



Monday, November 23, 2015

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

**MERRICK MALONE, CHAIRMAN
DANIEL BAUMAN, VICE CHAIRMAN**



ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



November 18, 2015

Mr. Merrick T. Malone
425 Oronoco Street
Alexandria, VA 22314

Re: Monday, November 23, 2015 Regularly Scheduled Board Meeting

MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Karl Sandberg
Commissioner

Michelle Millben
Commissioner

Peter Kleeblatt
Commissioner

Salena Zellers
Commissioner

Roy O. Priest
Secretary-Treasurer

Dear Chairman Malone:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, November 23, 2015 at 7:00 p.m., ARHA 401 Wythe Street (*West Conference Room*), Alexandria, VA 22314. There are no Consent or Action items submitted for the docket.

Sincerely,



Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7 electronically)
ARHA Commissioners (9 delivered/electronically)
Mark Jinks, City Manager (1 electronically)
Helen McIlvaine, Acting Director 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, NOVEMBER 23, 2015

7:00 PM

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

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – Maudie Hines, President
 - ARHA Resident Association (ARA) – Shanelle Gayden, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
 - Neighborhood Briefing – Alexandria Police Department
3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, October 26, 2015
4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, November 23, 2015
5. **CONSENT DOCKET**
No Submissions
6. **ACTION DOCKET**
No Submissions
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

ARHA

**401 Wythe Street (west conference room)
ALEXANDRIA, VA 22314**

MONDAY, OCTOBER 26, 2015

7:00 P.M.

THOSE PRESENT: Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming, Commissioner
Christopher Ballard, Commissioner
Karl Sandberg, Commissioner
Peter Kleeblatt, Commissioner
Salena Zellers, Commissioner

ABSENT: Chyrell Bucksell, Commissioner
Michelle Millben, Commissioner

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:07 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, City Office of Housing staff and community citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President, greeted the Board of Commissioners.

Ms. Hines, stated that Ladrey is running as normal. We have our ups and downs but thanks to Officer Griffin, Alexandria Police Department and the Office Team, at least we know someone is hearing our complaints.

We still meet with ARHA's Team on the renovation of Ladrey. They meet with us each month at the Advisory Board Meeting and every question is answered.

I am so excited about the "Oldies But Goodies" Senior Event, that was held at Ladrey on this past Friday from 6pm to 9pm. The residents really enjoyed themselves with food and music. We even had Annie B. Rose residents over to join us.

Chairman Malone asked what was the issued that was worked out with the Resident Police Officer. Mrs. Hines stated there's always issues, especially when the "river rats" (homeless) sneak into the building and try to hide in the stairwell.

Chairman Malone asked are there cameras on the ground floor? Mrs. Hines, replied "YES"! Mrs. Hines thanked the Board for their time and wished everyone a goodnight.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President – Mr. Priest apprised the Board that Ms. Gayden is sponsoring a meeting tonight for the residents, and will come to this meeting as soon the other meeting is over.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS – 5 MINUTES:
Neighborhood Briefing (Alexandria Police Department) - Lt. Scott Patterson of Alexandria Police Department – In the absence of the Alexandria Police Department, Mr. Priest gave a brief status report on a variety of initiatives implemented by the residential officers, street crime unit, and bike officers.

ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, SEPTEMBER 23, 2015 BOARD OF COMMISSIONERS MEETING:

Chairman Malone presented the minutes for Monday, September 23, 2015. Commissioner Flemming moved to accept the minutes; the motion was seconded by Vice Chairman Bauman. The motion was approved with (7) Yeas and (0) Nays to accept the Minutes of Monday, September 23, 2015.

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

Chairman Malone opened the floor to receive the Secretary-Treasurer's Report. Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Malone requested a motion to accept the Secretary-Treasurer's Report. Commissioner Flemming moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Ballard. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, October 26, 2015.

ITEM 5. CONSENT DOCKET:

No items submitted

5.1 VOTE TO APPROVE RESOLUTION NO. 606, 2015 UTILITY ALLOWANCE SCHEDULE

Chairman Malone requested a motion to approve Resolution 606. Commissioner Ballard moved to approved Resolution 606; seconded by Commissioner Flemming. The motion was passed by (7) Yeas; (0) Nay.

5.2 VOTE RESOLUTION NO. 607, REVISION OF THE 2015 APPLICABLE PAYMENT STANDARD FOR THE HOUSINC CHOICE VOUCHER PROGRAM.

Chairman Malone requested a motion to approve Resolution 607. Commissioner Flemming moved to approved Resolution 607; seconded by Commissioner Ballard. The motion was passed by (7) Yeas; (0) Nay.

ITEM 6. ACTION DOCKET:
No item submitted

ITEM 7. OTHER BUSINESS:

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

A motion was made by Commissioner Ballard and seconded by Vice Chairman Bauman and unanimously adopted to convene in Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:14 pm.

At 10:22 pm the Board reconvened in public session.

Thereupon, Vice Chairman Bauman 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 fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays.

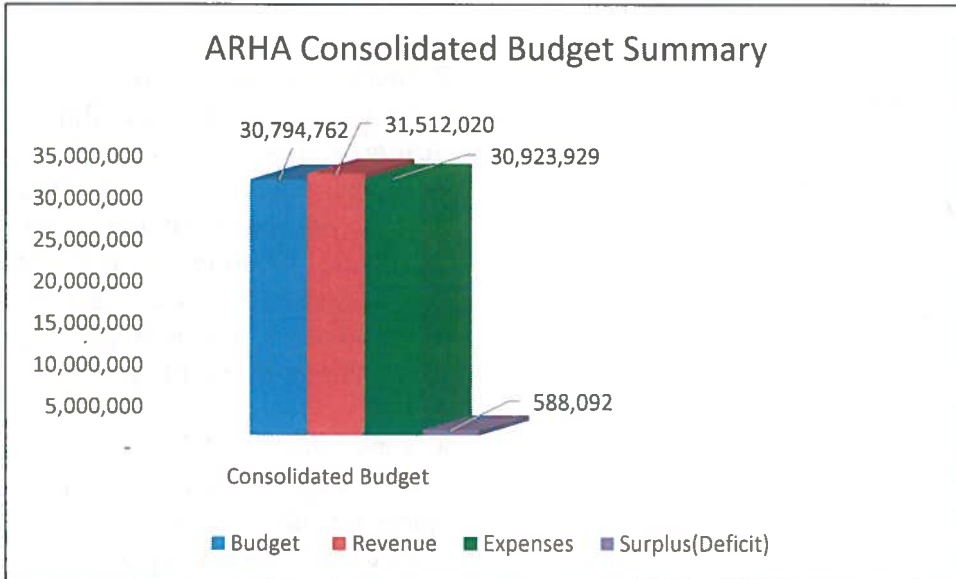
Chairman Malone adjourned the meeting at 10:38 pm.

FINANCE

FINANCE

ARHA FINANCIAL STATUS FOR THE PERIOD ENDING OCTOBER 31, 2015

Consolidated Budget

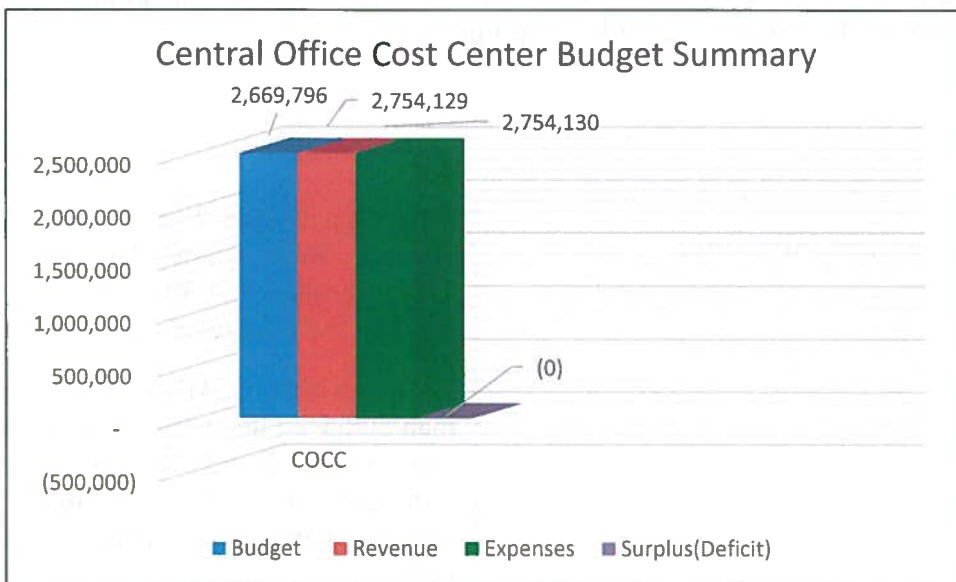


For the period ending August 31, 2015 ARHA generated net restricted reserves of \$588K.

Revenues were \$717K or 2.3% above our budget projection. We exceeded our revenue projections because the actual amount received were higher than anticipated: HCVP subsidy- \$300k; Management fees- \$227k; and Operating Subsidy \$437k. Revenues that were under the projected budget by more than \$50k were: Reserve Transfers- \$64k or 11% and Other Income (\$102,483 or 18%).

Expenses were \$129,167 or 0.4% higher than budgeted. Expense that were over the budget projections by more than \$50k were Ordinary Maintenance & Operations (\$435,222 or 15%) as a result of higher than projected work performed by Central Facilities in AMP's 3, 4, 6, 7, 9, 10, Miller Homes, Hopkins Tancil, Princess Square, and HCVP.

Central Office Summary

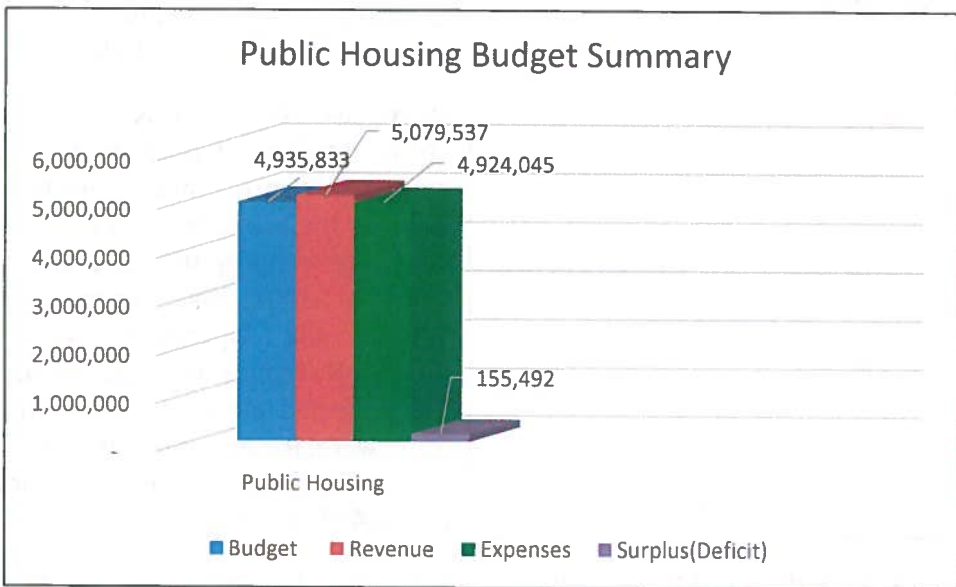


Overall revenues and expenses were \$84k or 3% over budget. Consistent with what has been communicated previously, the need to transfer reserve has gradually been decreasing and it currently is over budget in the amount of \$3k or 1%, we continue to anticipate that the amount of Reserves needed by the end of the year will not exceed the total projected budget. Revenue that was under the projected budget by more than \$50k was Other Income (\$90,341). The reason reserves were higher than projected and other income was less, is because of the

timing for charging rental income to the various programs operating at 401 Wythe Street was delayed.

