

MARCH 1, 2016



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

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

ROY O. PRIEST, SECRETARY-TREASURER

ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



DANIEL BAUMAN
Chairman

SALENA ZELLERS
Vice Chairwoman

Commissioners:

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Peter Kleeblatt
Commissioner

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Secretary-Treasurer

February 19, 2016

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

Re: Tuesday, March 1, 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 Tuesday, March 1, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There is one Consent item and no Action item submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

Ih/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)

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING**

Tuesday, March 1, 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
 - Family Self-Sufficiency (FSS) Graduation – Dorothy Mwawasi/Roy Priest

3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held November 30, 2015

4. Vote Receipt of the Secretary-Treasurer’s Report as of Tuesday, March 1, 2016

5. **CONSENT DOCKET**
 - 5.1 *Vote to Approve Resolution 612, to Submit to HUD the Annual Contribution Contract for the 2016 Capital Fund Grants*

6. **ACTION DOCKET**

7. Other Business

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

MINUTES

MINUTES

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

**SPECIAL BOARD MEETING
401 WYTHE STREET *(east conference room)*
ALEXANDRIA, VA 22314**

**MONDAY, FEBRUARY 1, 2016
7:00 P.M.**

THOSE PRESENT: **Merrick Malone, Chairman**
 Daniel Bauman, Vice Chairman
 Christopher Ballard, Commissioner - Arrived 7:52 pm
 Carter Flemming, Commissioner
 Karl Sandberg, Commissioner
 Peter Kleeblatt, Commissioner
 Salena Zellers, Commissioner

ABSENT: **Chyrell Bucksell, Commissioner**

RECORDER: **Ian Hawkins, Recorder**

The regular Board meeting was called to order at 7:17 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, Absent.
- **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*.

ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, NOVEMBER 30, 2015 BOARD OF COMMISSIONERS MEETING:

Chairman Malone presented the minutes for Monday, November 30, 2015. Vice Chairman Ballard moved to accept the minutes; the motion was seconded by

Commissioner Zellers. The motion was approved with (6) Yeas and (0) Nays to accept the Minutes of Monday, November 30, 2015.

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

Chairman Malone 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 Malone requested a motion to accept the Secretary-Treasurer's Report. Commissioner Kleeblatt 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, February 1, 2016.

ITEM 5. CONSENT DOCKET:

5.1 Vote to Approve Resolution 608, of the Alexandria Redevelopment and Housing Authority allowing the Chief Executive Officer to Negotiate and execute a Lease for 2834 Duke Street, Alexandria, VA

Commissioner Ballard motioned to move Resolution 608, to the Action Docket; seconded by Commissioner Kleeblatt. The motion was passed by (7) Yea; (0) Nays for Resolution 608 to move to the Action Docket.

5.2 Vote to Approve Resolution 609, Authorizing Staff to Apply for a Housing Opportunities Fund Loan Administered by the City of Alexandria Office of Housing the Redevelopment of Ramsey Homes.

Chairman Malone made a request to approve Resolution 609, Commissioner Zellers move to approve Resolution 609; seconded by Commissioner Ballard. The motion was unanimously (7) Yeas to (0) Nays to accept Resolution 609.

5.3 Approval of Resolution 610, Allowing Staff to Increase the Purchase Order Amount for Legal Services Related to Land Use Approvals for the Redevelopment of Ramsey Homes.

Chairman Malone made a request to approve Resolution 610, Commissioner Zellers move to approve Resolution 610; seconded by Commissioner Ballard. The motion was unanimously (7) Yeas to (0) Nays to accept Resolution 610.

ITEM 6. ACTION DOCKET:

6.1 Vote to Approve Resolution 608, of the Alexandria Redevelopment and Housing Authority allowing the Chief Executive Officer to Negotiate and execute a Lease for 2834 Duke Street, Alexandria, VA.

Chairman Malone made a request to approve Resolution 608, Commissioner Ballard move to approve Resolution 608; seconded by Commissioner Vice Chairman Bauman. The motion was unanimously (7) Yeas to (0) Nays to accept Resolution 608.

ITEM 7. ARHA Annual Meeting and Election of Officers 2016, ARHA Board of Commissioners:
(Positions: Chairman, Vice Chair and Secretary-Treasurer)

Secretary-Treasurer Priest called the Annual Meeting of the ARHA Board to order for the purpose of the Election of Officers for 2016. Three position were up for consideration – Chairman, Vice Chair, and Secretary-Treasurer.

Secretary-Treasurer Priest open the floor for nominations for the position of Chairman of the ARHA Board. Chairman Malone nominated Vice Chairman Bauman. Hearing no other nominations; Commissioner Zellers made a motion to close the nominations; seconded by Commissioner Sandberg. The Board voted (7) Yeas and (0) Nays and Secretary-Treasurer Priest announced that Chairman Bauman was elected by acclamation.

Secretary-Treasurer Priest open the floor for nominations for the position of Vice Chairman of the ARHA Board. Commissioner Sandberg nominated Commissioner Zellers. Hearing no other nominations; Commissioner Ballard made a motion to close the nominations; seconded by Commissioner Malone. The Board voted (7) Yeas and (0) Nays and Secretary-Treasurer Priest announced that Vice Chairwoman Zellers was elected by acclamation.

Chairman Bauman open the floor for nominations for the position of Secretary-Treasurer of the ARHA Board. Commissioner Malone nominated Chief Executive Officer Roy Priest. Hearing no other nominations; Commissioner Ballard made a motion to close the nominations; seconded by Commissioner Sandberg. The Board voted (7) Yeas and (0) Nays and Chairman Bauman announced that Secretary-Treasurer Priest was elected by acclamation.

ITEM 8. No Other Business to report

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

A motion was made by Chairman Bauman and seconded by Vice Chairwoman Zellers and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:45 pm.

At 11:06 pm the Board reconvened in public session.

Thereupon, Chairman Bauman 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.

Chairman Bauman made a requested that a motion be made to approve Resolution 611, ***Authorizing Actions of the Alexandria Redevelopment and Housing Authority for the Disposition and Redevelopment of the ARHA Administrative Office Building, Hopkins-Tancil Courts, Samuel Madden Homes (Uptown), Andrew Adkins, and Cameron Valley***. Commissioner Flemming move to approve Resolution 611; seconded by Commissioner Kleeblatt. The motion was unanimously (7) Yeas to (0) Nays to accept Resolution 611.

Chairman Bauman adjourned the meeting at 11:09 pm.

FINANCE

FINANCE



Commissioners:

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

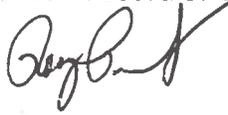
Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 19, 2016

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **FINANCE DEPARTMENT**

Finance Department is currently engaged in preparation of Annual Budget. Reports will be handed out at the meeting.

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming

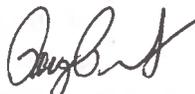
Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 26, 2016

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 01/31/2016**

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 January 2015 activities.

