*
Merrick Malone, *Vice Chairman*
Melvin Miller

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Roy Priest, Chief Executive Officer

DATE: October 24, 2013

TO: Chairman Christopher Ballard, and the 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 September:

- 75 participants and guests were served;
- 24 ARHA and Annie B. Rose residents were served;
- The total breakfast meals served were 109; and
- The total lunch meals served were 202.

Summary of Services/Activities for the month of September:

- Health, Wellness, and Medical Services – 75 clients (duplicated count) participated in daily walking;
- Assessments – There were 3 for the month;
- Referrals/Deaths – There was 1 Referral and 2 Deaths for the month of September;
- Activities – 75 clients (duplicated count) participated in a variety of activities and programs which included: assorted table and trivia games, craft projects, shopping excursions to Springfield Farmer’s Market, BIG Lots, Landmark Plaza, and the stores of Kingstowne Center, excursions to AMC Hoffman Theater, the National Air & Space Museum, and Harrington, DE, a Wills on Wheels Presentation, a celebration for the Senior Center’s 41st Anniversary, the Annual Senior Appreciation Picnic at the Ladrey Highrise Courtyard, a Social Security Seminar sponsored by AARP, and participation in a PIRE Research Study.
- The Program was also honored to receive the Community Service Award from the Departmental Progressive Club in honor of their 40th Anniversary Celebration.

SENIOR SERVICES – LADREY HIGHRISE

Summary of Services for the month of September:

- Health and Medical Services – 67 residents participated in visits with the Nurse from Lighthouse Home Health, the Ladrey Walking Group, the Walgreen’s Flu Shot Clinic, the Podiatrist Clinic, received Medicare Counseling, Medicaid/SNAP Assistance, and completed Medicaid/Medicare Extra Help Applications;
- Assessment /Family Planning – 11 residents were assisted with Family Planning, Home Visits, Hoarding Management, Hospital Discharge/Planning Information, or Adult Protective Services. ARHA Social Services Staff also participated in a Hoarding Training presented by the Alexandria Hoarding Task Force to learn about hoarding and clutter amongst Alexandria residents;
- Referrals – 17 referrals were provided for assistance with Companion Aide/Home Health Care Services, Senior Taxi, METRO Access, Furniture Assistance, Rental Assistance, Medical Bill Assistance, and Medical Equipment/Prescription Assistance;
- Senior Services – 31 residents were provided with general assistance which included home visits/assessments, completing applications, making appointments, file updates, Case Management planning with the Office of Aging, and communicating with Social Services;
- Activities – 234 residents participated in events sponsored by Community Partners and Organizations. These included the Church Services provided by Oakland Baptist Church and Fox Chase Baptist Church, a senior luncheon and Church Services sponsored by Third Street Baptist Church, Church Services and a luncheon provided by Shiloh Baptist Church, the 17th Annual Senior Appreciation Day Picnic held at Ladrey, a Grandparent’s Day Celebration and Gift Distribution sponsored by Alfred Street Baptist Church, a movie night sponsored by Michelle LaFrancois, the monthly shopping trip to Wal-Mart and monthly birthday recognition;
- Donations – 130 Ladrey Residents participated in the ALIVE End of the Month Food Distribution, which also served 160 additional families from the community; and
- There were 16 volunteer hours, all provided for the Ladrey Library.

FAMILY SOCIAL SERVICES – RUBY TUCKER FAMILY CENTER

Participant/Process Information for the month of September:

- Active Students – 63/ New Youth Registrations – 1/ # Inactive Students - 44
- Avg. Daily Youth Attendance – 19/ # Relocated Youth – 72/ # Youth Contacts – 388
- Active Adults – 40/ New Adult Registrations – 1/ Avg. Daily Adult Attendance – 1/# Relocated Adults - 90
- Active Volunteers – 37/New Volunteers – 2/# Volunteer Hrs – 108/Community Service Volunteers – 2/Community Service Volunteer Hours - 0;
- Center Donations - \$240 which included food, clothing, and supplies for the center; and

- Partnerships - Victoria Garcia, from DCHS Center for Children and Families has agreed to present monthly sessions for parents on how to communicate effectively with your children and deal with the stresses of being a parent. The sessions will start in September and continue until May of 2014.