The only expenses over by more than \$50k was Ordinary Maintenance and Operations which was \$125k over the projected amount because of one-time cost associated with 401 Wythe Street improvements and the increase work related to Central Facilities.

Public Housing Summary



Properties include: Ladrey, Andrew Atkins, Samuel Madden, Ramsey, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase 1, James Bland Phase II, and James Bland Phase IV.

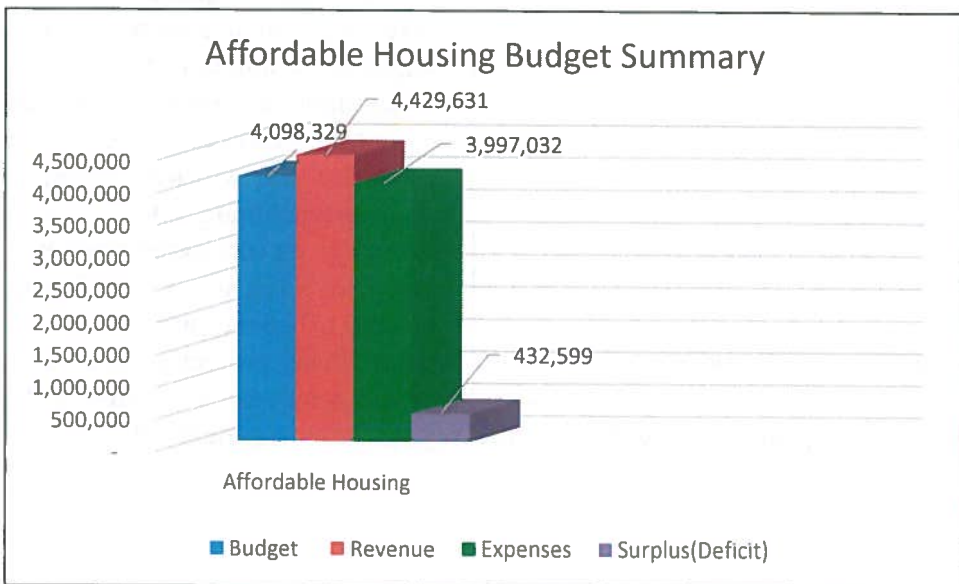
Revenue were \$143,705 or 3% more than budgeted mainly due to operating subsidy from HUD being funded at an amount higher than we projected and from transferring Capital Fund operating subsidy to

properties which previously had deficits. Operating Subsidy was \$154,962 above projected budget.

Expenses were \$11,787 or less than 1% of the budgeted. Management will continue to monitor and control costs based on actual funding.

Among our PH properties, 8 AMPs yielded restricted reserves of \$271k and 3 AMPs produced net losses in the amount of \$163k. Asset Management is aware of the operating losses and as part of the reorganization will be focusing on a strategy to reduce or eliminate the deficits at the LIHTC properties.

Affordable Housing Summary



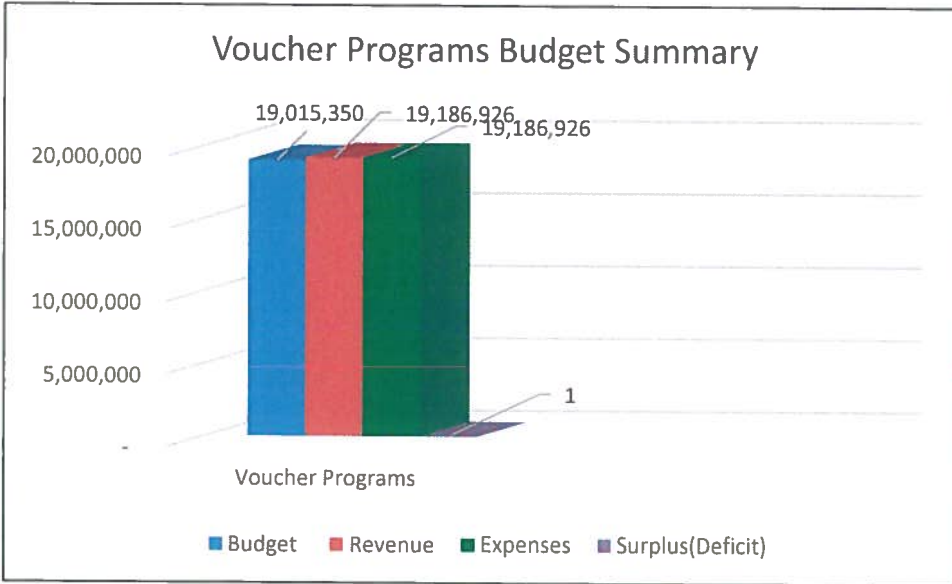
Properties include; James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park.

Revenues were \$331k or 8% more than budgeted due to dwelling rents and rents being higher than projected at OTC V, Hopkins Tancil, Quaker Hill, and Pendleton Park.

Expenses were \$101k or 2% less than budgeted mainly due the expenses at James Bland Phase 5 being lower than projected.

Among our affordable units JBV, Quaker Hill, and Pendleton Park generated restricted reserves of \$842k, Hopkins Tancil and Miller Homes, and Princess Square generated unrestricted income of \$350k, of which \$238k was transferred to support the COCC.

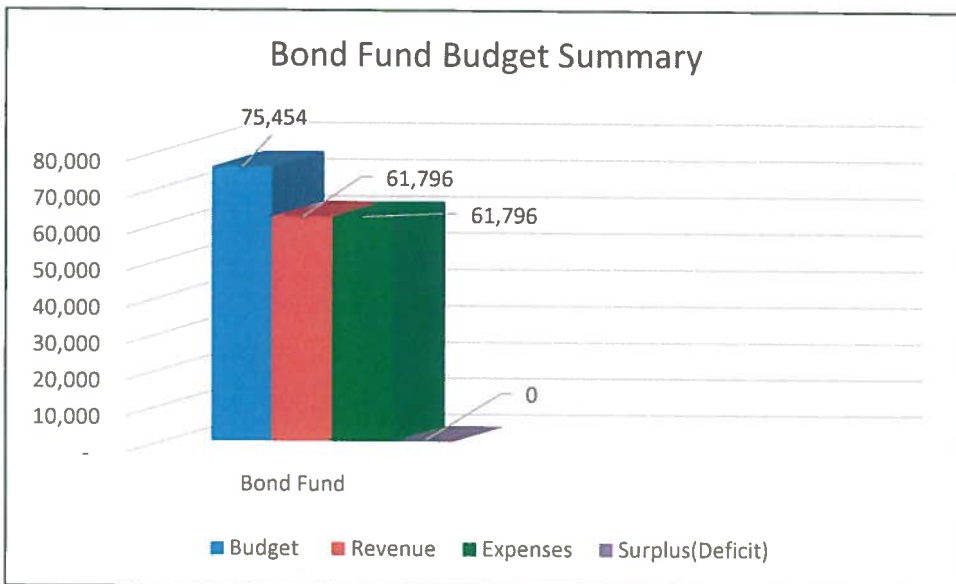
Voucher Programs



Includes Housing Choice Voucher Program and Mod Rehab.

Revenues were \$171k or 0.9% more than projected as a result of higher subsidy and use of reserves. Expenses were \$171k or 0.9% more than budgeted which was a result of higher housing assistance payments. HUD continues not to provide enough funding to support HAP and administration costs, therefore \$148k of reserves were needed to support operating costs in the HCVF.

Bond Fund



Revenue and Expenses were \$13k or 18% less than budgeted.



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, Chairman

Daniel Bauman, Vice Chairman

Carter Flemming

Christopher Ballard

Chyrell Bucksell

Karl Sandberg

Michelle Millbin


Peter Kleeblatt

Salena Zellers

Roy Priest, Chief Executive Officer

DATE: November 19, 2015

TO: Chairperson Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer 

SUBJECT: ARHA FINANCIAL REPORT: January 1, 2015 – October 31, 2015

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 October 31, 2015, the COCC generated a net loss of \$238,366. We have utilized current year unrestricted revenue and reserves to cover the net loss. The total amount of reserves budgeted for the COCC in FY2015 is \$282,090, of which 84% has been needed as of the period ending October 31, 2015. We continue to anticipate that the amount of reserves needed by the end of the year to be within or below our initial budget projection. The major reason the need for reserves was higher than anticipated is because there was a three (3) month delay in the COCC collecting office rents for 401 Wythe Street. In addition, our expenses were higher during the summer because of student interns and August included a third pay-period of salary expenses. We project that the COCC will collect an additional \$50k in office rental income through the end of the year and management will continue to restrict spending so the COCC does not exceed the projected use of reserves.

II. PUBLIC HOUSING- AMP 1

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

For the period ending October 31, 2015, Public Housing- AMP 1 generated a restricted reserve of \$19,357 which is restricted for Public Housing operations and being used to support deficits in other Public Housing AMP's.

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 October 31, 2015, Public Housing- AMP 3 generated a restricted reserve of \$61,013, which is restricted for Public Housing operations and being used to support deficits in other Public Housing AMP's.

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 October 31, 2015, Public Housing- AMP 4 generated a restricted reserve of \$92,444 which is restricted for Public Housing operations of which \$34,782 is being used to support deficits in other Public Housing AMP's.

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 October 31, 2015, Public Housing- AMP 5 generated a generated a restricted reserve of \$9,897 which is restricted for Public Housing operations and can be used to support deficits in other Public Housing AMP's.

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 October 31, 2015, Public Housing- AMP 6 generated a net loss of \$74,802; the deficit will be funded by current year Public Housing operating revenue.

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 October 31, 2015, Public Housing- AMP 7 generated a net loss of \$40,350; the deficit will be funded by current year Public Housing operating revenue.

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 October 31, 2015, Public Housing- AMP 8 generated a restricted reserve of \$6,573; which is restricted to the Limited Partnership.

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 October 31, 2015, Public Housing- AMP 9 generated a restricted reserve of \$1,030; which is restricted to the Limited Partnership.

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 October 31, 2015, Public Housing- AMP 10 generated a net loss of \$48,465; the deficit will be funded by current year Public Housing 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 October 31, 2015, Public Housing- AMP 11 generated a restricted reserve of \$14,155; which is restricted to the Limited Partnership.

XIII. PUBLIC HOUSING- AMP 12

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

For the period ending October 31, 2015, Public Housing- AMP 12 generated a restricted reserve of \$81,380; which is restricted to the Limited Partnership.