TABLE A

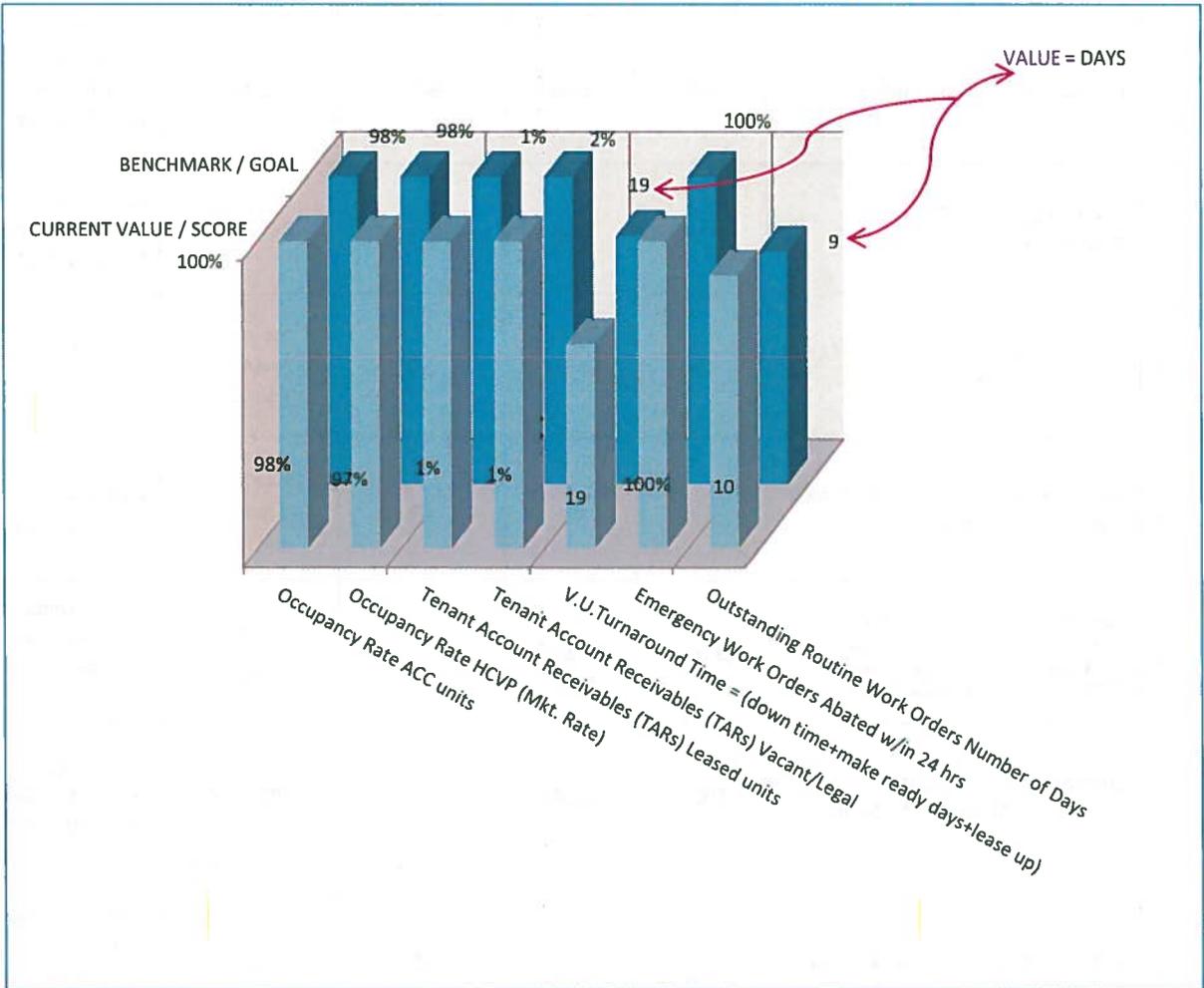
Performance Indicators for Board Monitoring for the current reporting period

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) (*)	98%	97%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)(*)	97%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1%	2.5%	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 (*)	1%	3%	2%	>6%≤8% = D - >8%≤ = E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤ = 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	22 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	47 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	628 total work orders issued; 510 completed; 118 work orders remain open including current new WO, VUs, pest services, UPCS-HQS inspections, and system transfers.
8	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 (January 2016) & projected vacancy for Next Reporting Period (February 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	4	3	4%	1	0	2
Quaker Hill	60	0	0	0%	0	0	0
Hopkins-Tancil Courts (2)	108	6	7	8%	0	2	4
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	2	3%	0	2	2
TOTALS (4)	330	11	13	3%	2	4	-

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 (January 2016)

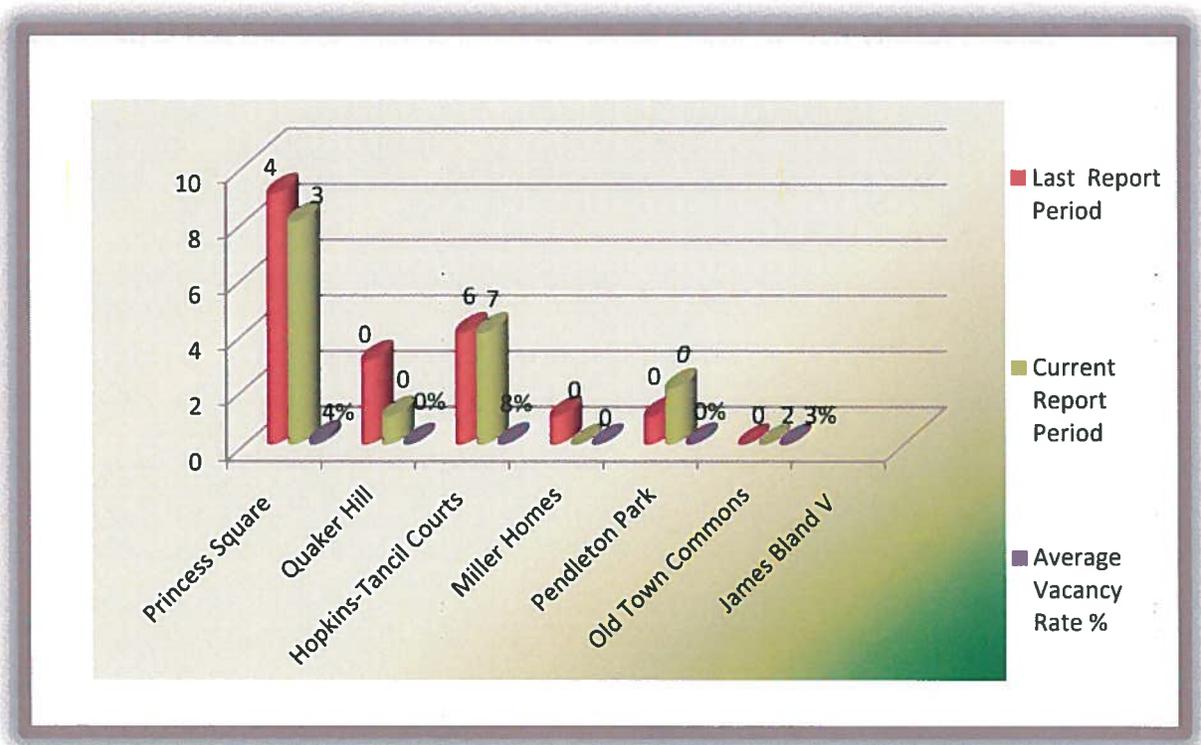
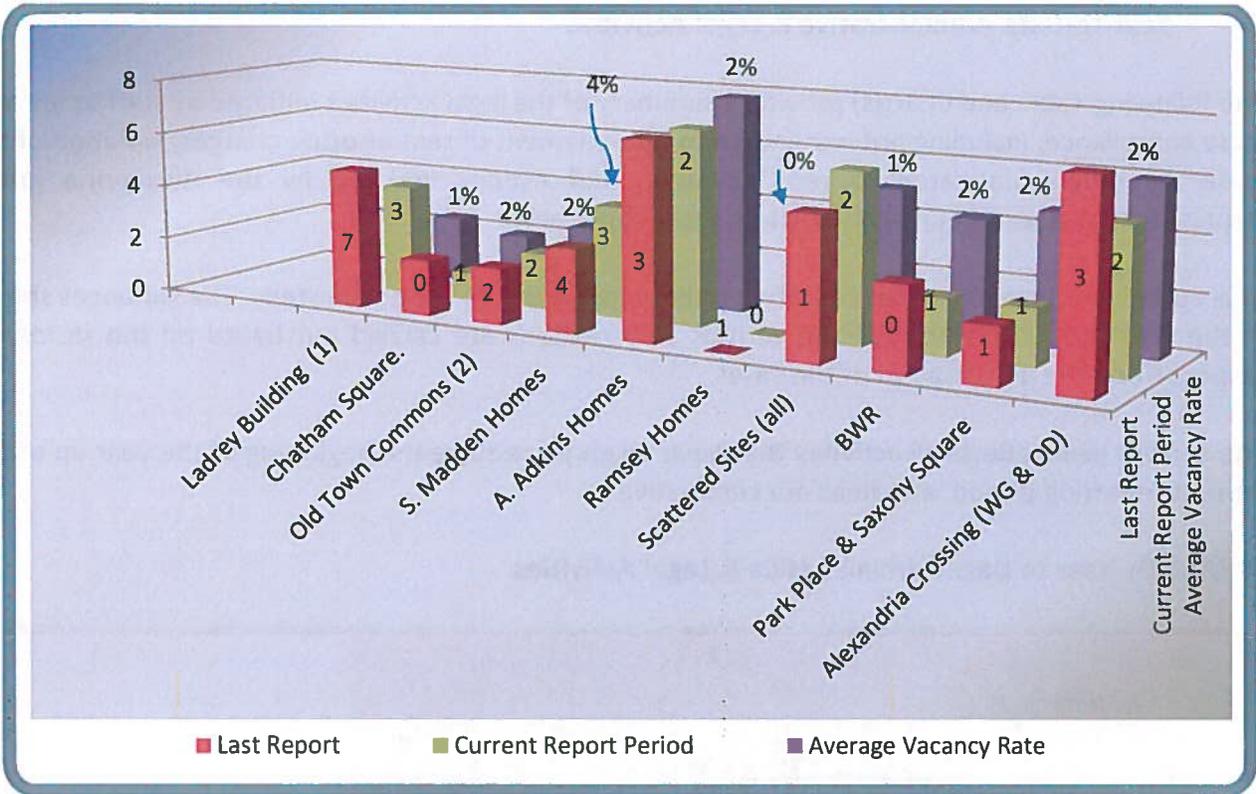


