

APRIL 25, 2016



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

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

ROY O. PRIEST, SECRETARY-TREASURER

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 Wythe Street • Alexandria, VA • 22314
www.arha.us

ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



April 25, 2016

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

Re: Monday, April 25, 2016 Regularly Scheduled Board Meeting

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, April 25, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There are (3) Consent items and no Action item submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)
ARHA Commissioners (8, delivered by courier and electronically)
Mark Jinks, City Manager (1, electronically)
Helen McIlvaine, Director of Housing (1, electronically)
Alexandria Libraries (4, delivered by courier)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1, delivered by courier)

DANIEL BAUMAN
Chairman

SALENA ZELLERS
Vice Chairwoman

Commissioners:

Anitra Androh
Commissioner

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Peter Kleeblatt
Commissioner

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Secretary-Treasurer

**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, April 25, 2016

7:00pm

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

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – 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 of Regular Meeting held on Monday, March 28, 2016
4. Adopt Minutes of Special Board of Commissioners Meeting held on Tuesday, April 12, 2016
5. Adopt Minutes of Special Board of Commissioners Meeting held on Wednesday, April 13, 2016
6. Adopt Minutes of Special Board of Commissioners Meeting held on Thursday, April 14, 2016
7. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, April 25, 2016
8. **CONSENT DOCKET**
 - 6.1 VOTE TO APPROVE RESOLUTION NO. 617, 2016, REVISION OF THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN**
 - 6.2 VOTE TO APPROVE RESOLUTION NO. 618, APPROVAL TO AWARD A CONTRACT FOR JANITORIAL SERVICES**
 - 6.3 VOTE TO APPROVE RESOLUTION NO. 619, APPROVAL OF FISCAL YEAR (FY 2016) OPERATING BUDGET**
9. **ACTION DOCKET**
10. Other Business
11. Executive Session to Discuss Personnel, Legal and Real Estate Issues

MINUTES

MINUTES

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

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

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

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh, Commissioner
Carter Flemming, Commissioner
Chyrell Bucksell, Commissioner – Arrived 7:25 pm
Karl Sandberg, Commissioner
Peter Kleeblatt, Commissioner

ABSENT: Christopher Ballard, Commissioner
Merrick Malone, Commissioner

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:12 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 Commissioners and stated she didn't have much to speak about because everything has been quiet since our last meeting. When I do have any concerns, I am able to speak with Mrs. Curtis-Lambert about them.

The residents of Ladrey have participated in a number of planned activities hosted by ARHA. Many residents participated in the Easter Egg Dying and an egg hunt for their grandchildren. Some even had their greatgrandchildren partake in the festivities.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President – Absent.

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 a representative from the Alexandria Police Department, Mr. Priest apprised the Board that a brief status report on a variety of initiatives implemented by the resident officers, street crime unit, and bike officers can be viewed behind the tab of *Other Business*.

Mr. Priest apprised the Board that he reached out to the APD and was informed that due to a recent Officer murder; the majority were attending the service, and could not be at tonight's meeting.

ITEM 3. VOTE TO APPROVE MINUTES FOR TUESDAY, MARCH 1, 2016 BOARD OF COMMISSIONERS MEETING:

Chairman Bauman presented the minutes for Tuesday, March 1, 2016. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Kleeblatt. The motion was approved with (6) Yeas and (0) Nays to accept the Minutes of Tuesday, March 1, 2016.

ITEM 4. VOTE TO APPROVE MINUTES FOR A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS HELD ON TUESDAY, MARCH 8, 2016:

Chairman Bauman presented minutes for a Special Board of Commissioners Meeting. Vice Chairwoman Zellers moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (6) Yeas and (0) Nays to accept the Minutes of Tuesday, March 8, 2016.

ITEM 5. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT:

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

ITEM 6. CONSENT DOCKET:

5.1 *Vote to Approve Resolution 615, Revision of the 2016 Applicable Payment Standard for the Housing Choice Voucher Program.*

Chairman Bauman made a request to approve Resolution 615, Commissioner Kleeblatt moved to approve Resolution 615; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 615.

5.2 *Vote to Approve Resolution 616, General Records Retention and Disposition Schedule.*

Chairman Bauman made a request to approve Resolution 616, Vice Chairwoman Zellers moved to approve Resolution 616; seconded by Commissioner Sandberg. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 616.

ITEM 7. ACTION DOCKET:

ITEM 8. No Other Business to report

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

A motion was made by Commissioner Kleeblatt and seconded by Commissioner Androh and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:20 pm.

At 9:30 pm the Board reconvened in public session.

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

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 9:33 pm.

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

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

**TUESDAY, APRIL 12, 2016
8:00 A.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming, Commissioner
Karl Sandberg, Commissioner
Peter Kleeblatt, Commissioner
Chris Ballard, Commissioner
Anitra Androh, Commissioner

ABSENT: Chyrell Bucksell, Commissioner
Merrick Malone, Commissioner

RECORDER: Connie Staudinger, Recorder

The Special Board meeting was called to order at 8:11 am. Others present were Roy Priest, Chief Executive Officer, and other Directors.

ITEM 1. EXECUTIVE SESSION FOR DEVELOPER PRESENTATIONS

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

The motion was seconded by Commissioner Kleeblatt and unanimously adopted. Executive Session commenced at 8:11 am.

At 10:00 am the Board reconvened in public session.

Chairman Bauman adjourned the meeting at 10:01 am.

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

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

**WEDNESDAY, APRIL 13, 2016
8:00 A.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming, Commissioner
Karl Sandberg, Commissioner
Peter Kleeblatt, Commissioner
Anitra Androh, Commissioner

ABSENT: Chyrell Bucksell, Commissioner
Chris Ballard, Commissioner
Merrick Malone, Commissioner

RECORDER: Connie Staudinger, Recorder

The Special Board meeting was called to order at 8:11 am. Others present were Roy Priest, Chief Executive Officer, and other Directors.

ITEM 1. EXECUTIVE SESSION FOR DEVELOPER PRESENTATIONS

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

The motion was seconded by Commissioner Flemming and unanimously adopted. Executive Session commenced at 8:11 am.

At 9:43 am the Board reconvened in public session.

Chairman Bauman adjourned the meeting at 9:44 am.