Both of the Resource Centers have partnered with the Mt. Vernon Chapter of Jack and Jill to offer a leadership program to students age 12-16. The Program is titled, "Dream It Achieve It" and will offer eight sessions during which students will learn from leaders that have influence in their community, nationally, and internationally. Of the five sessions held thus far, students have interacted with Alexandria City Council Members, authors, fitness experts, and received approximately \$1,125 in gift cards for retailers such as Barnes & Noble, Chipotle, and Subway.

Programming Information for the month of September:

- The "I Can Shine Garden" received a 2013 Beautification Award from the City of Alexandria for contributing to the overall beauty of the neighborhood. ARHA Staff, students that worked in the garden, along with community partners and volunteers attended the ceremony and accepted the award as representatives for ARHA.
- As part of our relationship with ACPS and the FACE Program, parents attended a session entitled "Help Your Child Succeed". The workshop provided parents with strategies for helping their children overcome academic challenges and becoming an advocate for their child within their school and with their child's teacher. Other workshops are planned throughout the remainder of the school year to support both parents and students in their development.
- On September 21st, students attended the National Book Festival held on the National Mall in Washington, DC. As a part of the Festival, students were able to engage in a variety of literacy activities, see some of their favorite PBS Characters, meet authors of award winning books, and learn about authors from all over the United States and US Territories. All of the students received free books and other incentives for their participation.

FAMILY SELF SUFFICIENCY PROGRAMS

Programs and Events:

- The PH FSS Coordinator hosted an FSS Seminar – Exploring Professional Development Options. The seminar was open to all ARHA residents, and at least forty (40), FSS participants and community members attended. Presenters were: PLTI, DCHS, AACH (Micro-business Academy), Marcella Ellis School of Cosmetics, Year-Up, Computer Core, NVFS (Training Futures), NVCC Adult Career Pathways, NVCC Community Outreach, Job-link, and LMEC (Laurie Mitchell Employment Center).
- FSS Credit Management and Budgeting Workshop – hosted by Money Management International and Virginia Cooperative Extension. The seminar was also open to all ARHA Residents, and at least thirty-five (35) participants attended. Participants were

educated on budgeting and the importance of good credit. Virginia Cooperative Extension provided counselors to work one-on-one with interested individuals after the educational portion of the workshop.

Case Management/Challenges:

- Of the PH FSS participants, 18 are employed, and 12 are earning escrow. One participant left the program because he decided to move out of ARHA's property, and is no longer qualified for the program. The vacant slot has already been filled with a resident from the PH FSS Waiting List, along with the addition of another participant. Therefore, the total number of participants in the program at this time is 26.
- The HCV FSS Program has graduated 4 participants over the past few months and added additional participants from the waiting list. These changes bring the total number of participants in the program to 30. The new HCV FSS Coordinator is planning a general meeting with all participants to introduce herself and access next steps in working to help participants reach the goals outlined in the ITSPs;
- Escrow earnings for the PH FSS Program are: Total Program Balance - \$47,995 and Top Escrow Amount - \$11,393; The Total Program Escrow Balance for the HCV FSS Program are \$93,570 and the Top Escrow Amount is \$11,743;
- 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);

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 National Night Out Event at Charles Houston Recreation Center, the ACPS Back to School Night Event at TC Williams, and the Alfred Street Brother's Keeper Back to School Event. Each of these events served over 100 ARHA families and provided the opportunity to engage with residents;
- The FSS Quarterly PCC Meeting was held in August at 600 N. Fairfax Street and the FSS Regional Roundtable Meeting was held in September and hosted by Anne Arundel County;
- The PH FSS Coordinator and two participants from the Momentum Leadership Program attended the Alexandria Optimist club meeting to present about ARHA's Social Services, the Momentum Leadership Program and the Family Self-sufficiency Program. Both students were acknowledged for being outstanding members of the ARHA Momentum Leadership Program and were presented with awards;
- The Coordinator also attended the Youth Services Coordinating Committee Meeting held at DCHS, the Alexandria Reentry Council Meetings, a Financial Literacy Roundtable held at Fairlington Community Center in Arlington, VA, a Program Evaluation Workshop,

the NVCC Advisory Board Meeting/Adult Career Pathways Program, the ARHA Community Smoke Cessation Program Planning Meeting;