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (January 2016) and Projected Vacancy for next reporting period (February 2016)

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	7	3	1%	5	1	2
Chatham Square.	52	0	1	2%	0	1	1
Old Town Commons (2)	80	2	2	2%	0	0	0
S. Madden Homes	66	4	3	4%	1	0	3
A. Adkins Homes (3)	90	3	2	2%	1	0	2
Ramsey Homes	15	1	0	0%	1	0	0
Scattered Sites (all)	121	1	2	1%	0	1	1
BWR	48	0	1	2%	0	1	1
Park Place & Saxony Square	43	1	1	2%	0	0	1
Alexandria Crossing (WG & OD)	84	3	2	2%	3	2	2
TOTALS: (4) (values are rounded up/down)	769	22	17	2%	11	6	-
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 (January 2016)



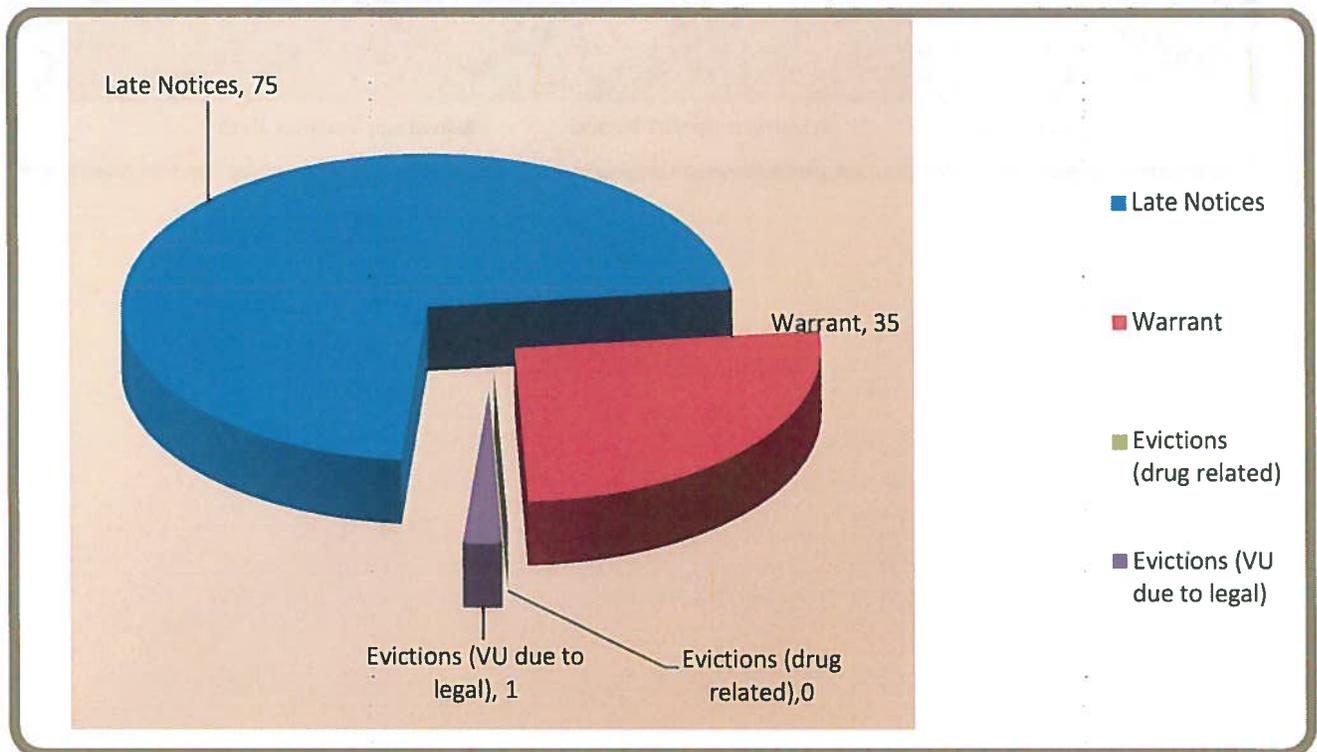
II. Year-to-Date Administrative & Legal Activities