XIV. OLD TOWN COMMONS V- (JB V)

Old Town Commons V is associated with one site which includes; James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units that are currently being developed.

For the period ending October 31, 2015, OTC V generated a restricted reserve of \$432,598; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

XV. MILLER HOMES

Miller Homes is associated with scattered sites in Region III. These units were purchased as a result of the demolition of public housing units at 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 October 31, 2015, Miller Homes generated an (unrestricted) surplus of \$101,634, which is being used to fund current year operating deficits in the COCC.

XVI. 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 October 31, 2015, Hopkins Tancil generated an (unrestricted) surplus of \$240,835 which is being used to fund current year operating deficits in the COCC.

XVII. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending October 31, 2015, Quaker Hill generated a restricted reserve of \$374,320; 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.

XVIII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

For the period ending October 31, 2015, Princess Square generated a (unrestricted) surplus of \$8,180 which is being used to fund current year operating deficits in the COCC.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending October 31, 2015, Pendleton Park generated a restricted reserve of \$35,546; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending October 31, 2015, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$148,706; the deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending October 31, 2015, the Housing Mod-Rehab operated without a surplus of \$68,388 which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending October 31, 2015, The Bond Fund generated an un-restricted surplus of \$8,284, which is being used to fund future tenant and employee activities

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 OCTOBER 31, 2015

	Total Actual		Total Budget		Over / (Under) Budget		Total Public Housing Actual		*Central Office (C.O.)		Over / (Under) Budget		Public Housing AMP 1		Over / (Under) Budget		
Operating Revenue																	
Dwelling Rent	6,010,338	5,730,083	280,255	1,715,669										420,592	427,000	(6,408)	
Governmental Grants	17,762,983	17,462,083	300,899	-										-	-	-	
Local Grants	120,220	138,583	(18,363)	120,220										120,220	138,583	(18,363)	
Management/Fee for Service	3,072,630	2,844,738	227,892	1,871,946					1,871,946	1,678,071	193,875			-	-	-	
Bookkeeping Fee	76,433	82,275	(5,843)	76,433					76,433	82,275	(5,843)			-	-	-	
Asset Management Fee	93,311	109,683	(16,372)	93,311					93,311	109,683	(16,372)			-	-	-	
HCVP Asset Management Fee	438,798	479,008	(40,210)	370,410					370,410	370,675	(265)			-	-	-	
Reserves	238,366	235,075	3,291	238,366					238,366	235,075	3,291			-	-	-	
Operating Subsidy	2,723,283	2,568,321	154,962	2,723,283					-	-	-			500,126	503,750	(3,624)	
Investment Income	2,025	4,275	(2,250)	1,047					88	100	(12)			-	-	-	
CY Transfers	518,696	583,216	(64,520)	369,990					-	-	-			-	-	-	
Other Income	454,938	557,421	(102,483)	252,993					103,575	193,917	(90,341)			61,710	58,875	2,835	
Total Operating Revenue	31,512,020	30,794,762	717,259	7,833,666					2,754,129	2,669,796	84,333			1,102,647	1,128,208	(25,561)	
Operating Expenses																	
Administration	5,313,977	5,607,402	(293,424)	3,167,028					1,528,104	1,505,042	23,062			333,857	285,542	48,315	
Tenant Services	232,079	312,354	(80,275)	116,903					676	375	301			64,429	71,083	(6,654)	
Utilities	1,282,845	1,315,500	(32,655)	961,233					43,253	85,750	(42,497)			285,593	279,167	6,427	
Ordinary maintenance & operations	3,300,255	2,865,033	435,222	2,338,945					780,617	655,192	125,425			301,869	338,363	(36,495)	
Protective Services	37,122	48,375	(11,253)	29,143					9,466	26,167	(16,701)			3,044	1,250	1,794	
General expense	2,081,011	2,224,921	(143,910)	949,769					392,015	397,271	(5,255)			94,499	133,083	(38,585)	
Housing Assistance Payments	17,570,528	17,405,417	165,111	-					-	-	-			-	-	-	
Debt Service	175,170	238,833	(63,663)	-					-	-	-			-	-	-	
CY Reserves	930,942	683,178	247,765	115,152					-	-	-			19,357	19,720	(363)	
Transfers	-	93,750	(93,750)	-					-	-	-			-	-	-	
Total Operating Expense	30,923,929	30,794,762	129,167	7,678,175					2,754,130	2,669,796	84,334			1,102,648	1,128,208	(25,561)	
NET INCOME (LOSS)	588,092	-	588,092	155,492					(0)	-	(0)			(0)	-	(0)	
Less: Restricted Income	(588,089)	-	(588,089)	(155,491)					-	-	-			-	-	-	
ADJUSTED NET INCOME (LOSS)**	3	-	3	1					(0)	-	(0)			(0)	-	(0)	

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2015

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	234,987	242,000	407,882	436,500	19,207	18,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	932,892	890,888	528,285	395,920	17,882	5,917
Investment Income	-	-	-	-	-	-
CY Transfers	50,520	23,604	141,283	119,734	14,570	20,874
Other Income	22,963	23,600	21,062	14,571	213	792
Total Operating Revenue	1,241,362	1,180,093	1,098,512	966,725	51,872	45,583
Operating Expenses						
Administration	254,198	304,317	337,203	370,167	21,884	19,721
Tenant Services	41,553	35,729	526	583	9	21
Utilities	410,317	442,125	147,720	123,333	10,172	14,833
Ordinary maintenance & operations	371,088	245,654	374,821	292,977	7,892	7,920
Protective Services	406	-	4,191	-	4	-
General expense	102,788	91,188	141,605	144,833	2,012	3,088
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	61,013	61,080	34,782	34,832	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	1,241,361	1,180,093	1,040,849	966,725	41,974	45,583
NET INCOME (LOSS)	0	-	57,662	-	9,897	-
Less: Restricted Income	-	-	(57,662)	-	(9,897)	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	0	-

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2015

	Public Housing AMP 6		Public Housing AMP 7		Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	174,666	172,000	130,944	116,000	68,859	53,500
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	90,598	121,203	111,070	111,788	114,946	115,750
Investment Income	-	-	-	-	280	271
CY Transfers	74,802	-	40,350	40,724	-	31,996
Other Income	3,842	6,000	9,002	5,946	6,040	7,250
Total Operating Revenue	343,907	299,203	291,367	274,458	190,124	208,767
						(18,643)
Operating Expenses						
Administration	185,663	191,287	106,115	107,354	89,817	78,100
Tenant Services	109	167	89	2,771	345	125
Utilities	2,782	2,417	2,739	5,292	14,780	16,667
Ordinary maintenance & operations	98,398	62,672	134,806	97,454	67,692	86,125
Protective Services	9	-	2,502	2,625	392	583
General expense	56,946	38,375	45,115	54,000	23,671	27,167
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	4,287	-	4,963	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	343,907	299,203	291,366	274,458	196,697	208,767
						(12,070)
NET INCOME (LOSS)	0	-	0	-	(6,573)	-
Less: Restricted Income	-	-	-	-	6,573	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2015

	Public Housing AMP 9		Public Housing AMP 10		Public Housing AMP 11		Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	64,929	62,000	32,094	31,750	26,061	23,500	135,448	145,000
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Operating Subsidy	186,516	181,000	57,709	58,083	68,006	68,500	115,253	115,521
Investment Income	355	354	-	-	-	833	324	104
CY Transfers	30,413	(30,413)	48,465	43,496	-	41,850	-	-
Other Income	5,593	6,708	850	1,433	1,412	667	16,732	21,583
Total Operating Revenue	257,393	280,475	139,118	134,763	95,479	135,350	267,757	282,208
Operating Expenses								
Administration	94,599	116,829	67,648	69,671	50,415	69,625	97,527	131,975
Tenant Services	89	167	2,734	3,000	2,734	2,500	3,609	3,167
Utilities	8,634	9,917	4,575	2,500	3,757	12,250	26,913	30,000
Ordinary maintenance & operations	120,898	118,729	49,660	37,633	14,430	35,142	16,773	59,792
Protective Services	1,011	1,500	1,892	2,000	1,684	1,667	4,542	4,583
General expense	33,191	33,333	12,610	19,958	8,304	14,167	37,013	42,667
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	10,025
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	258,423	280,475	139,119	134,763	81,324	135,350	186,377	282,208
NET INCOME (LOSS)	(1,030)	-	(0)	-	14,155	-	81,380	-
Less: Restricted Income	1,030	-	-	-	(14,155)	-	(81,380)	-
ADJUSTED NET INCOME (LOSS)**	0	-	(0)	-	(0)	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2015

	OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	733,028	585,000	148,028	242,688	248,000	(5,312)	1,205,561	1,060,000	145,561
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	12	17	(4)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	22,394	2,958	19,436	3,741	5,083	(1,343)	36,541	21,833	14,707
Total Operating Revenue	755,422	587,958	167,463	246,429	253,083	(6,655)	1,242,115	1,081,850	160,265
Operating Expenses									
Administration	179,177	201,292	(22,115)	86,538	158,192	(71,654)	181,018	206,567	(25,549)
Tenant Services	8,045	52,083	(44,039)	30	-	30	67,360	125,167	(57,807)
Utilities	14,763	1,667	13,097	333	917	(584)	196,219	168,750	27,469
Ordinary maintenance & operations	75,394	160,000	(84,606)	41,352	31,375	9,977	281,789	241,083	40,706
Protective Services	3,838	4,167	(329)	14	1,250	(1,236)	570	500	70
General expense	41,607	75,000	(33,393)	16,528	15,542	986	227,134	222,417	4,717
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	47,190	80,000	(32,810)
CY Reserves	-	-	-	101,634	45,808	55,826	240,835	37,367	203,468
Transfers	-	93,750	(93,750)	-	-	-	-	-	-
Total Operating Expense	322,824	587,958	(265,135)	246,429	253,083	(6,655)	1,242,114	1,081,850	160,264
NET INCOME (LOSS)	432,598	-	432,598	(0)	-	(0)	0	-	0
Less: Restricted Income	(432,598)	-	(432,598)	-	-	-	-	-	-
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 OCTOBER 31, 2015

	Quaker Hill LP			Princess Square			Pendleton Park		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue	959,498	942,000	17,498	844,722	870,000	(25,278)	309,172	297,833	11,339
Dwelling Rent	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	488	604	(116)	27	-	27	75	83	(8)
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	20,018	33,292	(13,273)	45,037	13,417	31,620	6,629	18,208	(11,579)
Total Operating Revenue	980,004	975,896	4,108	889,786	883,417	6,369	315,876	316,125	(249)
Operating Expenses	292,575	316,688	(24,112)	102,387	154,194	(51,807)	62,036	52,208	9,828
Administration	178	6,250	(6,072)	9,864	4,167	5,697	3,125	1,667	1,459
Tenant Services	1,617	9,750	(8,133)	75,653	76,667	(1,014)	28,007	32,083	(4,076)
Utilities	85,876	118,208	(32,333)	404,886	199,338	205,548	51,099	65,958	(14,859)
Ordinary maintenance & operations	53	-	53	564	1,250	(686)	57	-	57
Protective Services	149,945	170,083	(20,138)	288,252	307,917	(19,665)	83,465	77,208	6,257
General expense	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	75,440	75,500	(60)	-	-	-	52,540	83,333	(30,793)
Debt Service	374,320	279,417	94,903	8,180	139,884	(131,704)	35,546	3,667	31,879
CY Reserves	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	980,004	975,896	4,108	889,785	883,417	6,369	315,876	316,125	(249)
NET INCOME (LOSS)	0	-	0	0	-	0	-	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	-	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING OCTOBER 31, 2015