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

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

**THURSDAY, APRIL 14, 2016
8:00 A.M.**

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

ABSENT: Chyrell Bucksell, Commissioner
Anitra Androh, Commissioner

RECORDER: Connie Staudinger, Recorder

The Special Board meeting was called to order at 8:10 am. Others present were Roy Priest, Chief Executive Officer, and other Directors.

ITEM 1. EXECUTIVE SESSION FOR DEVELOPER PRESENTATIONS

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

The motion was seconded by Commissioner Malone and unanimously adopted. Executive Session commenced at 8:10 am.

At 10:28 am the Board reconvened in public session.

Chairman Bauman adjourned the meeting at 10:29 am.

FINANCE

FINANCE

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2016

Project Name	# of Units	January	February	March	April	Total	Avg. Rental Income/Unit
Public Housing Units							
*Ladrey High-rise	170	\$ 44,933	\$ 44,077	\$ 43,741	\$ 43,731	\$ 176,482	\$ 261
*Samuel Madden	66	6,280	6,875	7,108	5,234	\$ 25,497	\$ 100
*Ramsey Homes	15	3,832	2,830	1,364	3,741	\$ 11,767	\$ 196
*Andrew Adkins	90	15,508	14,779	15,287	15,571	\$ 61,145	\$ 172
*4-10 Scattered Sites	50	13,334	13,514	13,347	14,676	\$ 54,871	\$ 274
*4-11 Scattered Sites	30	6,292	6,336	7,003	8,044	\$ 27,675	\$ 231
*4-12 Scattered Sites	41	9,468	9,144	8,966	10,232	\$ 37,810	\$ 231
*Park Place	38	9,187	9,397	9,376	9,526	\$ 37,486	\$ 247
*Saxony Square	5	1,152	1,993	1,366	1,337	\$ 5,848	\$ 292
*Chatham Square	52	17,187	17,258	16,450	15,815	\$ 66,710	\$ 321
*Braddock	6	1,953	1,972	2,597	2,331	\$ 8,853	\$ 369
*Whiting	24	3,239	3,343	3,300	3,617	\$ 13,499	\$ 141
*Reynolds	18	5,763	4,695	6,677	7,581	\$ 24,716	\$ 343
*Old Dominion	36	5,853	6,123	5,647	5,758	\$ 23,381	\$ 162
*West Glebe	48	4,914	5,180	4,066	4,199	\$ 18,359	\$ 96
*James Bland I	18	4,918	6,015	5,598	6,619	\$ 23,150	\$ 322
*James Bland II	18	1,554	2,408	2,291	2,370	\$ 8,623	\$ 120
*James Bland IV	54	11,556	14,387	16,000	17,722	\$ 59,665	\$ 276
**Total Public Housing	779	\$ 166,923	\$ 170,326	170,184	178,104	\$ 685,537	
Non-Public Housing Units							
*Quaker Hill LP	60	\$ 97,745	\$ 97,047	\$ 93,568	\$ 96,608	\$ 384,968	\$ 1,604
Pendleton Park I	20	26,089	25,075	23,461	26,151	\$ 100,776	\$ 1,260
Pendleton Park II	4	27	3,252	795	795	\$ 4,869	\$ 304
*Hopkins Tancil (Mod Rehab)	111	88,037	96,278	144,519	80,174	\$ 409,008	\$ 938
*James Bland V	54	68,687	65,068	57,109	73,721	\$ 264,585	\$ 1,225
*Miller Homes	16	25,233	25,233	26,852	23,528	\$ 100,846	\$ 1,576
*Princess Square	69	83,489	85,429	72,795	92,041	\$ 333,754	\$ 1,227
Total Non-Public Housing	334	\$ 389,307	\$ 397,382	419,099	393,018	\$ 1,598,806	
Totals	1113	\$ 556,230	\$ 567,708	\$ 589,283	\$ 571,122	\$ 2,284,343	

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:

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


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblat

Roy Priest, Chief Executive Officer

DATE: April 22, 2016

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 03/31/2016**

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 March, 2016 activities.

TABLE A

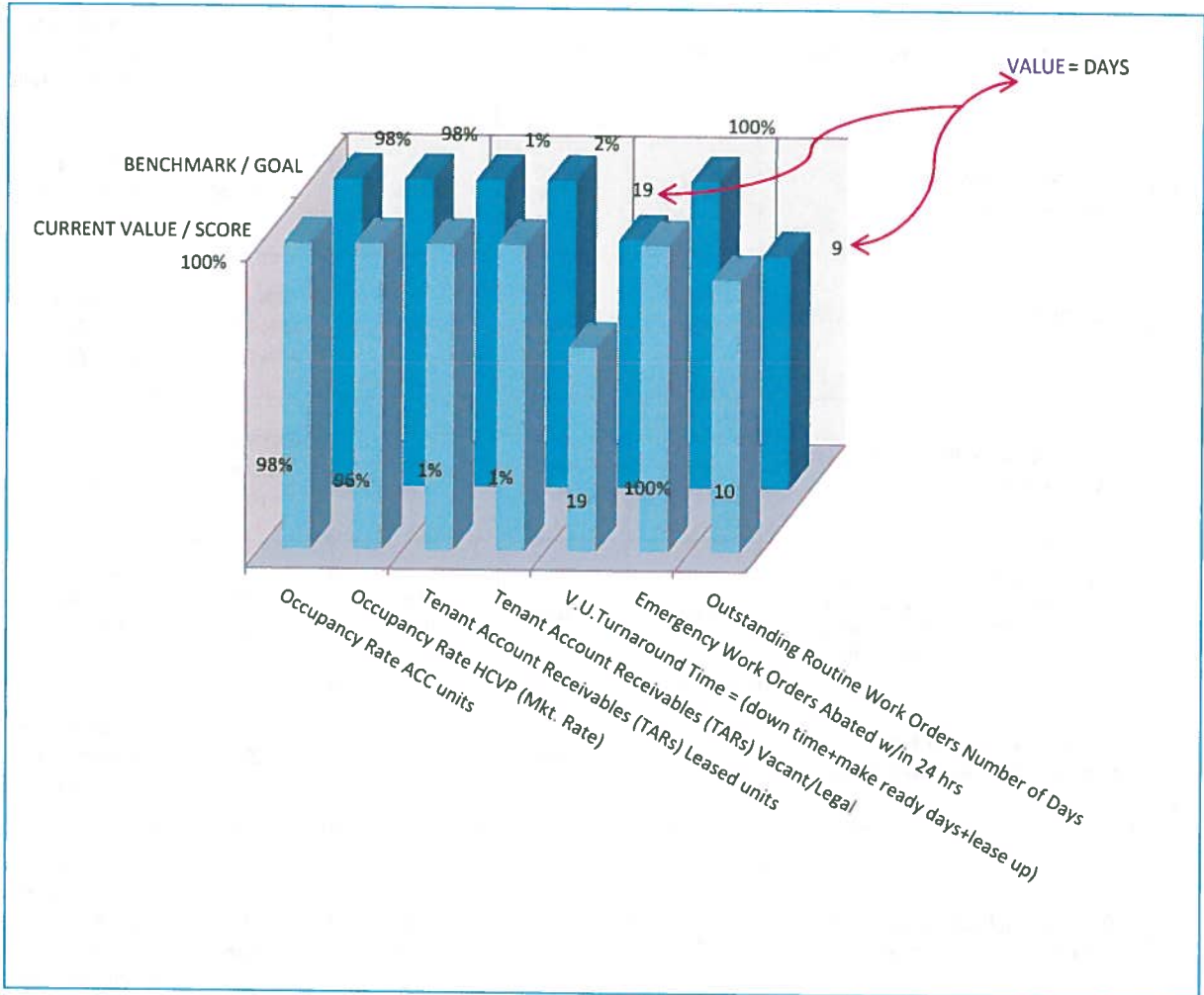
Performance Indicators for Board Monitoring for the current reporting period