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

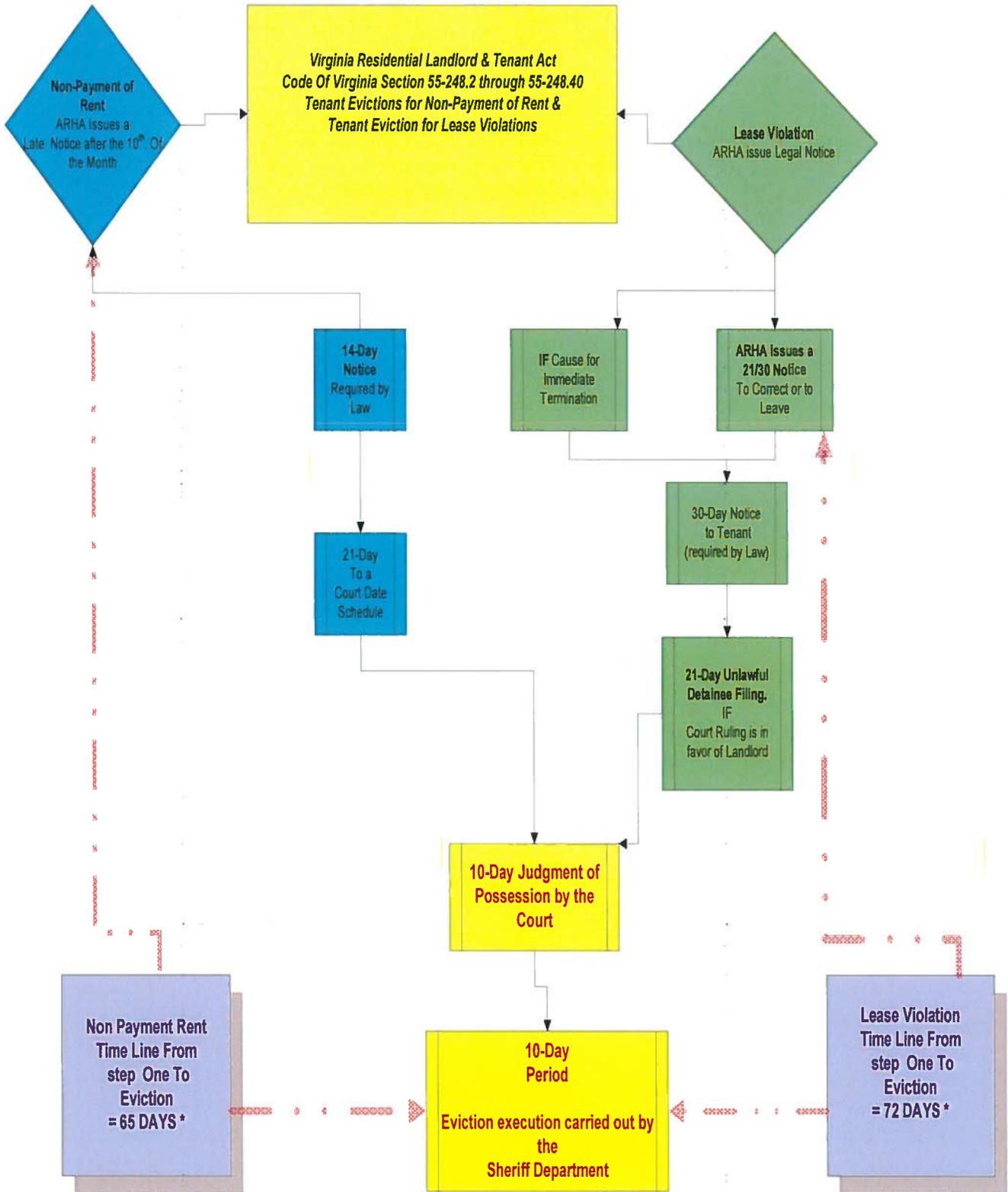


Virginia Residential Landlord-Tenant Legal Process

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
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 18, 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 80% of the annual contributions contract (ACC) with 99% of the budget authority expended. There were 213 vouchers issued and not under lease at the end of the month. Based on current funding allocations, per unit cost is approximately, \$1105.

The utilization summary is as follows;

- 18 - New admissions for HCV tenant based rental assistance
- 0 - End of participations for HCV tenant based rental assistance

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

- 1 - New admissions for Moderate Rehabilitation rental assistance
- 2 - End of participations for Moderate Rehabilitation rental assistance

Priority Assignments for the month of January

- Preparation and final review of information for the 2015 SEMAP submission to HUD
- Process Olmstead Act referral voucher request
- Update participant and landlord FAQ sheets
- Preparation of supporting documentation for 2016 Applicable Payment Standard Update

Voucher Management System (VMS) Data reported for January 2016

Homeownership	17
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	175
Tenant Protection	86
All Other Vouchers	1,225
Total Vouchers	1,543
Number of Vouchers Under Lease on the last day of the month	1,536
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 January 31, 2016**

Indicator	Possible Number of Points	January 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	1497	12/15	144	16	1,369	1,349	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
1349	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
1005	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
213	213

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
1,258	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	49	445	12	33



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
 Carter Flemming

Christopher Ballard
 Chyrell Bucksell
 Karl Sandberg

Merritt Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 16, 2016
TO: Daniel Bauman, Chairman and the ARHA Boards of Commissioners
FROM: Roy Priest, Secretary-Treasurer *Roy Priest*
SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

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
21	12	36	27

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
75	0	0	9

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	158
Financial	3
Daily living skills and entitlements	22
Transportation	336
Enrollments and registrations	0
Sick and shut-in	9
Family planning & Assessments	6

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
-	\$524	\$240	\$372

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
4	15	14	23

Partnerships:

- DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group
- Marymount University Nursing Department Sponsored Blood Pressure Clinic & Disease Prevention Program
- Burgundy Farm Country Day School “Senior Buddies” Program
- Zeta Chi Omega Chapter, Alpha Kappa Alpha Sorority (Annual Seniors’ Holiday Luncheon)
- Alfred Street Baptist Church Seniors’ Ministry (Tri-Annual Senior Special Events)
- I Heart Seniors, LLC (Nutrition, Physical & Cognitive sponsored Activities)

Upcoming Activity Highlights:

- “Cupcake Day” Activity (All persons who order the lunch meal will receive a cupcake), Weds, Feb. 17th @ 12:00
- Shoppers to Roses’ Store & Dutch Amish Market, Thursday, Feb. 18th @ 12:30
- Field Trip to Surratt House Museum, Clinton, MD & Lunch @ Bone Fish Restaurant, Bowie, MD, 10 – 3, Friday, Feb. 19th
- Ancient Art Movement Demonstration w/Carmen Shippy, Monday, Feb. 22nd @ 10:00
- Wellness Presentation & BP Screening Clinic w/Marymount University Students, Monday, Feb. 22nd @ 11:00
- Black History Fact Presentation w/participant Dorothy Carrington, Tuesday, Feb. 23rd @ 11:00
- Monthly Book Club Gathering, Tuesday, Feb. 23rd @ 1:30
- Special Lunch Activity @ Chart House Restaurant, Wednesday, Feb. 24th @ 12:30
- Annual Black History Month Celebration & Lunch, Friday, Feb. 26th, 11 – 1:30
- Black History “Moviethon”, Sponsored by Ladrey Residents, February 26, 11:00 am– 5:00 pm
- National Kidney Month Presentation @ Ladrey Highrise, March 11, 2016 @ 12:00pm
- Al Muncy Gospel Band “Easter” Performance, March 15, 7pm- Ladrey Community Room
- Week-long Celebration in honor of National Nutritional Month, March 14th – March 18th
- “Good Friday” Cooking and Nutritional Program, March 25

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

Staff: Dorothy Mwawasi

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	-	-	-	-	-	2
Public Housing	27	12	12	0	5	20
Housing Choice	39	14	4	0	7	31

Agency wide	0	0	0	0	0	3
TOTALS	66	26	16	0	12	56

Finances:

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

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
26	\$100,772.03	37	\$14,736.38	\$545,246.23

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V							
Public Housing	0	11	2	5	0	0	4
Housing Choice	0	12	1	7	1	0	3
Agency wide	0	0	2	0	2	0	2
TOTALS	0	23	5	12	3	0	9

Partnerships: Renewed with the following organizations:

- Workforce Development Center, 1900 Beauregard Street, Alexandria
- Top Ladies of Distinction, Alexandria, Virginia
- Computer CORE Center

Workshops held:

Presented by: Ms. Tiffany Gray, Workforce Development Center

Topic: Information Session on WDC programs for Adults and Youth

When: Thursday, February 4th, 2016 at 10 am

Presented by: Ms. Betty Sewell

Topic: Presented certificates to ARHA residents who completed Job Readiness Workshop on Hard/Soft Skills on 11/17/2015 --- 13 people received certificates