- The HCV FSS Coordinator is evaluating the possibility of working with an organization that provides training in the sterilization of hospital and medical equipment, as part of the training opportunities presented to FSS participants; and
- The PH FSS Coordinator is working with community partners to provide a Job Expo and Employment Seminar on October 24th. Training will be provided in resume writing and interview skills, in collaboration with Virginia Employment Commission, Joblink, the ACPS FACE Center, Service Source and Laurie Mitchell Employment Center. The Seminar will include two workshops: “Professional Career Evaluation” and “Social Media and Self-Marketing”.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



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: October 21, 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 (WO)

The following Table I provide the summary of all issues work orders, including routine and emergency WO issued, and outstanding WO at the closing of the current reporting period ending September 30, 2013.

TABLE I

Issued W.O.s	315	Includes all work orders generated during the current reporting period.
Completed WO's	268	Includes all work orders completed during the current reporting period.
Emergency WO's	27	Includes all emergency work orders issued and completed within 24 hours.
Vacant Unit		Information is reported in the Asset Management Section
(1) Open WO's see note below	47	Open WO summary includes routine WO issued later in the month, contracted exterminator services, other contracts, and vacant unit's turnover WO's in progress as of the closing of the current reporting period.

PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

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

1. Vacant Units Turn Over

The Department had received ten units for rehabilitation and/or turn over work; five of those units have been completed and turned over to Asset Management for leasing as of the closing of this report.

2. Fee for Services

The Department has been engaged in vacant unit's turnovers for various AMP's, 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 upcoming heating season. Electrical PM for exterior lighting property wide has been ongoing and will also continue through late autumn.

4. Capital Fund Program

Work in progress or already completed at the closing of this report, 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.

5. Jefferson Village Improvements

Some of the exterior upgrade work is still in progress; the landscaping is scheduled for late October, as well as exterior paint and repair of some of the building components. As new vacant units are becoming available, we are upgrading the kitchen cabinets, appliances, light fixtures and other features to make these units more competitive with other market rentals in the area. We will be updating this improvement project in upcoming board reports.

DEVELOPMENT

DEVELOPMENT



Commissioners:

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Melvin Miller

Carter D. Flemming
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Michelle Millben

Roy Priest, Chief Executive Officer

DATE: October 23, 2013

TO: Chairman Christopher Ballard and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer

SUBJECT: DEVELOPMENT UPDATE

JAMES BLAND V

Construction is progressing well on this phase. As of September 5th (date of last certificate for payment from EYA), the land development was 68.5% completed; the triplex construction is 1.16% completed and the multifamily buildings 42 and 49 are 2.64% and 4.26% completed respectively. Block three especially is well underway and US1 continues to be transformed as the buildings rise out of the ground. EYA has taken reservations for fourteen condominiums (Figure 1), and 24 townhouse units (Figure 2). Sales graphics are located at the end of this report.



PENDLETON PARK

The punch list has been completed with the exception of three light poles that need to be installed along the south façade in the lawn. We have completed cost certification and will submit the 8609 Application to VHDA for state designation. With state designation and completion of the punch list we will be able to request the final capital contribution. On September 30th, there was a ribbon cutting at the property. It was a nice event and well attended by our investors, VHDA, lenders, legal counsel, the ARHA board and staff and the City Fire Department.

ALEXANDRIA TRILOGY BOND ISSUE

Due the rising interest rates, as well as the length of time the HUD approval process takes being exacerbated by the government shutdown, Alexandria Housing Development Corporation (“AHDC”) has decided that it is not feasible to include HUD financing in the financing structure for the trilogy projects. Additionally, in the Internal Revenue Code there is a ten year previous ownership rule. This rule (simply stated) is that an ownership change and placement in service in the last 10 years normally disqualifies a property from earning the acquisition credit. Initially, AHDC had been advised that this rule did not apply because of federal funding that had been used to initially acquire the Lacy Courts project, however, now AHDC is being advised that the percentage of federal funds to the overall costs is not high enough so the Trilogy project had to be modified to remove Lacy Courts.

After the above events AHDC began discussions with VHDA and had verbal approval for VHDA bonds and a low interest permanent mortgage rate of 4.7% which was much lower than what HUD had risen to. There are still details to be worked out and, as with every development project, the deal changes rapidly and frequently up until the ink dries on the closing documents. The take away for ARHA is that, we will no longer be issuing the bonds to finance any of the three properties originally contemplated. We will however, continue to assist AHDC technically and in any other way that we can offer assistance to an agency that is a provider of affordable housing.