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) (*)	98%	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2 Occupancy Rate HCVP (Mkt. Rate)(*)	96%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3 Tenant Account Receivables (TARs) - Occupied Units (*)	1%	1%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B, >4%≤6% = C,
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	2%	3%	2%	>6%≤8% = D - >8%≤10% = E - >10%=F	>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 = 10 days (average)	19 days	19 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	57 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7 Outstanding Routine Work Orders Number of Days (average)	9 days	10 days	15 days	21 days	452 total work orders issued; 415 completed; 37 work orders remain open including current new WO, VUs, pest services, and system transfers.

(*) 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 (March 2016) & projected vacancy for Next Reporting Period (April 2016)

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	5	5	7%	1	1	2
Quaker Hill	60	0	0	0%	0	0	0
Hopkins-Tancil Courts (2)	108	7	8	7%	0	1	5
Miller Homes	16	1	1	6%	0	0	1
Pendleton Park	24	1	0	0%	1	0	1
Old Town Commons (James Bland V)	54	2	2	3%	0	0	2
TOTALS (3)	330	16	16	4%	2	2	-

NOTES:

- (1) Total units = 69. One unit occupied by a Resident Police Officer – 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 (March 2016)

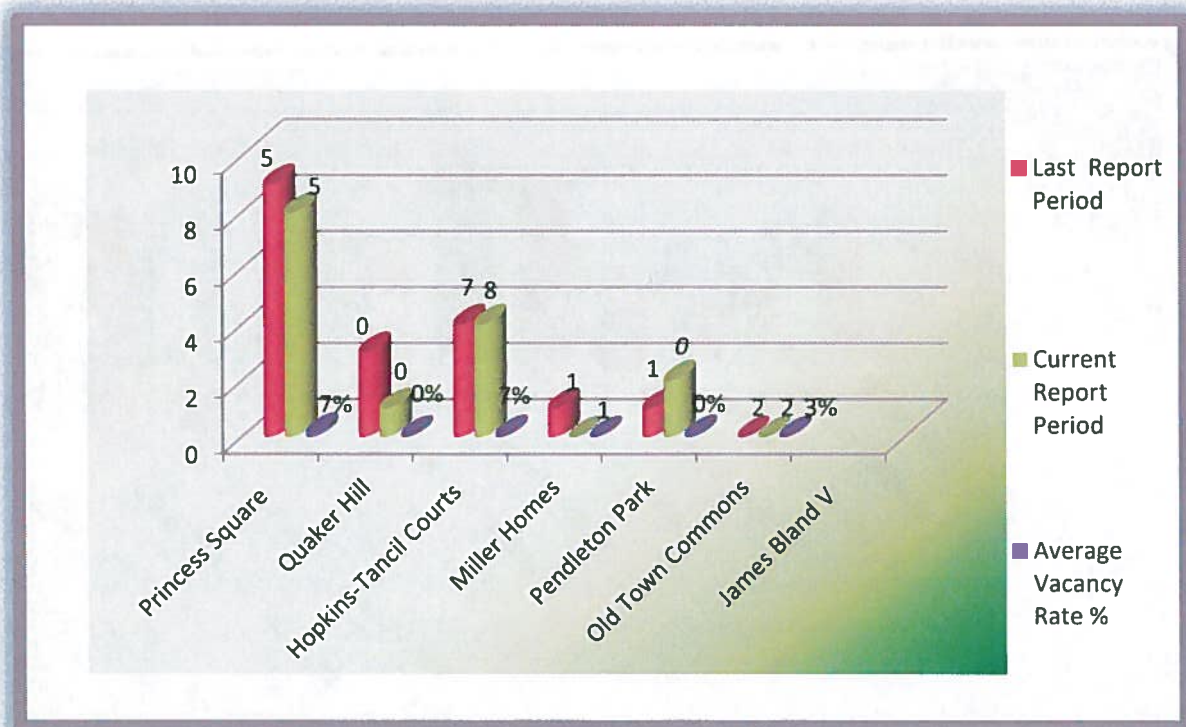
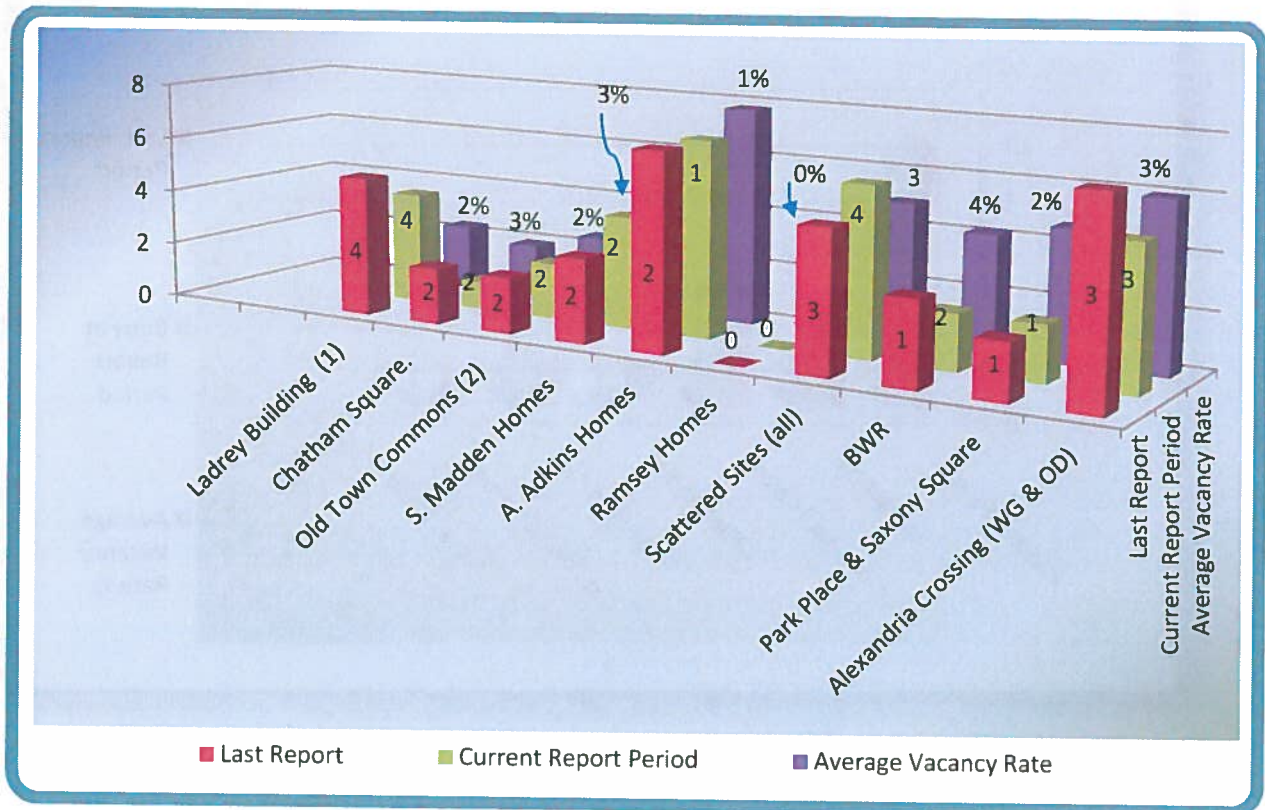