When: Thursday, February 12th, 2016 at 10am

Presented by: Ret. General Julia Cleckley, Member, Top Ladies of Distinction

Topic: Knowing your Self-Worth and presented copies of her memoirs

When: Tuesday, February 16th, 2016 at 6pm

Special Notes/Upcoming Events:

Information Session on Workforce Development Center Programs

Presented by: Kathy Jankowski, Computer CORE Center

Topic: Stress Reduction: learning techniques to cope

When: Tuesday, February 23rd, 2016 at 11:30 am

Where: ARHA, 401 Wythe Street, Alexandria, VA 22314, Multipurpose Room, 2nd Floor

Presented by: Virginia Cooperative Extension: Nutrition program

Topic: Cooking class and nutrition information

When: Tuesday, February 23rd, 2016 at 6pm

Where: Ladrey Building, 300 Wythe Street, Alexandria, VA 22314, Community Room

Resource Learning Center: Ruby Tucker Family Center (RTFC)

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis, and 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)	2	0	2	3	66%	40%
Youth (4-18)	8	2	0	4	64%	82%

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	33
School visits/ PTA meeting	41
Food distribution	74
Clothing distribution	0
Resident Association attendance	1

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
			\$300

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	56	77	14

Partnerships:

- Working with Computer Core and ACPS FACE Center to offer Computer Classes for Parents where they can earn a refurbished computer upon completion of the course.

Special Notes/Upcoming Events:

- Parent Support Group Meeting (Weekly) on Mondays, – 6:30pm@ ARHA Headquarters (Begins January 11th)
- Nutrition Class, Tuesday February 23 @ Ladrey Highrise – 6:30 pm
- Family Literacy Night in conjunction with ACPS, March 1st – TC Williams High School

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 25, 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”).

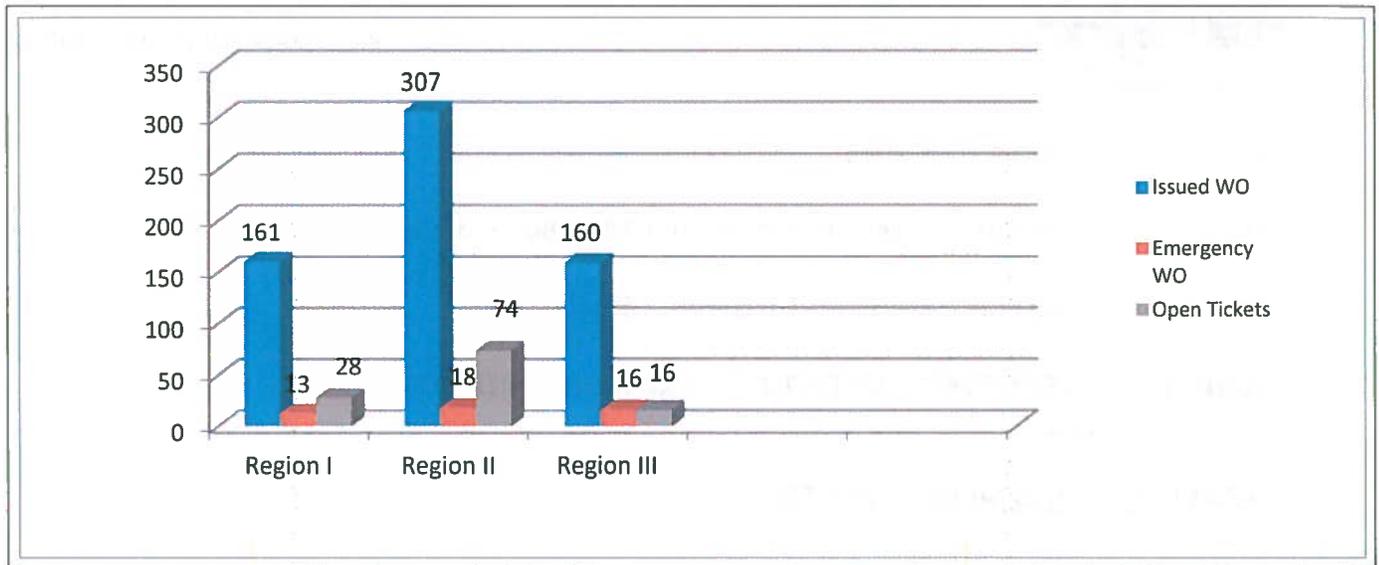
Table I – Reporting Period: 01/01/2016 to 01/31/2016

Issued WO’s	628	Includes all work orders generated during this period
Completed WO’s	510	Includes all work orders completed during this period
Emergency WO’s	47	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	118	<i>Includes current and ongoing UPCS/REAC inspections tickets</i> , 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 = 4.46 %
Region II = 11.78 % (NOTE: High percentage due to REAC inspections)
Region III = 2.55 %

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, fourteen (14) additional units added for rehabilitation and turnover work. Eleven (11) 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. REAC Inspections

The 2016 HUD REAC inspections are in progress as of the closing of this report. This department has been coordinating the Uniform Physical Condition Standards (UPCS) inspections with the HUD Contractor/Inspector and work orders are being generated to perform the abatement of the reported deficiencies. The annual HUD UPCS inspections apply to all Public Housing units only, and covers five main areas or categories: Site, Building Exterior, Building Systems, Common Areas and Units.

Each of the above areas is assigned a percentile value (Possible Points with a 100% value) and upon completion of the physical inspections, a Points Scored value is assigned to each AMP (property). The inspectable items are categorized by a Criticality Level and a Severity Level, with the Health and Safety deficiencies receiving the highest deduction points. The final scoring from HUD will be available approximately 2-3 weeks after the official inspection has been completed.

3. Other Activities

A partnership with the City of Alexandria, Office of Housing and Energy Master, a non-profit organization serving Public Housing and other affordable housing entities, will be performing energy conservation improvements at Princess Square on March 5th and April 2nd 2016 with a group of approximately 25-30 trained volunteers.

Energy Master Group recently completed very successfully a similar project in Arlington, Virginia and had approached the City and ARHA to continue their energy conservations efforts, at no cost to ARHA or our residents, who will also receive personal information and training on how to conserve our energy resources and water conservation; these efforts, on an average, create approximately 4% of saving on gas and electrical bill paid by the residents, and also helps on water conservation, with the installation of water saving devices in the plumbing fixtures.

Princess Square is the first site selected to initiate this program and we anticipate other ARHA developments that fit their criteria for energy saving measures in the future.

DEVELOPMENT

DEVELOPMENT



Commissioners:

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

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 19, 2016
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, FEBRUARY, 2016

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

This update will be provided in Executive Session.

RAMSEY HOMES

This update will be provided in Executive Session.

CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming

Christopher Ballard
Chyrell Bucksell
Karl Sandberg

Merrick Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 18, 2016

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **VOTE APPROVAL OF RESOLUTION NO. 612 TO SUBMIT TO HUD THE ANNUAL CONTRIBUTION CONTRACT FOR THE 2016 CAPITAL FUND GRANTS**

ISSUE:

The U.S. Housing Act of 1937 (Act), 42 U.S.C. 1437, which authorizes HUD to provide Capital Fund Program (CFP) Grant awards for formula grants and, where applicable, Replacement Housing Factor grant(s) for Public Housing Agencies (PHA) for Fiscal Year 2016 and requires the PHA to sign the Annual Contribution Contract (ACC) Amendment to comply with the CFG statute (section 9 of the Act, as amended and the regulations including 24 CFR Parts 905, 941 and 968).