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

On October 21st, there was a meeting of the ARHA Redevelopment Work Group (the “Group”) in the City Council Workroom. This Group is made up of: Mayor Euille, Councilman Chapman, one Planning Commission representative (Derek Hyra), a Deputy City Manager (Mark Jinks) the Director of Planning and Zoning, the Director of Housing, the ARHA Chairman, Vice-Chairman and CEO. This Group was originally formed in or around March of 2007 for the purpose of the Glebe/Bland effort and had not met since May of 2008 until this meeting. A copy of the presentation will be provided to the Board so that you are aware of the nature of the information provided by staff to the Group.

As with the Glebe/Bland effort, this Group will assist with expedited reviews. ARHA staff raised the issue of a “one-stop” process for the expeditious review of simultaneous projects in the event that multiple projects roll out with different and multiple partners. We believe that some economies and efficiencies can be achieved through the governmental approval processes. Additionally, this Group would be used to request and lobby for, any gap funding, if necessary, from the City. The importance of the 1-for-one replacement of the Resolution 830 units was discussed as well as the program for unit replacement (e.g., it is possible not all bedrooms will be replaced given the large unit sizes in some of the upcoming phases).

VHDA CAPACITY BUILDING GRANT

Staff has submitted a \$60,000 VHDA Capacity Building Grant. We have preliminarily heard from our sponsor that there is only one approval left and that they see no reason why this grant will not be approved this month. The grant funds will be used for VHDLLC for the following:

- **Marketing/Branding Consultant.** Consultant to assist in the branding, logo development and marketing materials of VHDLLC. To create a company brand, logo, and marketing materials that can be used to advance the efforts of the corporation. Assist in the development of the policies for marketing materials, vehicles for promoting the company capabilities, award winning portfolio and marketing materials. It is our goal to have vendor booths and representation at the 2013 Virginia Governor's Conference (end of November) and the winter NAHRO conference.
- **New Technology.** Procure hardware for new workstations; replace aged equipment at existing stations. Purchase software that is industry specific.
- **Consulting Fees.** Engage consultants to work with the COO to draft Standard Operating Procedures and flow chart processes so that as new staff come on-board they have effective tools for use in managing the projects in a consistent manner across multiple managers without the full time engagement of the COO's time. Additionally, we will finalize the additional organizational document needed to further refine the governance structure of VHDLLC.
- **Website Development and Staff Training.** To create a website that is exclusive to the development activities and is interactive such that stakeholders and other interested parties (general public) can access real-time reports of the progress of each of the projects in planning, in progress or completed in an effort to expedite the governmental approval processes and to limit the number of meetings and amount of calls received by VHDLLC staff. This work would include staff training for the real time upkeep of the site.

VHDA REACH PRE-DEVELOPMENT LOAN

Staff has submitted a Pre-Application for REACH Predevelopment Loan for the Ramsey Homes Redevelopment effort. This Pre-Application was approved by VHDA in the amount of \$120,000. Staff is waiting for a letter from the Director of Planning and Zoning in support of the Loan Application. Once the letter is received, a full application package will be submitted to VHDA. Approval would be within 30 days of submission.

RAMSEY HOMES REDEVELOPMENT

Efforts are underway on this Project. Update to be provided in Executive Session due to the subject matter being related to Real Estate.