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (March 2016) and Projected Vacancy for next reporting period (April 2016)

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	4	4	2%	4	4	2
Chatham Square.	52	2	2	3%	0	0	2
Old Town Commons (2)	80	2	2	2%	0	0	2
S. Madden Homes	66	2	2	3%	2	2	2
A. Adkins Homes (3)	90	2	1	1%	1	0	1
Ramsey Homes	15	0	0	0%	0	0	0
Scattered Sites (all)	121	3	4	3%	0	1	2
BWR	48	1	2	4%	0	1	1
Park Place & Saxony Square	43	1	1	2%	0	0	1
Alexandria Crossing (WG & OD)	84	3	3	3%	0	0	2
TOTALS: (4) (values are rounded up/down)	769	20	21	2%	7	8	-

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 (March 2016)



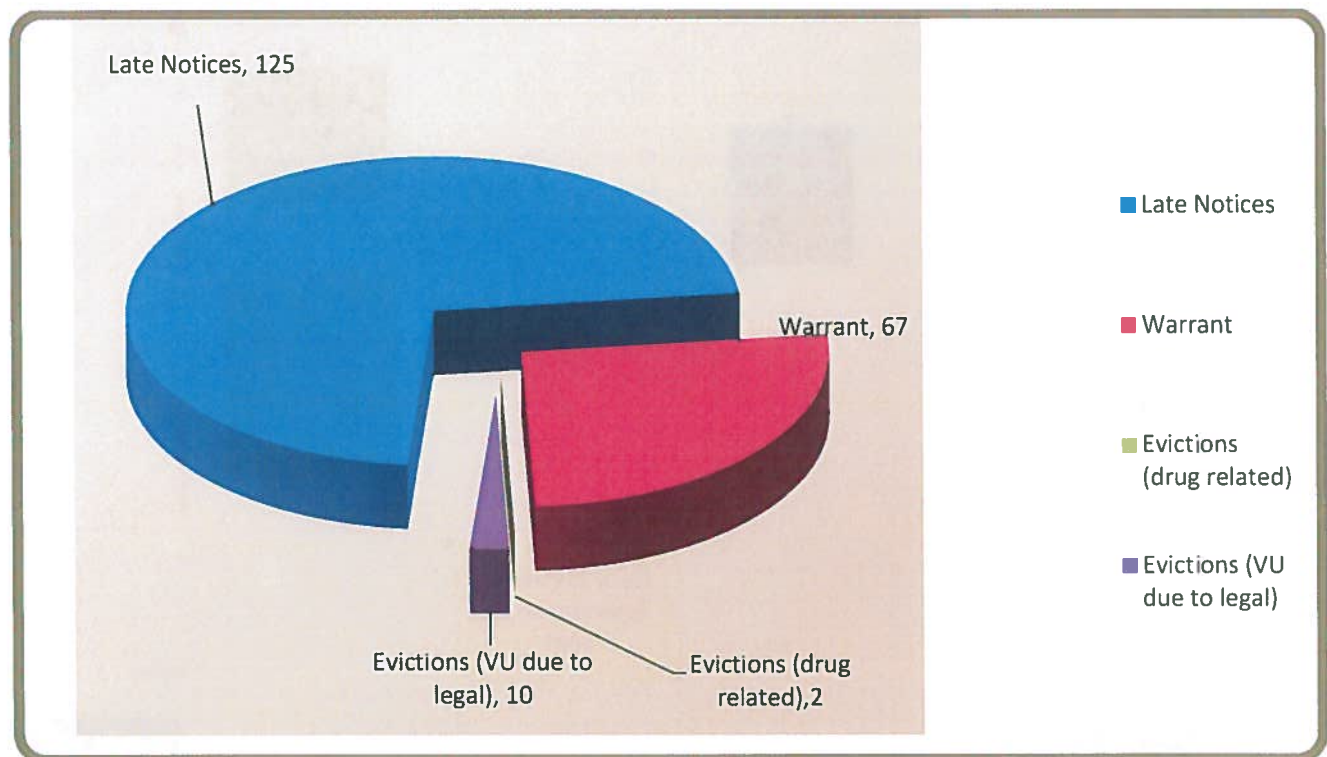
II. Year-to-Date Administrative & Legal Activities