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
		Over / (Under)		Over / (Under)		Over / (Under)
		Budget		Budget		Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	16,736,018	16,456,667	1,026,965	1,005,417	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	1,200,684	1,166,667	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	68,388	108,333	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	273	1,850	68	58	35	35
CY Transfers	148,706	230,525	-	-	-	-
Other Income	5,825	45,833	-	-	61,761	(13,693)
Total Operating Revenue	18,091,506	17,901,542	1,095,421	1,113,808	61,796	75,454
		Over / (Under)		Over / (Under)		Over / (Under)
		Budget		Budget		Budget
Operating Expenses						
Administration	1,142,236	1,144,042	73,854	72,092	27,128	52,500
Tenant Services	190	-	-	-	26,385	3,333
Utilities	5,020	1,417	-	-	-	-
Ordinary maintenance & operations	20,914	11,417	-	-	-	-
Protective Services	2,884	833	-	-	-	-
General expense	298,015	343,833	26,296	13,792	-	-
Housing Assistance Payments	16,622,248	16,400,000	948,280	1,005,417	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	46,991	22,508	8,284	19,621
Transfers	-	-	-	-	-	-
Total Operating Expense	18,091,505	17,901,542	1,095,420	1,113,808	61,796	75,454
		Over / (Under)		Over / (Under)		Over / (Under)
		Budget		Budget		Budget
NET INCOME (LOSS)	0	-	0	-	0	-
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	-	0	-	0	-

**Loss reduces unrestricted reserves

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2015

Project Name	# of Units	January	February	March	April	May	June	July	August	September	October	November	Total	Avg. Rental Income/Unit
Public Housing Units														
*Ladrey High-rise	170	\$ 42,356	\$ 42,873	\$ 43,173	\$ 42,282	\$ 42,706	\$ 42,711	\$ 42,592	\$ 42,677	\$ 42,388	\$ 44,186	\$ 43,715	\$ 471,659	\$ 254
*Samuel Madden	66	5,991	5,919	6,246	6,414	8,227	8,352	6,366	5,436	5,379	5,235	7,563	71,128	\$ 101
*Ramsey Homes	15	4,504	4,321	4,600	4,600	4,010	4,331	4,372	2,448	3,122	3,162	3,162	42,632	\$ 258
*Andrew Adkins	90	14,358	12,082	12,313	12,723	12,499	13,080	15,087	14,047	17,126	16,472	15,622	155,409	\$ 159
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	14,285	14,514	14,822	12,768	13,110	13,133	12,732	152,608	\$ 277
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	7,576	7,576	7,251	6,718	6,595	7,185	6,295	79,526	\$ 241
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	7,951	8,491	9,051	8,284	8,824	9,039	9,332	103,310	\$ 229
*Park Place	38	9,890	9,532	9,343	9,068	9,312	9,316	9,051	10,209	9,171	9,831	9,563	104,821	\$ 251
*Saxony Square	5	1,677	1,830	1,830	1,851	1,851	1,851	1,851	1,851	2,725	1,890	1,152	20,359	\$ 370
*Chatham Square	52	16,867	17,447	18,002	16,898	17,210	17,905	18,861	19,304	19,304	18,836	18,916	199,550	\$ 349
*Braddock	6	2,938	2,845	2,845	2,845	2,441	2,441	2,441	2,441	2,441	2,441	2,346	28,465	\$ 431
*Whiting	24	3,461	3,462	3,306	4,203	4,576	4,554	4,554	4,156	3,888	3,685	3,210	43,055	\$ 163
*Reynolds	18	4,771	5,311	5,698	7,091	7,001	7,355	6,963	7,366	7,316	7,210	6,250	72,332	\$ 365
*Old Dominion	36	5,065	5,484	6,484	7,077	6,497	6,524	6,791	6,683	6,910	7,135	6,748	81,398	\$ 180
*West Glebe	48	6,503	6,208	6,173	6,398	6,156	6,177	5,218	5,414	4,857	4,828	5,059	62,991	\$ 119
*James Bland I	18	3,199	3,199	2,733	2,710	2,647	2,623	2,623	3,501	4,823	4,939	4,971	37,968	\$ 192
*James Bland II	18	2,162	2,402	3,049	3,049	3,049	3,049	3,049	2,422	2,458	2,458	2,460	22,231	\$ 150
*James Bland IV	44	14,917	14,483	14,598	13,674	14,859	14,859	14,307	13,479	13,479	13,040	10,539	115,176	\$ 315
**Total Public Housing	769	\$ 171,150	\$ 171,531	\$ 171,988	\$ 172,576	\$ 172,853	\$ 175,709	\$ 175,785	\$ 169,204	\$ 173,916	\$ 174,705	\$ 169,635	\$ 1,854,618	
Non-Public Housing Units														
*Quaker Hill LP	60	\$ 93,017	\$ 94,403	\$ 94,017	\$ 96,397	\$ 96,235	\$ 94,729	\$ 94,729	\$ 95,310	\$ 96,207	\$ 96,207	\$ 96,020	\$ 1,047,271	\$ 1,587
Pendleton Park I	20	27,517	28,680	25,574	27,080	28,015	28,015	28,015	28,015	26,635	27,430	27,821	302,797	\$ 1,376
Pendleton Park II	4	1,444	1,726	1,041	-	488	488	488	488	488	718	488	7,857	\$ 179
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	106,355	106,525	104,250	106,217	129,614	109,165	106,812	1,190,214	\$ 993
*James Bland V	54	58,778	58,778	58,778	59,162	61,974	67,518	67,518	67,518	68,503	67,752	67,518	500,024	\$ 1,185
*Miller Homes	16	24,902	24,902	26,619	26,619	25,233	25,233	25,233	25,233	25,233	25,233	25,233	279,673	\$ 1,589
*Princess Square	69	84,258	85,125	82,957	80,652	81,623	82,924	84,540	83,140	83,457	83,046	83,101	914,823	\$ 1,223
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	\$ 394,267	\$ 395,755	\$ 399,923	\$ 405,432	\$ 404,773	\$ 405,921	\$ 430,137	\$ 409,551	\$ 406,993	\$ 4,242,659	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 572,776	\$ 581,141	\$ 580,558	\$ 575,125	\$ 604,053	\$ 584,256	\$ 576,628	\$ 6,097,277	

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

*Resolution 830 units

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

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard


Chyrell Bucksell
Carter Flemming
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: November 20, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 09/30/2015**

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 (current occupancy, move-in, and move out activity)
- Tenant's Account Receivables (TAR's)
- Vacant unit turnaround time (down time + make ready [turn-over] + lease up time)
- Work Order 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 for monitoring performances, 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 B provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the market rent and Section 8 units owned and managed by the Authority, and the data include the previous month, current month (reporting period) and the projected data for the following period.

Table C provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the Public Housing affordable units, including Low-Income Housing Tax Credit (LIHTC) properties owned and managed by the Authority.

As with the market rate units, the data include the previous month, current month (reporting period), and the projected data for the following period, the last is based on estimations and historical data.

Both tables mentioned above are supported by Charts B and C respectively. Please note that some of the chart data has been consolidated due to graphic limitations, to show large amounts of information on a scaled down chart, and some values have been rounded up.

The last sections of this report include legal activities related to the management and operation of the developments, on a Year-to-Date basis. The current report shows January 2015 activities.

TABLE A

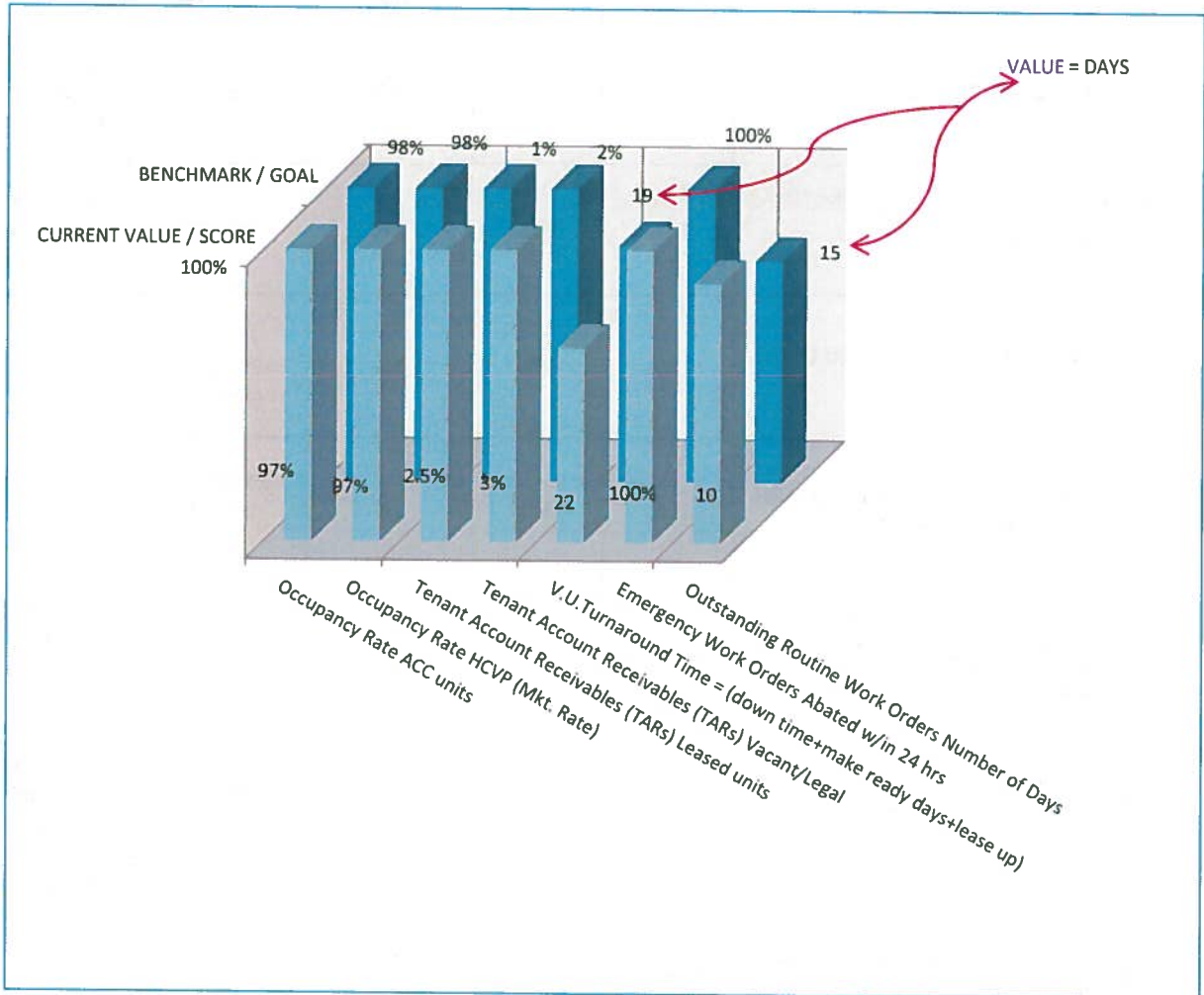
Performance Indicators for Board Monitoring for the current reporting period