DISCUSSION:

HUD approved the CFP Grant for Fiscal Year 2016 for the Alexandria Redevelopment and Housing Authority pursuant to the Act and requires the PHA to submit a signed ACC amendment to comply with the CFG statutes and regulations, including a signed Resolution by the Board of Commissioners approving the submittal by the Chief Executive Officer.

RECOMMENDATION:

That the ARHA Board of Commissioners approves the action of the Chief Executive Officer in submitting the Annual Contribution Contracts to HUD.

FISCAL IMPACT:

There is no fiscal impact.

401 Wythe Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 838.2825

THE ARHA BOARD OF COMMISSIONERS
APPROVAL TO SUBMIT
TO HUD THE ANNUAL CONTRIBUTION CONTRACTS
FOR 2016 CAPITAL FUND GRANTS.

RESOLUTION No. 612

WHEREAS, ARHA is required to submit to the HUD Secretary an Annual Contribution Contract for the approved Capital Fund Program (CFP) Grant awards for formula grants and, where applicable, Replacement Housing Factor grant(s) for Public Housing Agencies (PHA) for Fiscal Year 2016; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the Annual Contribution Contract for the 2016 Capital Fund Program (CFP) Grant awards; and

WHEREAS, ARHA has completed HUD requirements to submit the Annual Contribution Contract for the 2016 Capital Fund Program (CFP) Grant awards; and

WHEREAS, HUD requires that the Annual Contribution Contract for the 2016 Capital Fund Program (CFP) Grant awards be submitted on or before March 11, 2016; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the Annual Contribution Contract to HUD, is hereby ratified and approved.

Adopted this Monday, March 1, 2016.

ATTEST:

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairperson

by: _____
Roy Priest, Secretary-Treasurer

Its: _____

Its: _____

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2016	
PHA Name Alexandria Redevelopment & Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39 P00450116 Replacement Housing Factor Grant No: NO Date of CFFP: N/A		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFP Funds	0	
2	1406 Operations (may not exceed 16% of line 21) ³	207,298	
3	1408 Management Improvements	159,248	
4	1410 Administration (may not exceed 10% of line 21)	113,749	
5	1411 Audit	0	
6	1415 Liquidated Damages	0	
7	1430 Fees and Costs	20,200	
8	1440 Site Acquisition	0	
9	1450 Site Improvement	105,885	
10	1460 Dwelling Structures	231,328	
11	1465.1 Dwelling Equipment—Nonexpendable	132,000	
12	1470 Non-dwelling Structures	25,780	
13	1475 Non-dwelling Equipment	36,000	
14	1485 Demolition	0	
15	1492 Moving to Work Demonstration	0	
16	1495.1 Relocation Costs	0	
17	1499 Development Activities ⁴	0	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2016 FFY of Grant Approval:	
PHA Name: Alexandria Redevelopment & Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39 P00450116 Replacement Housing Factor Grant No: n/a Date of CFFP: n/a		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant			
<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Development Account			
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost ¹ Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,137,488.00	
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director		Signature of Public Housing Director	
Date 2/22/2016		Date	



¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2016						
PHA Name: Alexandria Redevelopment & Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39 P00450116 CFFP (Yes/ No): no Replacement Housing Factor Grant No: N/A						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA - WIDE	1406 Operations	1406		207,295.00				
PHA - WIDE	1408 Management Improvements: preventive maintenance, training, mag. Improvement, etc.	1408	PHA wide	159,248.00				
PHA - WIDE	1410 Administration	1410		113,749.00				
PHA - WIDE	1430 Fees and Costs	1430	PHA wide	20,200.00				
AMPS 1, 3, 4, 5	1450 Site Improvement: Sidewalks, grounds, etc	1450	PHA wide	105,885.00				
AMPS 1, 3, 4, 5	1460 Dwelling Structures: subs. Rehab, building envelope, etc.	1460	PHA wide	231,328.00				
AMPS 1, 3, 4, 5	1465.1 Dwelling Equipment—Nonexpendable	1465	PHA wide	132,000.00				
PHA - WIDE	1470 Non-dwelling Structures: site. lights, etc.	1470	PHA wide	24,780.00				
PHA - WIDE	1475 Non-dwelling Equipment: vehicles, equip. PC hardware & peripherals	1475	PHA wide	36,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2016
PHA Name: Alexandria Redevelopment & Housing Authority						Reasons for Revised Target Dates ¹
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
1406 Operations	6/13/2018		6/13/2020			
1408 Management Improvements	6/13/2018		6/13/2020			
1410 Administration	6/13/2018		6/13/2020			
1430 Fees and Costs	6/13/2018		6/13/2020			
1450 Site Improvement	6/13/2018		6/13/2020			
1460 Dwelling Structures	6/13/2018		6/13/2020			
1465.1 Dwelling Equipment— Nonexpendable	6/13/2018		6/13/2020			
1470 Non-dwelling Structures	6/13/2018		6/13/2020			
1475 Non-dwelling Equipment	6/13/2018		6/13/2020			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

2016 Capital Fund

**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority) <u>Alexandria Redevelopment & Housing Authority</u>	VA004	(herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) <u>P211</u> dated <u>1/20/2004</u>		

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,137,488.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number VA39P00450116
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one) : Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA (Executive Director or authorized agent) By _____ Date: <u>2/22/2016</u>
Title _____	Title <u>CEO</u>

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2016	
PHA Name	Grant Type and Number		
Alexandria Redevelopment & Housing Authority	Capital Fund Program Grant No: n/a Replacement Housing Factor Grant No: VA39 R00450116 Date of CFFP: N/A		
Type of Grant	<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
1	Total non-CFP Funds	0	
2	1406 Operations (may not exceed 16% of line 21) ³	0	
3	1408 Management Improvements	0	
4	1410 Administration (may not exceed 10% of line 21)	0	
5	1411 Audit	0	
6	1415 Liquidated Damages	0	
7	1430 Fees and Costs	0	
8	1440 Site Acquisition	0	
9	1450 Site Improvement	0	
10	1460 Dwelling Structures	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	
12	1470 Non-dwelling Structures	0	
13	1475 Non-dwelling Equipment	0	
14	1485 Demolition	0	
15	1492 Moving to Work Demonstration	0	
16	1495.1 Relocation Costs	13,848.00	
17	1499 Development Activities ⁴	100,000.00	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2016 FFY of Grant Approval:	
PHA Name: Alexandria Redevelopment & Housing Authority	Grant Type and Number Capital Fund Program Grant No: n/a Replacement Housing Factor Grant No: VA39 R00450116 Date of CFFP: n/a		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	113,848.00	
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director		Signature of Public Housing Director	
		Date 2/22/2016	
		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2016
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1406 Operations					
1408 Management Improvements					
1410 Administration					
1430 Fees and Costs					
1450 Site Improvement					
1460 Dwelling Structures					
1465.1 Dwelling Equipment— Nonexpendable					
1470 Non-dwelling Structures					
1475 Non-dwelling Equipment					
1495.1 Relocation Cost	6/13/2018		6/13/2018		
1499 Development Activities	6/13/2018		6/13/2018		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

2016 Capital Fund

**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority)	Alexandria Redevelopment & Housing Authority	VA004	(herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s)	P211	dated	1/20/2004

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 113,848.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number VA39R00450116
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA (Executive Director or authorized agent) By _____ Date: <u>2/22/2016</u>
Title _____	Title <u>CEO</u>

ACTION DOCKET



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BUSINESS

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octavius.fulton@alexandriava.gov
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6. Make sure you answer the supplemental questions as well. (IMPORTANT)
7. A WDC Counselor will contact you for an interview. Make sure your contact information is accurate.
8. You will be required to bring the paper application and documents to the interview.