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

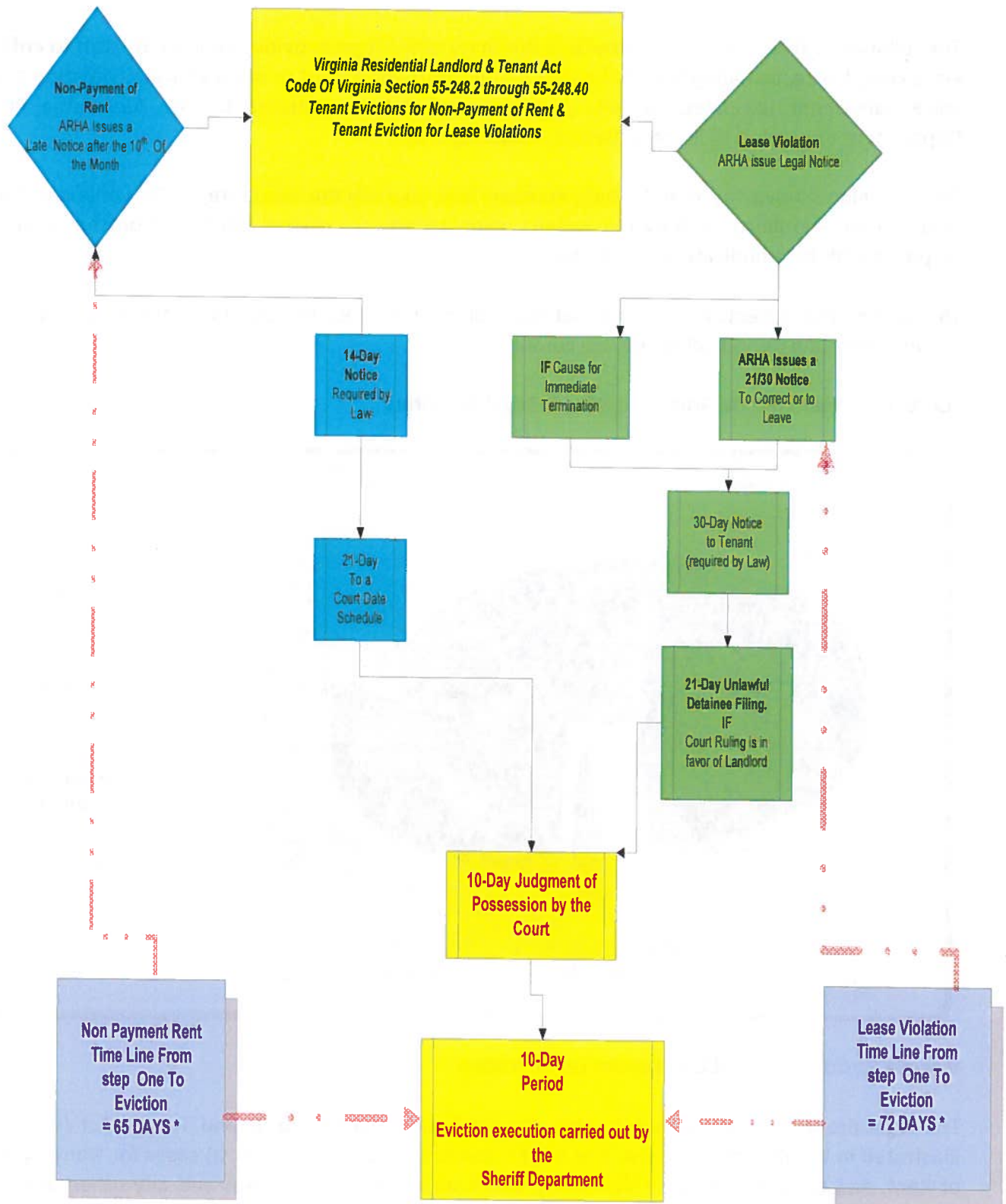


Virginia Residential Landlord-Tenant Legal Process

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:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: April 15, 2016

TO: Daniel Bauman, 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 82% of the annual contributions contract (ACC) with 100% of the budget authority expended. There were 190 vouchers issued and not under lease at the end of the month. Based on current funding allocations, per unit cost is approximately, \$1126.

The utilization summary is as follows;

- 28- New admissions for HCV tenant based rental assistance
- 8 - End of participations for HCV tenant based rental assistance

- 5 - New admissions for HCV project based rental assistance
- 0 - End of participations for HCV project based rental assistance

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

Priority Assignments for the month of March

- Monitoring the HCV Forecasting tool to ensure not to exceed the program budget authority. The program expenses have increased to 100% of the budget authority with 118 applicants seeking. The adjustment to the payment standard and general program attrition should prevent an overspending situation but this must be carefully monitored.

- Preparation for Pendleton Park Contract Renewal submission

- Review of Memorandum of Understanding with Alexandria City DCHS. Meeting to be held late April, early May to discuss utilization of local preference vouchers (FUP, MH, TH, etc).

Voucher Management System (VMS) Data reported for March 2016

Homeownership	17
Homeownership New this Month	0
Family Unification	38
Portable Vouchers Paid	184
Tenant Protection	84
All Other Vouchers	1,274
Total Vouchers	1,597
Number of Vouchers Under Lease on the last day of the month	1,572
HA Owned Units Leased – included in the units lease above	134
New vouchers issued but not under contract as of the last day of the month	118
Portable Vouchers Administered (Port In)	10
Number of Vouchers Covered by Project-Based AHAPs and HAPs	75
Number of Hard to Housed Families Leased	20

Total ACC	1,926
Total Vouchers Allocated	1,690
Total Vouches Available	236

*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 March 31, 2016**

Indicator	Possible Number of Points	March Rating
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Re-examination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 – Pre-contract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (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	1549	2/16	188	13	1,374	1,373	100

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
1375	0

Indicator #10: Correct Tenant Rent Calculations

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold	0%
Number of Families in Current Database	Number of Rent Discrepancies
1031	0

Indicator 11: Pre-contract HQS Inspections

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract	100%
Number of Families in Current Database	Number of Inspections On or Before Effective Date
223	223

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
1,282	0

Indicator 14: Family Self Sufficiency Enrollment

Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Number of Mandatory Slots*	Number of families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
11	41	373	10	32

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: April 20, 2016
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEPARTMENT OF FACILITIES AND MODERNIZATION

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

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”).