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD'S STANDARD	COMMENTS	
1	Occupancy Rate ACC units (PH) (*)	97%	96%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)(*)	97%	96%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	2.5%	2%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
4	Tenant Account Receivables (TARs) - Vacated/Evictions (*)	2.5%	3%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤10% = E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 8 days (average) LEASE UP TIME = 13 days (average)	22 days	31 days	19 days	20 days	Vacant units down time 20≤ days =A 21≤ days =B
6	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%	100% = A	51 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	10 days	15 days	15 days	21 days	405 total work orders issued; 344 completed; 60 work orders remain open including current new WO, VUs, pest services, UPCS-HQS inspections, and system transfers.
7	PHAS Annual Score	80	80	91	90 – 100 = High Performer - 70 – 89 = Standard	Standard performer rating as of FY 2014 (under HUD review)

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

CHART A

Performance Indicators for current Board Monitoring Reporting Period



■ CURRENT VALUE / SCORE ■ BENCHMARK / GOAL

CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUE AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT. VALUES ARE AUTOMATICALLY ROUNDED UP/DOWN.

TABLE B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (October 2015) & projected vacancy for Next Reporting Period (November 2015)

DEVELOPMENTS MKT. & HCVP	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate % (3)	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	7	5	7%	2	0	3
Quaker Hill	60	1	0	0%	1	0	0
Hopkins-Tancil Courts (2)	108	5	6	6%	0	1	5
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	1	0	0%	1	0	0
Old Town Commons (James Bland V)	54	0	0	0%	0	0	0
TOTALS (4)	330	14	11	3%	4	1	-

NOTES:

- (1) Total units = 69. One unit occupied by a RPO – net lease units = 68
- (2) Total 111 Units: one unit occupied by a RPO, two units converted into the Ruby Tucker Center. Net unit count 108.
- (3) Percentile values have been rounded up or down for chart purposes.
- (*) **Projected for the next reporting period**

CHART B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (October 2015)

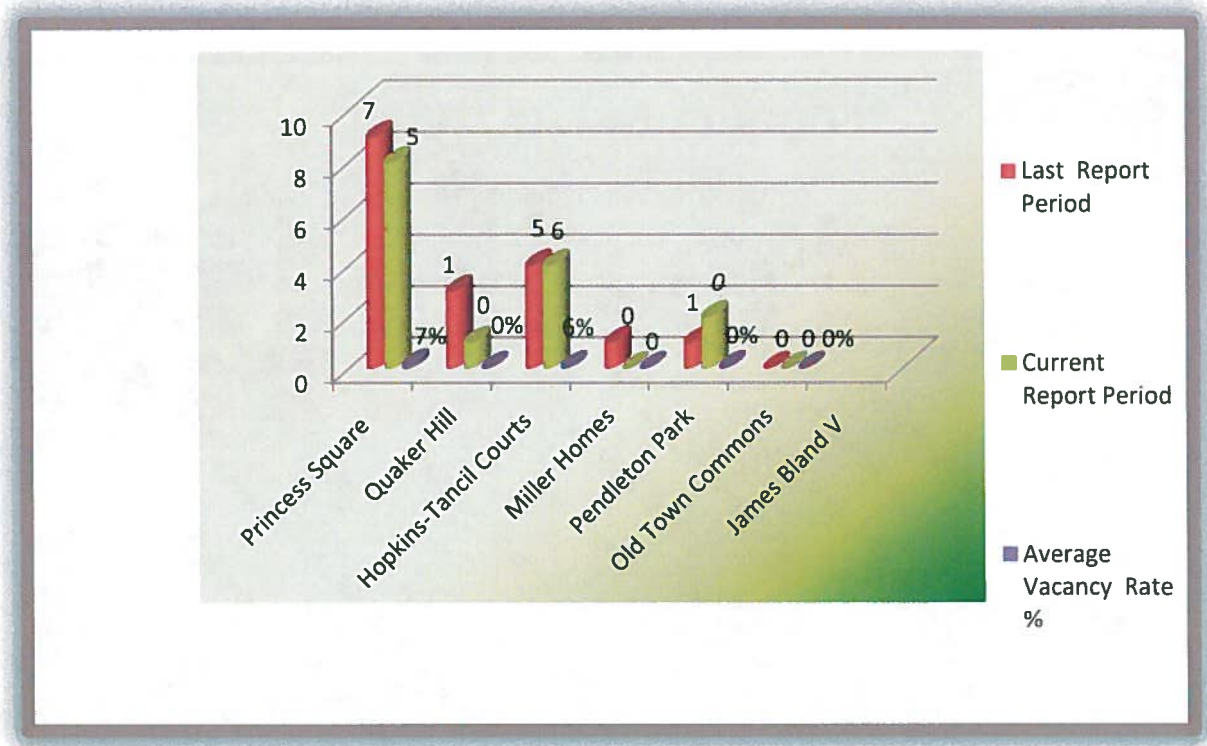
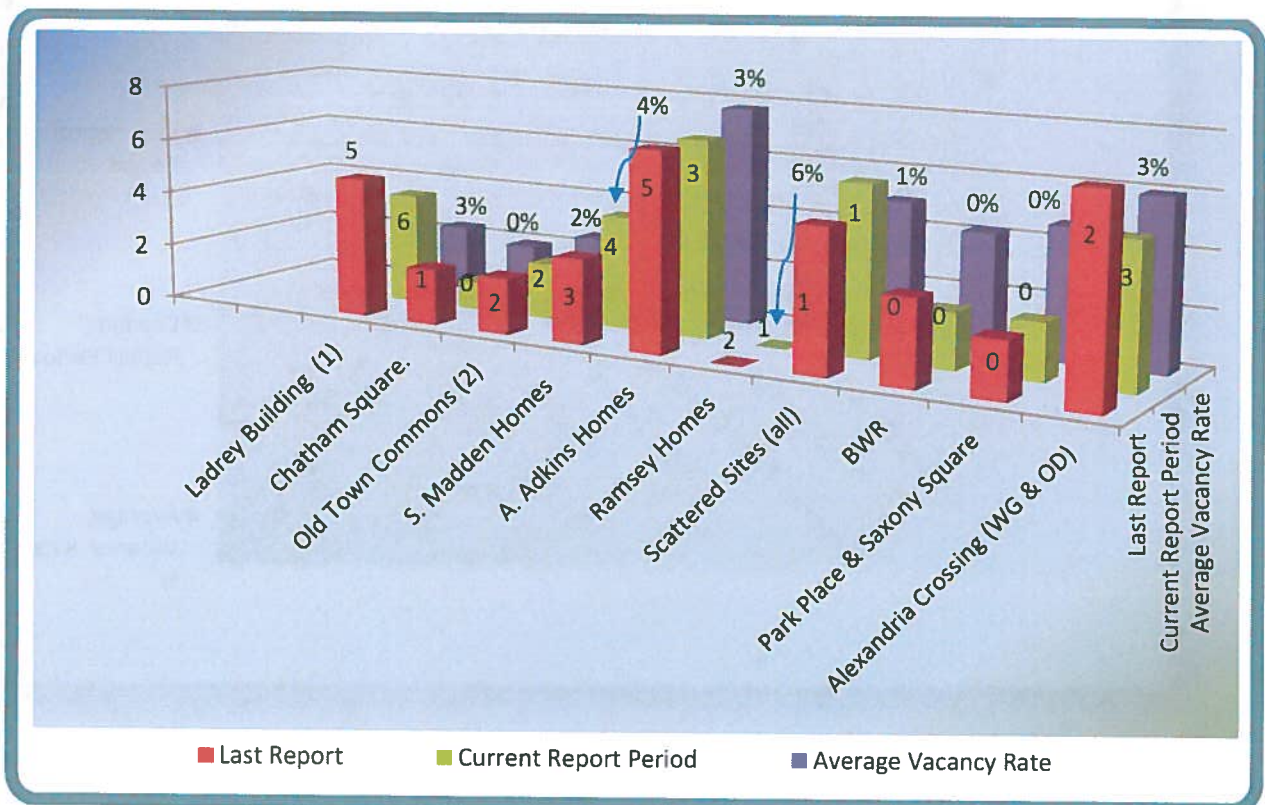


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (October 2015) & Projected Vacancy for next reporting period (November 2015)

DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	170	5	6	3%	0	1	3
Chatham Square.	52	1	0	0%	1	0	1
Old Town Commons (2)	80	2	2	2%	0	0	0
S. Madden Homes	66	3	4	4%	0	1	3
A. Adkins Homes (3)	90	5	3	3%	2	0	2
Ramsey Homes	15	1	1	6%	0	0	1
Scattered Sites (all)	121	2	1	1%	1	0	1
BWR	48	0	0	0%	0	0	0
Park Place & Saxony Square	43	0	0	0%	0	0	0
Alexandria Crossing (WG & OD)	84	2	3	3%	0	1	2
TOTALS: (4) (values are rounded up/down)	769	21	20	3%	4	3	-

NOTES:
 (1) Total 170 Units: one unit occupied by a RPO
 (2) Count include JB Phases 1, 2 3 and 4
 (3) One unit occupied by an RPO
 (*) Projected for the next reporting period

CHART C: Vacancy Activity Tracking Report for ACC Units for current reporting period (September 2015)