FIGURE 1: PHASE V SALES

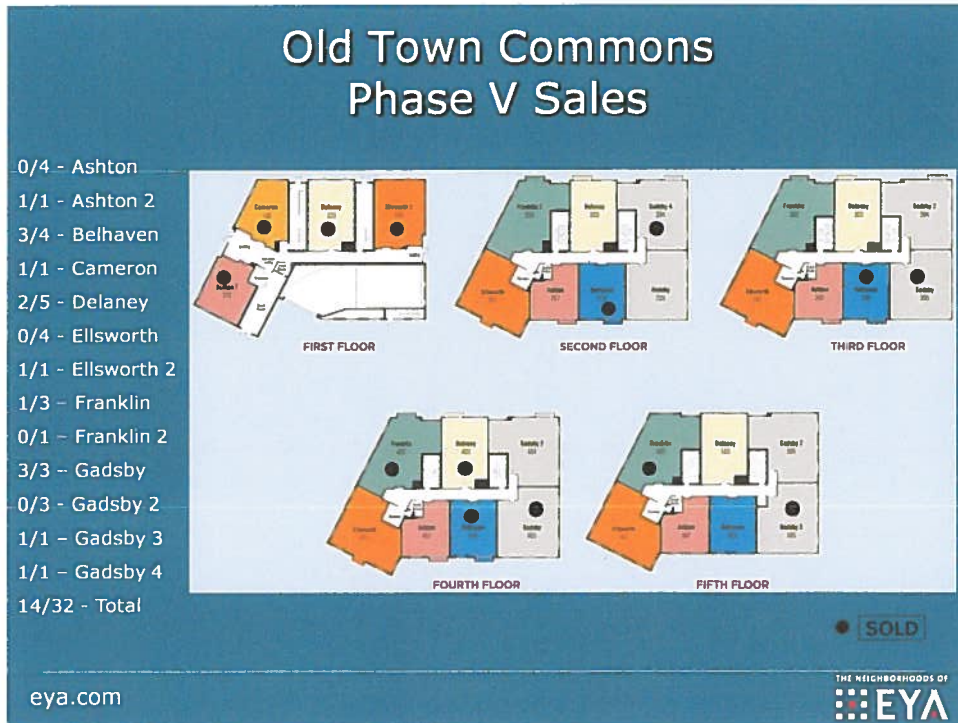
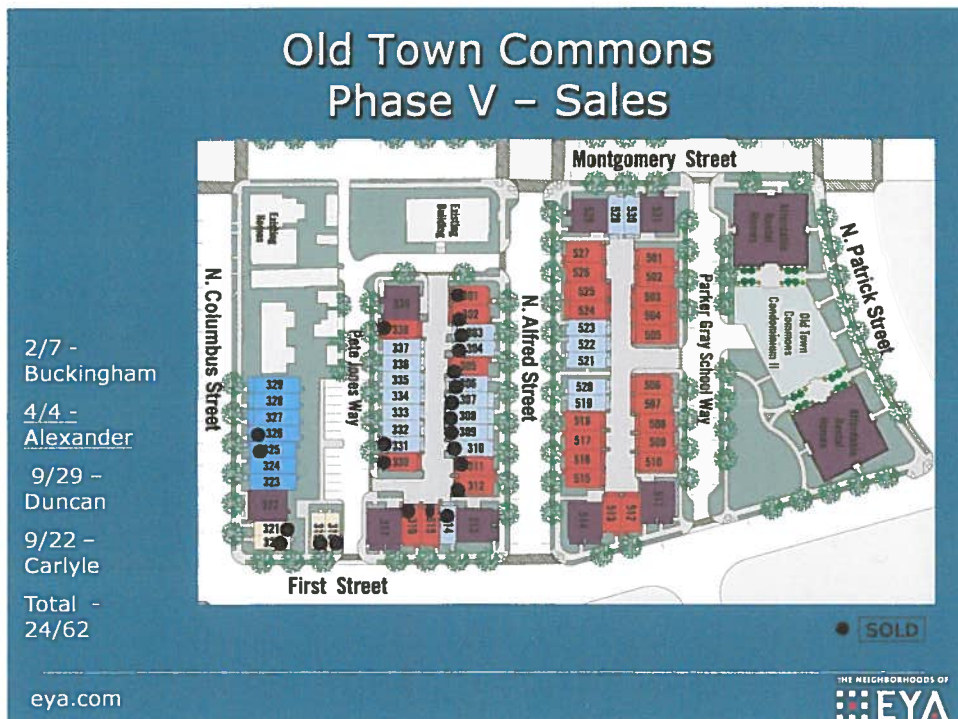


FIGURE 2: PHASE V TOWNHOUSE SALES



CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

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

Roy Priest, Chief Executive Officer

DATE: October 21, 2013

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

FROM: Roy Priest, Chief Executive Officer

SUBJECT: **VOTE TO APPROVE RESOLUTION NO. 574, 2014 HOUSING CHOICE VOUCHER PROGRAM APPLICABLE PAYMENT STANDARD**

ISSUE:

The Housing Choice Voucher program desires to adjust the Applicable Payment Standard to reflect the changes in the 2014 Fair Market Rents. Pursuant to the Housing Choice Voucher Program Administrative Plan, ARHA will review the Applicable Payment Standard annually to determine whether an affordability adjustment should be made.