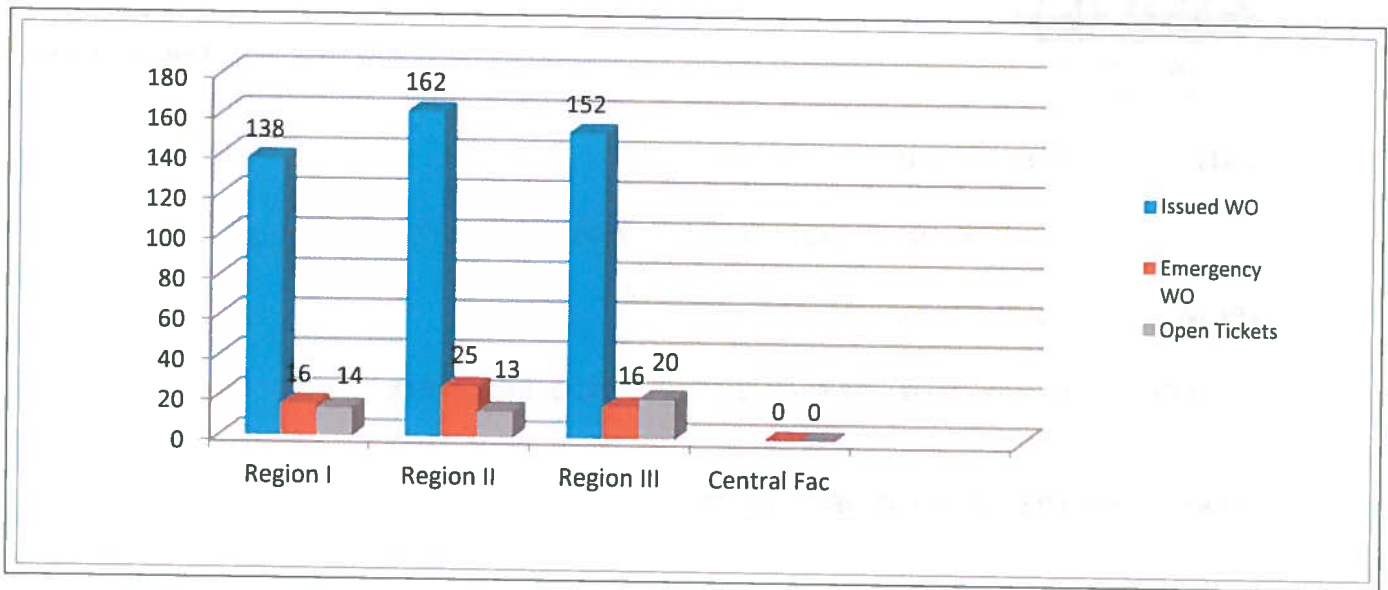
Table I – Reporting Period: 03/01/2016 to 03/31/2016

Issued WO’s	452	Includes all work orders generated during this period
Completed WO’s	402	Includes all work orders completed during this period
Emergency WO’s	57	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	47	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 = 3.10 %
Region II = 2.88 %
Region III = 4.42 %

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, fifteen (15) additional units added for rehabilitation and turnover work. Nineteen (19) 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. Staff completed the pre-inspection and remediation work for the annual site inspection by our investor partners, Boston Capital and Enterprise Inc for JBV and BWR respectfully.

DEVELOPMENT

DEVELOPMENT



Commissioners:

Daniel Bauman, Chairman

Salena Zellers, Vice Chairwoman

Anitra Androh

Carter Flemming

Christopher Ballard


Chyrell Bucksell

Karl Sandberg

Merrick T. Malone

Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: April 21, 2016
TO: Daniel Bauman, Chairman and the ARHA Board of Commissioners
FROM: Roy O. Priest, Secretary-Treasurer 
SUBJECT: Development Update, April 21, 2016

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Interviews were held for each of the three top-ranked Partners during the month of April. Further discussions related to this selection will be held in Executive Session.

RAMSEY HOMES

On March 29, the City and ARHA participated in a second design charrette which was held at the ARHA headquarters. The purpose of the charrette was to determine what and how the team would study (two options and relative permutations) moving forward. The two concepts being refined, through permutations, include the original ARHA concept for 53 new units in two 2 buildings and an "Alternate," which includes one preserved building with not less than 50 units, in one new building, sharing the site with one preserved building. The team has been asked to consider refinements and permutations to the two options, the outcome of which is intended allow the ARHA Redevelopment Work Group (the "Work Group") to make a decision on one concept that is the most efficient to construct (short-term) and sustainable to operate (long-term) while enhancing the tax credit score. Items being considered or refined in each option included:

- Mix of Unit Types (number of bedrooms in each unit);
- Total number of units in the community;
- Location of the entrance into the underground garage;
- Increase the ground level open space by reducing the unit sizes and thus reducing the footprint of the building(s), creating other efficiencies in the floor plans, closing off one or both of the ends of the public alley adjacent to the development site;
- Potential use of a preserved building;
- Ownership structure for the land associated with a preserved building.

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The work has been organized around the Joint City-ARHA Work Plan for Ramsey Homes, and the goals set forth therein. Most of the threshold issues have been resolved and this was reported to the Work Group on April 14. Those items included:

- Value of ARHA's land asset. ARHA is engaged in efforts to obtain an appraisal or valuation for the development site prior to the May Work Group meeting;
- HUD Disposition Process. This threshold item has been completed. A memorandum from Klein Hornig, LLP outlining this process was obtained on March 7, 2016 and later updated with a clarification requested by the City. This information has been accepted as completing this threshold issue by both bodies.
- Consultant Costs for Study of Options. A letter with terms was received from the City. ARHA drafted scopes of work and requested proposals from the consulting teams to execute the work related to the study of the two concepts. It was determined after discussion with VHDA, legal counsel and ARHA's CPA, that, the City can pay for ARHA's consultants without impact to a future tax credit application so long as the City has no expectation of repayment.
- Timing of Rezoning and DSUP. Both parties agree that this threshold issue was resolved at the March 12 public hearing on the Ramsey entitlements.