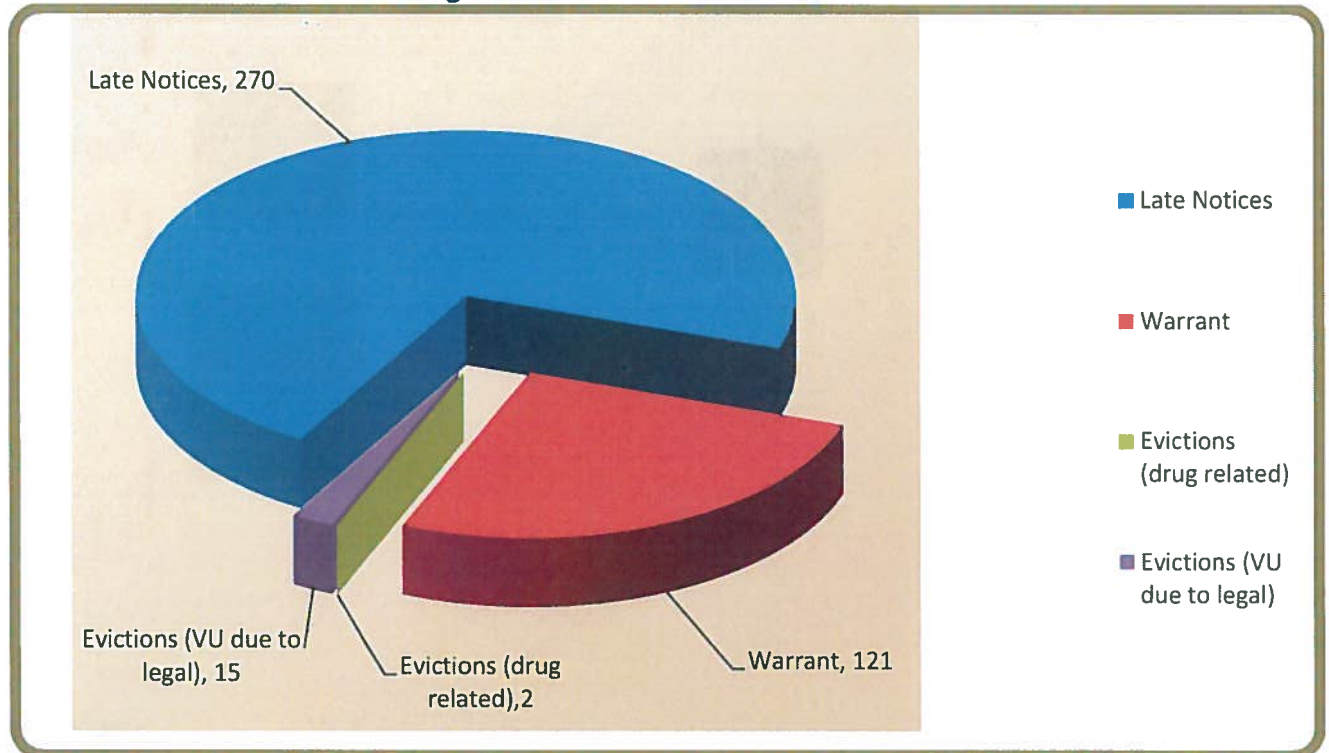
II. Year-to-Date Administrative & Legal Activities

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

Chart D below, shows the Year-To-Date numbers that quantify the above steps. The variances shown in the chart also illustrate how the various steps/actions are carried out based on the residents' response and the adjudication of the cases.

The current year reflects all activities that have taken place since the beginning of the year up to the current reporting period, all values are cumulative.

CHART D
Year to Date Administrative & Legal Activities

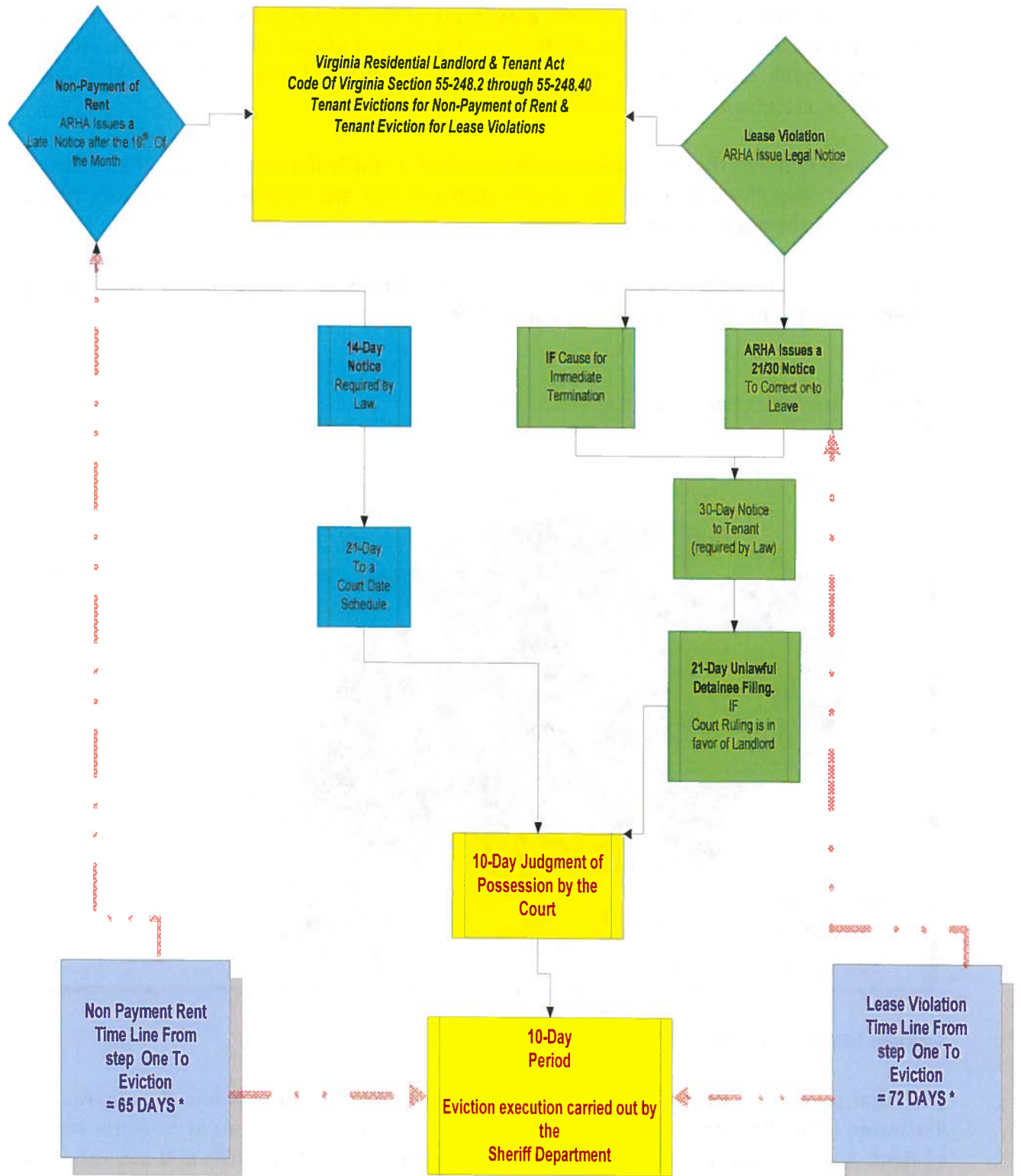


Virginia Residential Landlord-Tenant Legal Process

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

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

VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



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



Commissioners:

Merrick Malone, *Chairman*
Daniel Bauman, *Vice Chairman*
Carter Flemming


Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Michelle Millben
Peter Kleeblatt
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: November 15, 2015

TO: Merrick Malone, 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 78% of the annual contributions contract (ACC) with 98% of the budget authority expended. There were 179 vouchers issued and not under lease at the end of the month. Based on current funding allocations, per unit cost is approximately, \$1097.

The primary focus for the remainder of the year for this department is to expend the full housing assistance payment budget authority, prior to the fiscal year end. Application sessions continue to be held weekly with briefing sessions taking place each alternate week. The application sessions have been expanded for applicants of all housing programs to include Public Housing and Moderate Rehabilitation. Team members from all housing programs are now working collectively to address all program vacancies to improve the level of efficiency and expedite the eligibility process.

Voucher Management System (VMS) Data reported for October 2015

Homeownership	17
Homeownership New this Month	0
Family Unification	41
Portable Vouchers Paid	184
Tenant Protection	93
All Other Vouchers	1,168
Total Vouchers	1,511
Number of Vouchers Under Lease on the last day of the month	1,518
HA Owned Units Leased – included in the units lease above	125
New vouchers issued but not under contract as of the last day of the month	179
Portable Vouchers Administered (Port In)	16
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79
Number of Hard to Housed Families Leased	8
Total ACC	1,926
Total Vouchers Allocated	1,697
Total Vouches Available	229

*New vouchers issued but not under lease includes current program participants actively seeking in addition to applicants selected from the waiting list

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of October 31, 2015**

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

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

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1506	09/15	184	16	1,347	1,295	99

Indicator #9: Annual Re-examinations

Percentage of families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.		0%
Number of Families in Current Database	Number of Late Reexaminations	
1300	1	

Indicator #10: Correct Tenant Rent Calculations

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold		0%
Number of Families in Current Database	Number of Rent Discrepancies	
958	0	

Indicator #11: Pre-contract HQS Inspections

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract		99%
Number of Families in Current Database	Number of Inspections On or Before Effective Date	
193	192	

Indicator #12: Annual HQS Inspections

Percentage of units under contract where annual HQS inspection is overdue (%) (Percentage includes all inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.		0%
Number of Families in Current Database	Number of Late Inspections	
1,198	1	




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Roy Priest, Chief Executive Officer

DATE: November 20, 2015
TO: Chairperson, Merrick Malone and the ARHA Board of Commissioners
FROM: Roy O. Priest, Secretary Treasurer 
SUBJECT: RESIDENT AND COMMUNITY SERVICES

RESOURCE LEARNING CENTER: RUBY TUCKER FAMILY CENTER (RTFC)

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis, Sabrina Walker

Activities:

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	6	4	5	3	72%	42%
Youth (4-18)	19	12	0	4	54%	78%

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	2
School visits/ PTA meeting	2
Food distribution	215
Clothing distribution	1
Resident Association attendance	34

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
	\$360.40		\$1,780

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	59	88.5	31

Partnerships:

- No new partnerships

Special Notes/Upcoming Events:

- Reading Family Workshop, November 17th – 6:30pm @ Ruby Tucker Family Center
- Parent Support Group Meeting (Weekly) on Mondays, – 6:30pm@ ARHA Headquarters (The last two sessions for 2015 will be on Nov 30th & Dec 7th)
- Navigating the IEP Process, December 1st – 6:30pm @ Ruby Tucker Family Center
- Gingerbread House Event, December 9th – 6:30pm @ Ruby Tucker Family Center (registration required)

FAMILY SELF-SUFFICIENCY AND SUPPORTIVE SERVICES (JB V, PH, HCV)

Staff: Yolanda Littlejohn, Dorothy Mwawasi and April Collie

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	54		3			15
Public Housing	43	14	3	15		32
Housing Choice	53	0	2	0		35
Agency wide	0	0	0	0	46	134
TOTALS	149	14	8	15	46	216

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$35.00			

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
33	\$155,998.38	101	\$18,854.27	\$1,626,980.66

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V		2	2				
Public Housing	17	27	0	3	2	0	35
Housing Choice	24	22	9	4	2	0	49
Agency wide	18	1	15	11	3	0	
TOTALS	59	52	26	3	7	0	84

Partnerships: Renewed with the following organizations:

Laurie Mitchell Empowerment Center, Alexandria VA

Training Futures with Northern VA Family Center, Vienna VA

Special Notes/Upcoming Events:

- **Budgeting Workshop** – 10/29/15 46 residents in attendance. Targeting population consumers needing referral assistance in the area of rental and utilities.