The 2013 payment standard is 100% of the HUD published FMR. Analysis of the most recent data indicates that ARHA must continue to operate at 100% of the 2014 published FMR to maintain its current level of program participation.

DISCUSSION:

Payment standards are used to calculate the housing assistance payment (HAP) that the PHA pays to the owner on behalf of the family leasing the unit. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the PHA has jurisdiction. FMRs are based on either the 40th or 50th percentile of rents charged for standard rental housing in the FMR area. A PHA may set its payment standard amounts from 90 percent to 110 percent of the published FMRs, and may set them higher or lower with HUD approval.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with a gross rent at or below the payment standard for the family, the family's share of the rent will be its Total Tenant Payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than the TTP.

THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

BOARD OF COMMISSIONERS AUTHORIZES APPROVAL OF THE 2014 HOUSING CHOICE VOUCHER PROGRAM APPLICABLE PAYMENT STANDARD

RESOLUTION No. 574

WHEREAS, the Alexandria Redevelopment and Housing Authority administers a Housing Choice Voucher program under the guidance of the U.S. Department of Housing and Urban Development; and

WHEREAS, the previous fiscal year payment standard is 100% of the HUD published FMR. Analysis of the most recent data indicates that ARHA will need to operate at 100% of the current fiscal years published FMR to maintain its current level of program participation; and

WHEREAS, ARHA is required to review its applicable payment standard annually and obtain Board approval for its revision pursuant to its Housing Choice Voucher Administrative Plan.

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 revision of the 2014 Housing Choice Voucher Applicable Payment Standard.

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

ACTION DOCKET



OTHER BUSINESS

OTHER
BUSINESS



PROMISES

“When life throws you punches, aim for a knockout”

RICHARD KAUFFMAN AUDITORIUM (LEE CENTER)

1108 Jefferson St. Alexandria, VA 22314

FRIDAY, NOVEMBER 8th

SHOWTIME: 7PM-9PM; DOORS OPEN @ 6:30PM

TICKETS - ADULTS: \$10; UNDER 12: FREE

Limited Seating Available

A riveting variety-musical that will certainly both entertain and inspire you while chronicling the stories of families trying to figure out how to succeed.

This 3rd community theater installment by writer Jason Ellis, features some of the best multi-talented artists from around the DMV area who have assembled for this one night only showcase to raise funds for youth in the City of Alexandria.

**For more information and RSVP:
Tel: 703-535-3175; E-mail: arhacontact@gmail.com**

BROUGHT TO YOU BY THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Alexandria NAACP Chapter Says 'The Time is Now' to Work on Housing, Health Issues

NAACP branch holding annual Life Membership and Awards Banquet on Sunday.

Posted by [Drew Hansen](#) (Editor) , October 12, 2013 at 10:46 AM

[23 Comments](#) [Recommend](#)



Members of the executive board of the Alexandria branch of the NAACP believe there's a disconnect between parts of Alexandria's strategic plan and the realities of working-class life in the city.

In a conversation with Patch on the eve of the branch's 80th annual Life Membership and Awards Banquet, branch officers and other committee members discussed embracing the banquet's theme—"The Time is NOW"—as they head toward a new calendar year.

"It's a call to action," said LaDonna Sanders, branch president. "It's about what we can do to address the issues that impact people in this city."

During an hour-long conversation with the committee, Rev. Tai Smith, a branch vice president, said the city is "shunning" some of its residents through massive redevelopment projects, from James Bland public housing in Braddock East to plans for the Beauregard area in the West End.

"The city is chasing development—an extra subway station, a dog park here, this new, global town and city. But in doing so the city is neglecting the voices of people who have lived here their whole lives," he said. "It's good to go after these things, but not at the expense of people living here."

Rising real estate prices and new developments with higher rents and limited work-rate affordable units have pushed many people out of the city, committee members said.

Committee member Anteneh Demelash said many of his neighbors in the West End have uprooted to Woodbridge, Manassas and Prince George's County, Md., because they simply cannot afford to live in Alexandria.