Impacts/Next Steps

- There will be a meeting with the Ramsey Homes Residents on Friday, April 22, 2016 at 6:00 PM at the Charles Houston Recreation Center to provide an update on the redevelopment process and answer any questions or concerns that the residents may have.
- The next ARHA Redevelopment Work Group meeting will be held on May 19, 2016. The meeting will be pivotal to the process as the outcome of the study of each of the two concepts, along with any permutations to each, will be presented and discussed.
- There will be a community meeting scheduled in the end of May (without conflicting with the holiday weekend). The date has not yet been determined.

PORTFOLIO MANAGEMENT

ARHA's LIHTC portfolio is scheduled for its routine annual site visit and audits from the tax credit investors. Boston Capital's Asset Management Representative toured James Bland V on April 14th and a separate tour is expected for James Bland I, II, IV, Old Dominion and West Glebe on the 3rd of May. Enterprise Community Investors is expected to tour the Braddock Whiting Reynolds properties on April 21st. The audits are generally comprised of a physical inspection, accounting review and tenant file review. At the completion of our last audit, the investor was particularly complimentary about the continued upkeep of ARHA's units and responsiveness to residents, commending the asset management and facilities teams for their oversight.

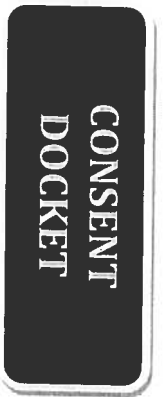
COMMUNICATIONS & CIVIC ENGAGEMENT

VHDLLC has engaged a new employee to serve as the Communications and Civic Engagement Coordinator. This person is responsible for the VHD website, as well as coordination of community meetings and outreach efforts related to all ARHA development efforts. The VHD website (www.vhdllc.us) is up-and-running. Updates are being made weekly to the *VHDLLC News* and *Industry News* pages and we encourage you to view them for relevant industry updates. The *Ramsey Homes* page contains records of meetings and official documents related to Ramsey Homes and is being updated continuously. The *Portfolio* section of the website, featuring the nine properties developed by VHDLLC, is expected to be complete by 5/5/16. Information about the five RFP sites is also expected to be added to the site in the near future.

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY (CRHA)

The Alexandria Redevelopment and Housing Authority (ARHA) Technical Assistance Team (the “Team”) is now on the second phase on its engagement with the Charlottesville Redevelopment and Housing Authority (“CRHA”) in its efforts to develop and assist in the implementation of a Corrective Action Plan for submission to the United States Department of Housing and Urban Development (“HUD”). The Team has extended the duration of its contract with CRHA from the original end date of 3/31/2016, until the arrival date of the new Executive Director, 6/25/2016. There will also be a change in the contract to provide supplemental services to the original Work Plan, to include additional accounting services, supervision and oversight of a sinkhole at one of their communities, and supervision and oversight of an Action Plan generated to make-ready a high level of vacancies and to complete work orders related to in-house inspections that occurred in order to ready for a 5/15 – 16 HUD inspection.

CONSENT DOCKET





Commissioners:

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


Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: March 1, 2016

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

FROM: Roy Priest, Chief Executive Officer 

SUBJECT: VOTE TO APPROVE RESOLUTION NO. 617, 2016 REVISION OF THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

ISSUE:

Federal regulations require all Public Housing Authority's that administer a Housing Choice Voucher program to adopt a written administrative plan that establishes local policies for program administration. The plan must conform to HUD regulations and state the policy in those areas where ARHA has discretion to establish local policy. The plan is a formal document which communicates to all interested parties the policy choices ARHA has made where federal regulations or law does not direct ARHA's actions or decisions. ARHA is responsible for ensuring that the plan is kept up to date and that staff operate under the policies spelled out in the plan.

Voucher program regulations specify the policy areas that must be covered in the administrative plan requirements. ARHA is responsible for updating its administrative plan at least annually to include these additional elements as required. ARHA must also revise its plan whenever local circumstances require a policy change. The Housing Authority Board of Commissioners or other governing body must formally adopt the administrative plan and any revisions. The administrative plan becomes ARHA's official policy when it is adopted by the Board.



DISCUSSION:

For the 2016 revision, the Housing Choice Voucher Administrative Plan has been brought current with all recent HUD requirements and guidance, including:

Changes/Updates: Mandatory

Chapter 3-Eligibility: PIH Notice-2016-5
Page 3-11-14, 15

ELI Definition

1. New definition of ELI family: -defines ELI families as very low-income families whose income does not exceed the higher of 30 percent of the area median income or the federal poverty level.
2. 90 days given to applicants to submit SSN for those under the age of 6.

Chapter 4- Waiting List (PIH NOTICE 2013-15):

1. Added definition of Homelessness
2. Added definition of Olmstead Act and new ARHA policy

Chapter 6- Income and Subsidy Determinations: FY 2014 Omnibus Appropriations Bill)
Page 6-39

Utility Allowance

1. Added new utility regulations. Must use the voucher size not the unit size to determine utility allowance except for reasonable accommodations (disabled).
- 2.

Chapter 7- Verification: PIH Notice-2016-5
Page 7-21,

Earned income disregard

1. The new regulatory provisions limit to 24 straight months the time period during which a family member is eligible to receive the benefit of the earned income disregard (EID).

Student fees also excluded with tuition.

(FY 2014 Omnibus Appropriations Bill) PIH Notice-2016-5

1. Added that printed out material via the institution of higher education's website regarding the student's tuition amount and required fees can be used to verify amount of excluded income.

Chapter 17 Project Based Vouchers: (FY 2014 Omnibus Appropriations Bill)

Income Targeting

Page 17-26

1. For the project-based voucher program, the contract administrator must make available to ELI families not less than 40 percent of the Section 8-assisted units that become available for occupancy in any fiscal year.

Chapter 19-Enhanced Vouchers –PIH Notice 2016-2

Page 19-4

Oversized Families.

1. The owner must immediately inform the PHA and the family when an appropriate size unit will become available in the project
2. The PHA must develop a policy and amend its administrative plan to include its policy concerning what constitutes a reasonable time (that does not exceed 30 days, absent any extension granted) in which the family must move to an appropriate size unit.
3. If more than one over-housed enhanced voucher family residing at the project qualifies for the same size unit under the PHA's subsidy standards, and the number of appropriate size units that become available at any given time is less than the number of units needed the PHA must develop a fair method by which to offer the units to families.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. 617 to adopt the 2016 Housing Choice Voucher Administrative Plan Revision.