Job Readiness workshop:

When: Tuesday, November 17th at 9:00-10:00 am

Where: LaDrey Senior High-Rise Building, 300 Wythe Street, Alexandria, VA 22314

Financial Literacy: Budgeting workshop:

When: Monday, November 23rd at 9:00am – 10:30am

Where: ARHA, 401 Wythe Street, Alexandria, VA 22314: Main Conference room

Knowing Your Self-Worth (Closed group)

When: Friday, December 4th at 1:00pm

Friday, December 11th at 1:00pm

Tuesday, December 22nd at 1:00pm

Where: ARHA, 401 Wythe Street, Alexandria, VA 22314

Social Media/Etiquette workshop and Ladies of Distinction presentation (RSVP Required)

When: Tuesday, December 8th at 6:00pm

Where: ARHA, 401 Wythe Street, Alexandria, VA 22314

Financial Literacy: Savings 101 workshop with Virginia Individual Development Account (VIDA) Program

When: Tuesday, December 15th at 6:00pm

Where: ARHA, 401 Wythe Street, Alexandria, VA 22314

THE SENIOR PROGRAM: THE SENIOR CENTER @ CHARLES HOUSTON; LADREY HIGH RISE

Staff: Vanessa Greene, Cynthia Pearce, Starr Robertson

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
41	20	65	44

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
128	3	30	13

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	326
Financial	6
Daily living skills and entitlements	33
Transportation	542
Enrollments and registrations	3
Sick and shut-in	9
Family planning & Assessments	12

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
-	-	-	\$110

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
10	8	20	36

Partnerships:

- DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group
- Marymount University Nursing Department Sponsored Blood Pressure Clinic & Disease Prevention Program
- Burgundy Farm Country Day School “Senior Buddies” Program Resumed on October 28th

Upcoming Activity Highlights:

- *Ancient Art Movement Dance Class, November 16th*
- *Sip & Paint Activity, November 17th*
- *Shopping Trip to Rosehill \$1 Tree & Kingstowne Walmart, November 17th*
- *Center’s Thanksgiving Program, Wednesday, November 18th*
- *Categories & Wii Bowling Re-Match Tournament w/Ladrey Residents, November 20th*
- *In Center Movie & Popcorn, November 25th*
- *Arthritis Exercise Class, Tuesday, December 1 and 8th*
- *“Holiday Spices” presentation by Giant Food Nutritionist Amanda Barnes, December 4th*
- *Ancient Art Movement Dance Class, December 7th*
- *Holiday Movie & Lunch @ Alexandria Black History Museum, December 7th*
- *Holiday Activity w/Burgundy Farm School, December 8th*
- *Successful Aging sponsored Seniors’ Holiday Luncheon @ First Baptist Church Alexandria, December 10th*
- November 19, 2015: Alfred Street Senior Thanksgiving Luncheon (Transportation Provided)
- November 20th, 2015: 11am -1:30pm Ladrey vs. Charles Houston Final “Tie Breaker” Competition.
- November 21, 2015: Alexandria Lodge & Israel Temple Senior Citizen, Pre-Thanksgiving Dinner.
- November 26, 2015: Thanksgiving Day: The Untouchables Male Mentor Club Thanksgiving Dinner (Transportation Provided)
- December 4, 2015: Ladrey Holiday “Jamboree” Fundraiser/Party to raise money for additional program & activities for Ladrey Seniors: 6:00pm – 9:00pm: Ladrey Community Room.
- December 9, 2015: Alfred Street Baptist Church Senior Christmas Luncheon/Dinner (Transportation Provided)
- December 12, 2015: Alive Secret Santa: Gifts are delivered to Ladrey resident’s home for holiday cheer.
- December 12, 2015: Alpha Kappa Alpha Annual Seniors Holiday Celebration 12:30pm – 2:30pm (Transportation Provided).
- December 15, 2015: Al Muncy Band Holiday Performance, 7:00pm -8:00pm- Ladrey Community Room.
- December 16th, 2015: Rotary Club of Alexandria Holiday Spectacular; 6:00pm – 9:00pm- Ladrey Community Room.
- December 25th, 2015: Christmas Day: I’m Still Alive Foundation (ISAF) Christmas Treat & Gift Baskets Delivery



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Daniel Bauman, *Vice Chairman*
 Christopher Ballard

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 Carter Flemming
 Karl Sandberg

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 Peter Kleeblatt
 Salena Zellers

Roy Priest, Chief Executive Officer

DATE: November 20, 2015
TO: Chairman Merrick Malone 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

Following below is Table I, with a summary of the work order (“WO”) activity during the current reporting period, with a breakdown by WO categories. Further, Chart I provides a graphic summary of the number of work orders, by Region, comprising the Asset Management Project (“AMP”).

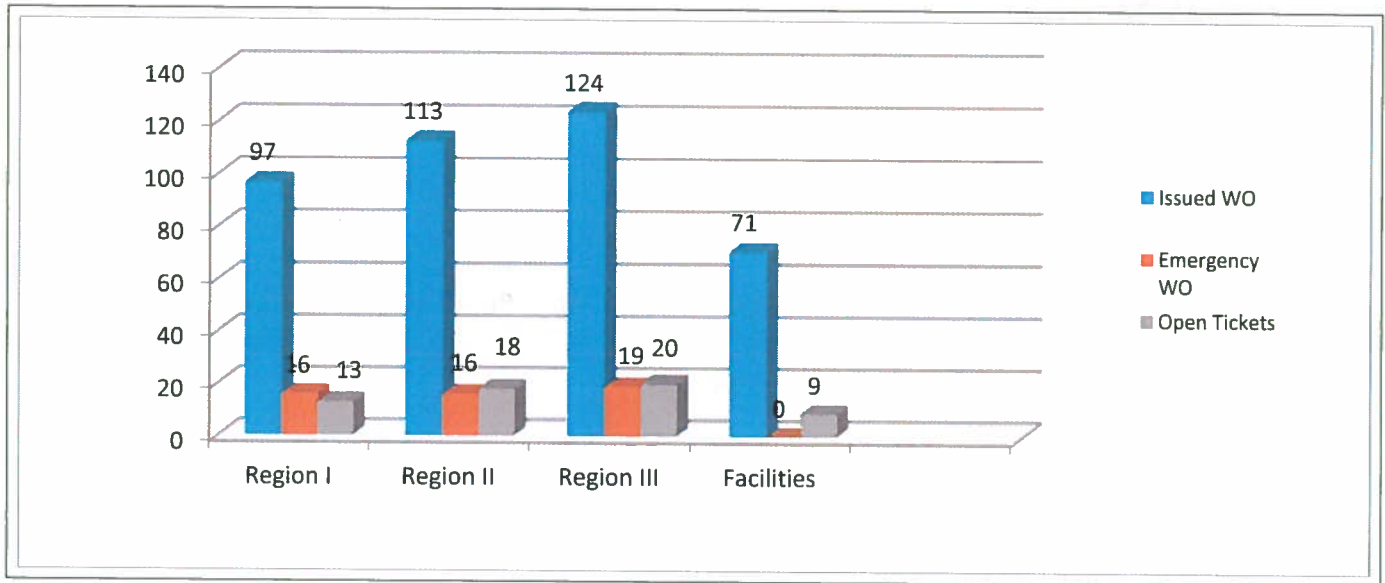
Table I – Reporting Period: 10/1/15 to 10/31/2015

Issued WO’s	405	Includes all work orders generated during this period
Completed WO’s	344	Includes all work orders completed during this period
Emergency WO’s	51	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	60	Includes routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending.

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

Region I = 3.89 %
 Region II = 5.39 %
 Region III = 5.99 %

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

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

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

During this reporting period, seven (7) additional units added for rehabilitation and turnover work. Nine (9) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the current reporting period. Refer to the Asset Management reports for additional details.

2. Capital Fund Program

a. Other Capital Fund projects include building improvements at the Princess Square and Alexandria Crossing (Close Circuit TV security systems), and preventive maintenance work addressing seasonal work related to heating systems, erosion control at various scattered sites, and the pre-REAC inspections to address deficiencies prior to the scheduled 2016 HUD site inspections.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




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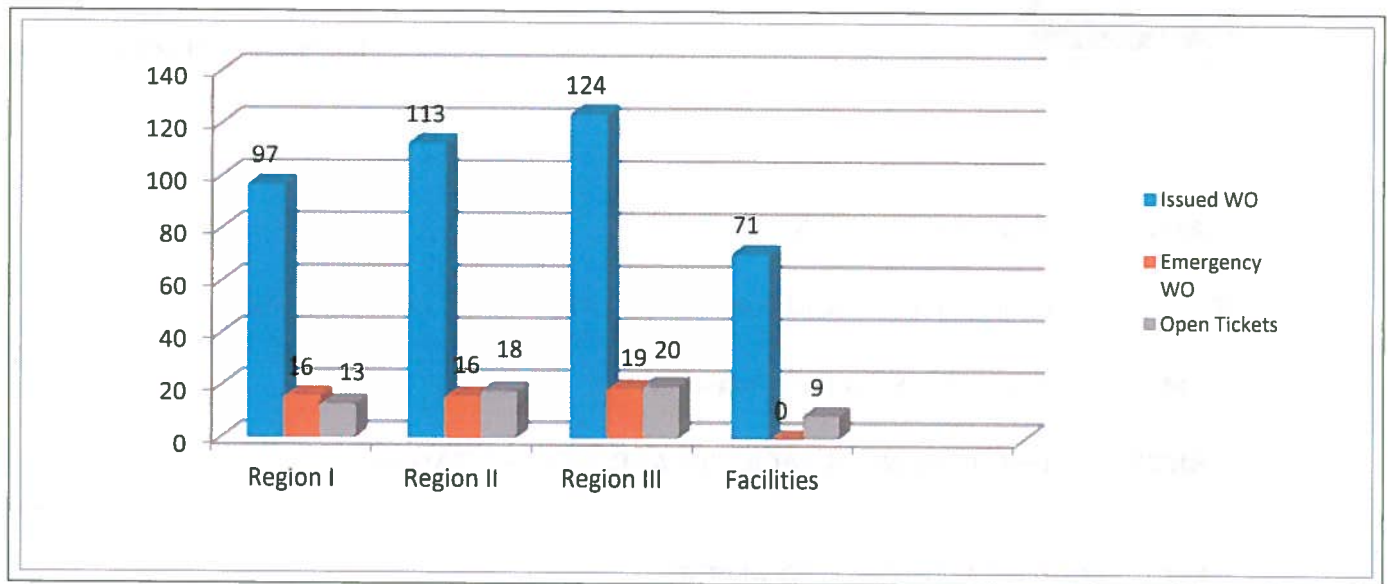
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DEVELOPMENT

DEVELOPMENT




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Roy Priest, Chief Executive Officer

DATE: November 16, 2015
TO: Chairman Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, NOVEMBER 2015

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

There is a Work Session for the Board on November 30 to discuss the process that the staff used to determine the recommended Development Partners. This discussion will be held in Executive Session with the hope that the Partners, per Development Site, and the sequencing can be approved by the Board in the regularly scheduled December meeting.