Department of Community
and Human Services

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Council fails to approve Ramsey Homes rezoning



IMAGE/CITY OF ALEXANDRIA

One option explored for the Ramsey Homes is the 49-unit so-called "hybrid option," which would save one building (center) and construct a 45-unit three story building behind it.

Councillors deny rezoning then rescind vote on affordable housing project

BY CHRIS TEALE

The frustration was palpable Saturday as city council failed to approve the rezoning to allow the redevelopment of Ramsey Homes. The five-hour hearing was fraught with arguments, accusations and ultimately ended with uncertainty about whether the project would ever be revisited.

The acrimony and uncertainty continued at Tuesday night's legislative meeting as council voted unanimously to rescind its decisions on the property and docket it for its March 12 public hearing. City Councilor Paul Smedberg made the motion to rescind after he said he gave it many hours of thought and sought advice from city attorney James Banks.

"We can all take a deep breath, we can all reset, but it is not my intention to simply give

in to [the Alexandria Redevelopment and Housing Authority]," Smedberg said. "They've got to step up to the table and be good partners in this. If we're to proceed with all these other projects, this has got to set the tone and it's got to be done right."

Mayor Allison Silberberg said that while she appreciated the spirit of the motion to rescind, she was uneasy at the fact that Smedberg had not given his colleagues warning that it was coming. She also criticized Banks for not sharing the information with councillors, which brought a stinging response from Vice Mayor Justin Wilson.

"Everyone on this body should have the decency, and I believe the accountability, that if we have a criticism of staff, we address that at the appropriate

time and place," he said. "This is not the appropriate time and place to do that."

A supermajority of councillors — six "yes" votes — was required for approval on Saturday, following a petition from neighbors of the property at 699 N. Patrick St. protesting the planning commission's February 4 approval of the rezoning, but the measure fell short, 5-2. Silberberg and Smedberg voted against the rezoning.



ARHA had requested rezoning the property from a townhouse zone to mixed use to allow for increased density.

The protest petition was certified by city staff on February 18, and a day later, ARHA submitted a letter requesting defer-

SEE RAMSEY | 6



Taxes likely to increase in city budget

“Our goal is to be in the middle of the road compared with our five surrounding jurisdictions.”

-Mark Jinks
Alexandria city manager

City leaders unveil \$671.6 million operating budget proposal

BY ERICH WAGNER

Alexandria residents' tax bills are slated to rise in fiscal 2017 as part of a plan city leaders say will maintain and improve services for residents.

City Manager Mark Jinks unveiled his proposal for the fiscal 2017 budget Tuesday night, which would raise property tax rates by 1 cent for a total operating budget of \$671.6 million, an increase of \$22.4 million over the current year.

Included in Jinks' proposal is a \$9.9 million increase in the allocation to Alexandria City Public Schools, \$900,000 to make city firefighters' pay more competitive with neighboring jurisdictions, \$5.1 million in merit-based pay increases for city employees and a \$1 bump to the hourly living wage for city employees and contractors.

SEE BUDGET | 10

RAMSEY FROM | 1

ral of the Development Special Use Permit for the new iteration of the property. ARHA officials and attorney Duncan Blair said the deferral request was to allow them to do more analysis on alternatives for the site and was an act of good faith.

Council approved an amendment to the Braddock East Master Plan by a 6-1 margin, with Smedberg casting the lone dissenting vote. City Councilor Tim Lovain and Silberberg said the vote was a compromise to show councilors are serious about having

affordable housing on the site, which Wilson described as “nonsensical.”

It capped a frustrating hearing for councilors. City Councilor John Chapman earlier took exception to a meeting Silberberg had with ARHA CEO Roy Priest without council’s ARHA task force or staff. Silberberg said it was a conversation to try and move things forward, and was her prerogative as mayor.

“It’s not about you working with Roy,” Chapman said, his voice raising. “It’s about you working with us, to work with staff, to work with commission-

ers, to work with ARHA as a whole, to work with the community. This is a joint-run government...I would only submit that with any of us, the ability of us to pull others into it makes us that much stronger.”

In response, Silberberg said Chapman’s anger was “misplaced and unfortunate,” especially as the meeting brought further analysis on other options for the site. ARHA’s proposal is to demolish the current 15 units and replace them with 53 units of mixed-income housing, but possible alternatives include saving one or more of the buildings for historic preservation purposes.



IMAGE/CITY OF ALEXANDRIA
The Ramsey Homes were built at 699 N. Patrick St. between 1941 and 1942 by the federal government to house black defense workers during World War II.

Previously, ARHA officials said only the 53-unit option would be competitive to receive low income housing tax credits from the Virginia Housing Authority this year. But a memo from city housing director Helen McIlvaine on February 18 said that after review by tax credit consultant Ryne Johnson of Astoria LLC, the 49-unit option that would save one current building could be just as competitive with some improvements.

The Ramsey Homes were built between 1941 and 1942 by the federal government to house black defense workers, and Chapman said that that preserving at least one building as a residence was an inappropriate reminder of segregation. He said it might also make people living there feel like second-class citizens, especially as new units go up next door.

“If we preserve it and then put somebody in that building, that then sends another tone that not only do we want to preserve this building as a symbol of segregation, we want somebody to experience that, because they don’t have the same type of living qualities as the project that’s going to be next to them,” Chapman said.

Several members of the public spoke again about their desire to preserve history, while other residents argued the need for affordable housing superseded that. Canek Aguirre, a board member at Tenants and Workers United, questioned where historic preservationists were when the former Parker-

Gray High School was demolished. Ingris Moran, also from TWU, said things must be kept in perspective when it comes to housing affordability.

“We should not be fooled by the seemingly benign calls for preservation of history and impeding affordable housing,” she said. “While some worry about the dollar value of their homes, thousands of families in Alexandria are struggling to survive.”

City Councilor Willie Bailey, himself a product of public and affordable housing in Alexandria, shared his frustration at the lack of progress given the loss of thousands of affordable units in the past decade.

“I understand the historic value that they have, but I have only heard one person — Mr. Priest — speak about putting warm bodies in those homes,” Bailey said. “We’re sitting here talking about 38 [new] units. If we’re having a hard time trying to build 38 units, we’re never going to reach that number we’re trying to reach.”

“We wanted to be a model for the country,” he said later. “But as it relates to affordable housing, we’re not even a local model. I think we need to get our priorities straight.”

The decision by council means the fate of the project is still uncertain. It will return on March 12 for another public hearing before city council. If it is denied again, ARHA can return in six months to apply for a project using different zoning or 12 months using the same zone.

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Alexandria council rescinds its controversial housing vote

By Patricia Sullivan February 24 at 2:25 AM

The Alexandria City Council, in a surprise reversal Tuesday night, voted to rescind its controversial decision that prevented the replacement of 15 aged public housing units with 53 new ones.

Council member Paul Smedberg, who had voted against the issue Saturday, told his colleagues Tuesday night that he had watched the video of their weekend deliberations and concluded that the outcome did no one any good, particularly the 15 families currently living at the decrepit Ramsey Homes, the 74-year-old public housing project in the Parker-Gray neighborhood.

The council will reconsider the entire issue at its March 12 public hearing, when “we can all take a deep breath and reset everything,” Smedberg said, without imposing the penalty of 6- to 12-month delay before the local public housing authority can refile for redevelopment.

“It’s not my intention to simply give in to [the Alexandria Redevelopment and Housing Authority],” Smedberg said. “They have to step up to the table and be a good partner... [or] we could have the same outcome.”

Several council members were clearly taken by surprise, including Mayor Allison Silberberg, who had voted with Smedberg and against the project Saturday.