FISCAL IMPACT:

None

THE ARHA BOARD OF COMMISSIONERS

AUTHORIZES APPROVAL OF THE 2016 REVISION OF THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

RESOLUTION No. 617

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 Code of Federal Regulations requires all Public Housing Authorities that administer a Housing Choice Voucher program to adopt a written administrative plan that establishes local policies for program administration ; and

WHEREAS, ARHA is required to obtain Board approval for the revision of the Housing Choice Voucher Administrative Plan,

NOW, THEREFORE BE IT RESOLVED that the Alexandria Redevelopment and Housing Authority Board of Commissioners, pursuant to the laws of the Commonwealth of Virginia, approve the revision of the 2016 Housing Choice Voucher Administrative Plan.

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

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date



Commissioners:

Daniel Bauman, *Chairman*

Salena Zellers, *Vice Chairwoman*

Anitra Androh

Carter Flemming

Christopher Ballard

Chyrell Bucksell

Karl Sandberg


Merrick T. Malone

Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: April 06, 2016

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, CEO 

SUBJECT: **VOTE APPROVAL OF RESOLUTION 618, APPROVAL TO AWARD
A CONTRACT FOR JANITORIAL SERVICES**

ISSUE:

ARHA completed the procurement process to select a qualified office cleaning company to provide janitorial services for all ARHA offices and pursuant to ARHA's Procurement Policy, approval of all procurement actions above \$50,000 is required by the Board of Commissioners.

DISCUSSION:

An Invitation for Bids (IFB) was advertised in the Washington Times and on the NAHRO e-procurement website on September 25, 2015. Four-hundred and fifty five (455) contractors received notice from NAHRO e-procurement and ten (10) contractors download the solicitation documents. Three (3) bids were received prior to the bid submittal deadline of October 26, 2015 @ 2:00 PM EST. The bids were evaluated and **Century Cleaning, LLC** was determined the lowest, responsive, and responsible bidder.

A cost/price analysis has been performed. This contractor was not listed in the System for Award Management (SAMS) list or the HUD Limited Denial of Participation and Voluntary Abstention list.

RECOMMENDATION:

The Board of Commissioners vote approval of Resolution No. allowing staff to award a contract for Janitorial Services to Century Cleaning, LLC.

FISCAL IMPACT:

The maximum fiscal impact for the contract will be \$57,130.00. The contract amount is lower than the previous contract amount and ARHA's independent cost of \$60,655.00. The contract will be funded through operating funds. The awarded contract will be for one (1) initial contract period. In its sole discretion, ARHA may extend the term of the contract for four (4) one (1) year extension terms.

THE ARHA BOARD OF COMMISSIONERS

**APPROVING AWARD OF CONTRACT
FOR JANITORIAL SERVICES**

RESOLUTION No. 618

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”), has determined that there is a need to hire a qualified Office Cleaning Company to provide Janitorial Services for all ARHA offices; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval to enter into an agreement for purchases over \$50,000; and

WHEREAS, if approved, Staff will enter into contract with Century Cleaning, LLC, for Janitorial Services.

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 enter into contract with Century Cleaning, LLC, in the amount of \$57,130.00 is hereby approved.

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

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date



Commissioners:

Daniel Bauman, Chairman

Salena Zellers, Vice Chairwoman

Anitra Androh

Carter Flemming

Christopher Ballard

Chyrell Bucksell

Karl Sandberg

Merrick T. Malone

Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: April 25, 2016

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer 

SUBJECT: VOTE TO APPROVE RESOLUTION NO. 619, FISCAL YEAR (FY 2016) OPERATING BUDGET

ISSUE:

Approval for receipt of proposed Fiscal Year (FY) 2016 Budget, which has been previously provided to the board.

DISCUSSION:

It is my pleasure to present Alexandria Redevelopment and Housing Authority's (ARHA's) proposed budget for Fiscal Year 2016. Care has been taken to provide maximum information and supporting data for the ARHA Board of Commissioners.

This budget expresses in dollars the services, programs, and activities to be provided to the residents of the Authority. The budget is one of the most important tools used by the Chief Executive Officer (CEO) and the department directors in mobilizing, distributing, and using resources to provide the level of organizational operations that the ARHA Board of Commissioners has determined to be necessary to provide decent, safe, and sanitary housing for our residents.

RECOMMENDATION:

That ARHA's Board of Commissioners vote approval of Resolution 619 to approve ARHA Budget for Fiscal Year 2016.

FISCAL IMPACT:

\$38,954,000 (Budget Summary Attached)



**THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS
APPROVAL OF FISCAL YEAR (FY 2016) OPERATING BUDGET**

RESOLUTION NUMBER 619

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain ARHA Board of Commissioners approval for the passage of the FY 2016 Budget; and

WHEREAS, the approximate amount of the FY 2016 budget year is \$38,954,000; and

WHEREAS, this comprehensive Budget will serve as a master plan for FY 2016 budget year; and

WHEREAS, if approved ARHA will use the comprehensive budget set by the guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that staff is authorized to implement the Fiscal Year 2016 Budget.

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

Date

Daniel Bauman, Chairman
ARHA Board of Commissioners

**Alexandria Redevelopment & Housing Authority
FY 2016 Budget**

Consolidated Budget Summary

Dept/Community/ Program	Revenues	Expenditures	Net Income(Loss)
Central Office	4,029,450	4,029,450	-
Public Housing- AMP 1	1,269,450	1,269,450	-
Public Housing- AMP 3	1,427,450	1,427,450	-
Public Housing- AMP 4	1,260,010	1,260,010	-
Public Housing- AMP 5	63,805	63,805	-
Public Housing- AMP 6	366,770	366,770	-
Public Housing- AMP 7	341,725	341,725	-
Public Housing- AMP 8	251,720	251,720	-
Public Housing- AMP 9	321,465	321,465	-
Public Housing- AMP 10	149,105	149,105	-
Public Housing- AMP 11	124,700	124,700	-
Public Housing- AMP 12	286,920	286,920	-
Old Town Commons (Phase V)	828,600	828,600	-
Hopkins-Tancil	1,314,420	1,314,420	-
Quaker Hill	1,166,475	1,166,475	-
Princess Square	1,026,075	1,026,075	-
Miller Homes	309,950	309,950	-
Pendleton Park	343,950	343,950	-
Housing Choice Voucher Program	21,779,540	21,779,540	-
Moderate Rehabilitation Program	1,284,070	1,284,070	-
Tax Exempt Bond Program	63,545	63,545	-
Totals	38,009,195	38,009,195	-

ACTION DOCKET



OTHER BUSINESS