RAMSEY HOMES

A memorandum with an update, a Motion Craving Oyer and a Demurrer were sent to the Board during this reporting period. Our attorney will be present at the November 23rd regularly scheduled Board meeting to discuss Ramsey Homes.

LADREY HIGHRISE (4% LIHTC + BOND FINANCING)

One Environmental Consulting has completed a Phase 1 environmental report. Based on the findings of the Phase I, the consultant has recommended that a Phase II be completed and has provided staff with a scope of work for the recommended investigation and report. The Phase I and Phase II are related to hazardous materials that may exist on site and are required to be abated or encapsulated in the course of the rehabilitation work.

Work is on-going on the HUD required Disposition Application and Mixed-Finance Proposal. As part of the Disposition Application we are working with City Office of Housing to implement the Part 58 Environmental Review. A Part 58 Environmental Review ("ER") is not related to the aforementioned Phase I or Phase II but is an analysis of the impact of a project on the surrounding environment and vice versa. The objective of the Part 58 Environmental Review is to document that our HUD-funded projects are not harming the environment and that the environment is not impacting our projects. In prior projects HUD conducted the Environmental Review under Part 50, however, our HUD Field Office no longer has this capability and therefore we will be relying on the city to complete this Environmental Review as the Responsible Entity ("RE"). This work is completed by the Office of Housing and the

Responsible Entity Certifying Officer will evaluate the environmental review, is responsible for scope and content, makes an environmental finding and goes to court in a lawsuit. The work is governed by the National Environmental Policy Act of 1969 and requires Federal agencies to consider the environmental impact of proposed actions early on in the planning and decision-making process. The process is designed to encourage public participation and, as such, requires that documents be made available to the public. It is anticipated that this work will take 3 to 4 months to complete. HUD will then receive the form from the RE certifying that the Environmental Review is complete, accepts public comments when a public comment period applies for HUD, completes a form to authorize the release of funds and finally monitors the project and provides technical assistance. While we are not receiving any HUD development funds, the ER applies to Operating Subsidy Only projects.

We continue to look at best practices across the country that have been able to execute a transaction that is mixed-finance and has some number of public housing units in the same ownership structure with Project-Based Voucher units. We have had good success in obtaining copies of Mixed-Finance Proposals that have been approved by HUD and have closed across the country. We are in the process of publishing an RFQ for legal services so that we can engage an attorney with this specialized expertise.

Finally, in an effort to keep the residents informed, staff attended the monthly Ladrey Highrise residents' meeting to provide an update on the status of the plans, and to respond to questions.

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET



OTHER BUSINESS

OTHER
BUSINESS



CRIME AND QUALITY OF LIFE

Chief of Police Earl Cook

CITY OF ALEXANDRIA OVERVIEW As of 11/13/15

Part I Crime Citywide

Crime	2014	2015	Change	%Change
Homicide	4	3	-1	-25.0%
Rape	13	17	4	30.8%
Robbery	119	119	0	0.0%
Aggravated Assault	85	127	42	49.4%
Burglary	207	211	4	1.9%
Larceny	2222	2142	-80	-3.6%
Motor Vehicle Theft	228	230	2	0.9%
Total	2878	2849	-29	-1.0%

Notes: The most significant numerical increase can be seen in aggravated assaults, which are up 42 offenses.

Part II Crime Citywide

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	897	892	-5	-0.6%
Drug/Narcotic Offenses	619	599	-20	-3.2%
Disorderly Conduct	117	112	-5	-4.3%
Driving Under the Influence	293	255	-38	-13.0%
Drunkenness	386	279	-107	-27.7%
Gambling Offenses	2	1	-1	-50.0%
Prostitution	72	11	-61	-84.7%
Liquor Law Violation	467	327	-140	-30.0%
Simple Assault	96	62	-34	-35.4%
Fraud/Forgery/Embezzlement	306	311	5	1.6%
Weapon Violations	55	45	-10	-18.2%
All Other Offenses	5095	5420	325	6.4%
Total	8405	8314	-91	-1.1%

Notes: All but two groups of Part II Crime offenses (fraud/forgery/embezzlement & all other offenses) have decreased from this time last year.



SECTOR ONE (OLD TOWN) OVERVIEW

Part I Crime Sector One

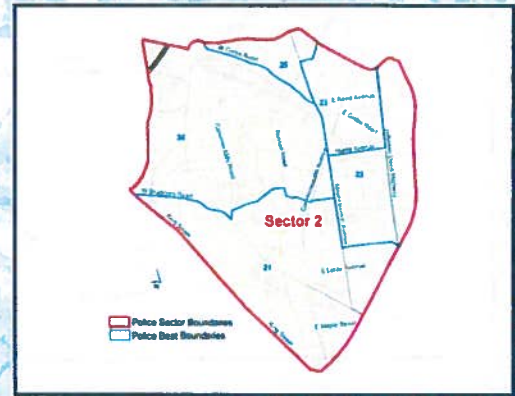
Crime	2014	2015	Change	%Change
Homicide	0	2	2	N/C
Rape	3	3	0	0.0%
Robbery	29	29	0	0.0%
Aggravated Assault	31	37	6	19.4%
Burglary	55	52	-3	-5.5%
Larceny	554	608	54	9.8%
Motor Vehicle Theft	48	55	7	14.6%
Total	720	786	66	9.2%

Notes: The most significant numerical increase can be seen in larcenies, which are up 54 offenses.

Part II Crime Sector One

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	242	235	-7	-2.9%
Drug/Narcotic Offenses	114	78	-36	-31.6%
Disorderly Conduct	24	26	2	8.3%
Driving Under the Influence	79	56	-23	-29.1%
Drunkenness	132	100	-32	-24.2%
Gambling Offenses	2	0	-2	-100.0%
Prostitution	8	1	-7	-87.5%
Liquor Law Violation	134	68	-66	-49.3%
Simple Assault	19	17	-2	-10.5%
Fraud/Forgery/Embezzlement	78	61	-17	-21.8%
Weapon Violations	13	9	-4	-30.8%
All Other Offenses	1400	1342	-58	-4.1%
Total	2245	1993	-252	-11.2%

Notes: The most significant numerical decrease can be seen in liquor law violations, which are down 66 offenses.



SECTOR TWO (DEL RAY) OVERVIEW

Part I Crime Sector Two

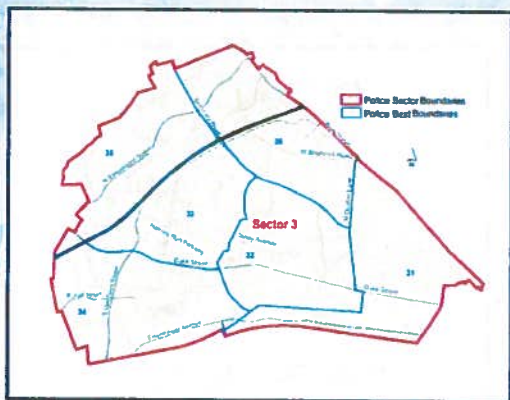
Crime	2014	2015	Change	%Change
Homicide	2	1	-1	-50.0%
Rape	2	3	1	50.0%
Robbery	34	23	-11	-32.4%
Aggravated Assault	17	28	11	64.7%
Burglary	58	44	-14	-24.1%
Larceny	531	456	-75	-14.1%
Motor Vehicle Theft	35	45	10	28.6%
Total	679	600	-79	-11.6%

Notes: The most significant numerical and percentage increase can be seen in aggravated assaults, which are up 11 offenses (64.7%).

Part II Crime Sector Two

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	149	156	7	4.7%
Drug/Narcotic Offenses	93	75	-18	-19.4%
Disorderly Conduct	36	32	-4	-11.1%
Driving Under the Influence	63	53	-10	-15.9%
Drunkenness	94	66	-28	-29.8%
Gambling Offenses	0	0	0	N/C
Prostitution	0	0	0	N/C
Liquor Law Violation	129	85	-44	-34.1%
Simple Assault	14	13	-1	-7.1%
Fraud/Forgery/Embezzlement	67	100	33	49.3%
Weapon Violations	9	9	0	0.0%
All Other Offenses	874	997	123	14.1%
Total	1528	1586	58	3.8%

Notes: The most significant percentage increase can be seen in fraud/forgery/embezzlement offenses, which are up 49.3%.



SECTOR THREE (WEST END) OVERVIEW

Part I Crime Sector Three

Crime	2014	2015	Change	%Change
Homicide	2	0	-2	-100.0%
Rape	8	11	3	37.5%
Robbery	56	66	10	17.9%
Aggravated Assault	37	62	25	67.6%
Burglary	94	114	20	21.3%
Larceny	1137	1058	-79	-7.0%
Motor Vehicle Theft	145	128	-17	-11.7%
Total	1479	1439	-40	-2.7%

Notes: The most significant numerical increase can be seen in aggravated assaults, which are up 25 offenses.

Part II Crime Sector Three

Part II Crime	2014	2015	Change	% Change
<i>Nuisance</i>				
Destruction/Vandalism	505	493	-12	-2.4%
Drug/Narcotic Offenses	406	428	22	5.4%
Disorderly Conduct	57	53	-4	-7.0%
Driving Under the Influence	145	135	-10	-6.9%
Drunkenness	158	111	-47	-29.7%
Gambling Offenses	0	1	1	N/C
Prostitution	64	10	-54	-84.4%
Liquor Law Violation	199	173	-26	-13.1%
Simple Assault	63	31	-32	-50.8%
Fraud/Forgery/Embezzlement	161	147	-14	-8.7%
Weapon Violations	32	26	-6	-18.8%
All Other Offenses	2807	3005	198	7.1%
Total	4597	4613	16	0.3%

Notes: The most significant decrease can be seen in prostitution, which decreased by 54 offenses (-84.4%).

COMMUNITY POLICING AREAS

Crime Information

- There were no significant increases with Part I crime in James Bland. However, at least four incidents where packages were stolen from outside residences have occurred since September 16, 2015. Nuisance crime decreased by 13 offenses (-54.2%) overall.
- Both Part I and Nuisance crimes in Hopkins-Tancil have remained the same since the last report.
- Inner City has seen an increase of 40 Part I offenses (88.9%) year-to-date. Larceny/thefts increased by 32 offenses, burglaries increased by 4 offenses, and robberies & assaults increased by 3 offenses each. Nuisance crime saw no overall change from 2014 to 2015.
- Part I crime in Arlandria has seen a total decrease of 16 offenses overall, but assault offenses have increased by 6 (75.0%). Nuisance crimes decreased by 50 offenses (23.3%).
- Part I crime in Andrew Adkins has seen no overall change from 2014 to 2015. There have been no additional incidents since the last report. Nuisance crime has seen an overall decrease of 11 offenses (-31.4%).
- Part I crime in Chatham Square has remained the same since the last report, with a decrease of 2 larceny/theft offenses (-66.7%). Nuisance crime also remained the same, with an increase of 1 offense.

Current Crime Trends

Commercial Robberies – While commercial robberies are down year-to-date by 4 incidents (-19.0%), they are up for the current period (10/18/2015-11/14/2015) by 3 incidents (150.0%). All of the incidents that occurred this period were reported in Sectors 1 and 3.