Alexandria's City Council will consider [a new housing master plan](#) in June, which aims to combat the decline in committed and market affordable rental units in the city, as well as create opportunities for homeownership for families who earn between 60 and 80 percent of the region's median income.

Committee members said the relocation of public housing residents through redevelopment has been problematic and that they've had a hard time gripping the rules and regulations dictated by the Alexandria and Redevelopment and Housing Authority for people moving back into the city to promised renovated units.

ARHA administers the public housing, Housing Choice Voucher and Moderate Rehabilitation programs in the city.

Members said they plan to continue advocating for a reliable stable of affordable, work-rate housing in the city to ensure longtime residents, police, teachers, city employees and longtime residents can stay.

Dawud Rawlings, another branch vice president, said improving the housing situation would help stabilize the lives of some low-income, minority students in city schools.

"It's hard to succeed [in the classroom] when a kid has to move around," he said. "That stability also keeps kids from falling into crime."

Rawlings added that the growing cost of youth sports and programs at city recreation centers have impacted the well-being of latchkey kids, who have to bide their time until their parents come home from work.

Outside of housing, Sanders said the branch will continue to devote time and energy into initiatives to combat childhood obesity and HIV and AIDS through health fairs and partnerships with city departments.

The branch's 80th annual Life Membership and Awards Banquet will be held from 5 p.m. to 8 p.m. Sunday, Oct. 13 at the Hilton Alexandria Mark Center (5000 Seminary Rd.).

Benjamin Jealous, the outgoing president and CEO of the NAACP, will be the evening's featured speaker.

PORT CITY MOSTLY UNFAZED BY GOVERNMENT SHUTDOWN

BusinessCommunityNewsPoliticsSmall Business _ Featured Slider — 03 October 2013



By Erich Wagner (File Photo)

While the federal shutdown dominates headlines across the country, city officials said that Alexandria is largely unaffected — at least for now.

City spokesman Tony Castrilli said in a statement that there are no immediate service changes stemming from the shutdown, which began earlier this week because Congress was unable to pass a new fiscal year budget. But a few DASH bus lines — the AT3 and AT4 lines to the Pentagon and the AT2X line to Mark Center — are on temporarily reduced midday schedules.

Sandra Fowler, spokeswoman for the Alexandria Redevelopment and Housing Authority, which gets substantial support from the Department of Housing and Urban Development, said her agency likely will have enough cash to ride out budget instability until at least the end of this month. After that, though, furloughs become a very real possibility.

“What HUD said to us is that housing authorities should not be affected, at least not immediately,” Fowler said. “We’re good; we’re good until the end of October.”

The Port City’s most prominent outpost of the federal government, the U.S. Patent and Trade Office, announced that it also has enough funding to weather a shutdown in the short term.

“During the general government shutdown that began [Tuesday], the [U.S.] Patent and Trademark Office will remain open, using prior-year reserve fee collections to operate as usual for approximately four weeks,” officials wrote in a statement. “[Should] we exhaust these reserve funds before the general government shutdown comes to an end, USPTO would shut down at that time, although a very small staff would continue to work to accept new applications and maintain IT infrastructure, among other functions.”

Gov. Bob McDonnell announced Monday that he planned to tap into reserve dollars to keep state services available to residents. But a protracted shutdown could force him to authorize state deficit spending as a last resort.

Castrilli was not immediately available to comment on how an extended dearth in federal spending might affect the city's coffers.

Still, local businesses are less assured of their financial security. John Long, CEO of the Alexandria Chamber of Commerce, said many business owners and consumers are in sort of a holding pattern because of the uncertainty.

"Folks are insecure, they're questioning the confidence about what the business environment will look like," Long said. "There's a wait-and-see type of feeling, and when that happens, you hold back on big decisions like increasing staff or making major purchases."

Long believes the furlough of federal workers could lead to an immediate hit to the bottom lines of local businesses. Government employees on unpaid vacation are less likely to venture south of the District, he said.

"It also puts holds on meetings and the possibility of folks coming into the community from D.C. for mini-retreats," he said. "So those kinds of things are a concern."

One local hotspot that saw an immediate effect was the popular Mount Vernon Trail, which runs along the Potomac. Since it's located on National Park Service land, officials erected barriers along the trail as part of the shutdown.

But, according to multiple reports, cyclists either walked or rode around the concrete barricades and continued on their daily commute Tuesday.