Silberberg, who at that previous meeting had been accused of not notifying other council members of a meeting she held with the city manager and ARHA staff, immediately asked why the Smedberg had not alerted the full council of his intentions before making his motion public at 10:15 p.m. Smedberg said he had not made a decision about what to do until that hour.

His motion came at the end of non-controvesial legislative meeting, when only two citizens, a reporter and a handful of city employees remained in the council chambers. One of the observers, activist Boyd Walker, who is also a Silberberg supporter, immediately began posting outraged comments on Twitter, and tried to draw council members into an online debate as the meeting was still going on.

Silberberg noted that city attorney James Banks had copies of the relevant legal code that showed a rescission is allowed ready to pass out when Smedberg announced his decision. Banks, whom Silberberg had criticized Monday for providing inconsistent legal advice, said he had done the research over the weekend on his own in anticipation of

questions or any possible attempt at a reversal.

“Let the record show I’m not pleased that the city attorney did not inform us,” she said.

That prompted council member Timothy Lovain and Justin Wilson to jump to Banks’ defense of Banks.

“If you have a problem with staff, there is an appropriate way to deal with it,” Wilson said. “This is not the appropriate time or place to do that.”

Council member John Taylor Chapman defended Smedberg and noted that all members of the council, including the mayor, should understand parliamentary procedure well enough to know a reversal was possible.

The back-and-forth was reminiscent of the acrimony that arose on the council dais Saturday. Silberberg is new to the mayor’s seat this year, after serving three years on the council, and if there was a honeymoon period, it ended abruptly last weekend. The decision Saturday and the political tension that it exposed prompted hundreds of comments on social media, and caused more than 1,500 people to watch the six-hour-long archived video in the first 30 hours it was available.

The recision of the vote, which appeared to be unanimous, gives the city’s public housing authority a new opportunity (“its last chance,” Smedberg vowed) to replace the failing Ramsey Homes with a redevelopment project that combines public housing and housing affordable to low and middle income families.

Alexandria has lost more than 12,000 affordable apartments in the past decade, and its most ambitious plan is to replace up to 200 units per year for the next 10 years. ARHA owns almost 1,200 public housing apartments, a separate category which serves the poorest citizens.

Neighbors have objected to ARHA’s previous proposals, saying its plan to build 53 apartments on a half-block parcel introduced too much density and took away open space, even though that space was behind the fences which surround the garden-style Ramsey Homes. Preservationists also lobbied to save at least one of the four existing buildings as historic representations of segregated World War II housing that the federal government built for black defense workers.

Smedberg is a long-time critic of ARHA because he says the housing authority employees don’t share information with city staff, and the agency forces the council to make important decisions at the last minute without sufficient information. The council appoints the ARHA board, and board members Saturday unsuccessfully appealed for the council to take its advice to pass the rezoning that would allow them to move the redevelopment forward.

ARHA is expected to propose over the next year the redevelopment of five other properties it owns around the city.

Smedberg warned that unless the Ramsey Homes project is fixed, it will be difficult for the council to approve the other sites.

Patricia Sullivan covers government, politics and other regional issues in Arlington County and Alexandria. She worked in Illinois, Florida, Montana and California before joining the Post in November 2001.

Angry council meeting in Alexandria exposes rift over preservation, density

By Patricia Sullivan February 22 at 7:39 PM

A bitter dispute over whether to replace 15 decrepit apartments in Alexandria with more than 50 new units has exposed a growing rift in the small Northern Virginia city over the merits of affordable housing, historic preservation and high-density growth.

The strife reflects both continuing tension over the leadership of the new mayor, Allison Silberberg, and a deep split over a question of competing interests: Can Alexandria house its poorest residents while maintaining the quality of life treasured by the more affluent and preserving its history, including artifacts from the era of segregation?

After an acrimonious six-hour hearing Saturday, the City Council was unable to muster the supermajority it needed to rezone the 74-year-old Ramsey Homes property to accommodate a 53-unit project for low- and moderate-income residents. Six out of seven council members would have had to support the project because of a petition circulated by neighbors who oppose the size of the development.

Silberberg and the rest of the all-Democratic council clashed openly with the local public housing authority and each other during the council session, trading accusations of secret meetings and failure to solve long-existing problems. The discord has continued since Saturday, with critical and angry posts on social media.

“Wow! Still trying to find the words for how disappointed I am in my new mayor. . . .,” council member John Taylor Chapman wrote Saturday night on his Facebook page, triggering dozens of responses.

Vice Mayor Justin Wilson, who supported the rezoning, said Monday that he remains profoundly disappointed that the council was unable to save the project. “I think Saturday was a leadership moment, not just for the mayor, but for all of us,” Wilson said. “And I think we all failed.”

Silberberg (D), chairing just her second meeting since taking office, repeatedly asked for advice from the city attorney on how to proceed, allowed back-and-forth questions during the time when residents each normally get three minutes to make their statements and ignored three requests from council members to call for a vote.

“It devolved into something I’ve never seen before,” said Jody Manor, a native Alexandrian who owns two cafes in Old Town and supported former mayor William D. Euille over Silberberg last year. “Apart from the issue of affordable housing, the other issue is governance, and I was frankly appalled by what transpired.”

By midafternoon Monday, 1,520 people had viewed the archived video of the council meeting on Alexandria’s website, more than three times as many views as a council meeting usually gets, city officials said.

Former state delegate and city council member Rob Krupicka said the reaction was “bigger than the waterfront” controversy, which consumed the city government for more than two years.

“This goes to the competency and ability of the government to do its job,” Krupicka said. “There’s been a lot of trust that’s been destroyed in this process. I worry about the city government going off the rails.”

Later this year, the housing agency is expected to propose the redevelopment of five other properties it owns. Manor and other council observers said the recent vote does not bode well for how that will go.

The four mustard-colored buildings that make up the Ramsey Homes are in bad shape, everyone agrees. There is no air conditioning, dishwashers or garbage disposals; the heating is inadequate; the bathrooms are not accessible to the disabled; and laundry water backs up into neighboring units. Nearby are handsome condominium units worth close to \$1 million.

“I see new developments going up around us,” Ramsey Homes resident Marion L. Mealing told the council Saturday. “We deserve a change as well.”

The two-story structures were built as segregated housing for African American defense workers during World War II. The Alexandria Redevelopment and Housing Authority (ARHA) bought them in the early 1950s and turned them into public housing. Now the agency wants to replace the buildings with a much larger project that would generate more money for operations while preserving 15 very low-income public units.

The agency first proposed a four-story, 63-unit structure, then modified that to a three-story, 53-unit building after complaints that the project was too large. Preservationists called for keeping some of the existing buildings to preserve the Jim Crow-era history.

The council in September told the housing agency to come up with a compromise by year's end. But city officials said ARHA officials stopped communicating with them in October and resumed only in January, after a meeting with Silberberg that other council members were not informed about.

ARHA board members said Saturday that they could not find a financially viable way to further reduce the number of units. A third-party analyst hired by the city found that statement questionable.

Michelle Krocker, executive director of the Northern Virginia Affordable Housing Alliance which is not involved in this project, said what residents misunderstand is that affordable housing does not work without increased density.

"You can't build 10 or 15 units of affordable housing," she said Monday. "You need a certain number to make it work. . . . More and more, we have to build mixed-income units so that the higher-income units can make up for the cost of the lower-income units."

Faced with the neighbors' petition requiring a super-majority vote, ARHA asked the council late Friday afternoon to defer any action on its project. The council refused, which means it will be at least six months before ARHA can refile a rezoning request — something that housing officials said they might not do at all because they do not want to expend more agency resources.

Council member Paul Smedberg, who with Silberberg voted against the rezoning, blamed the ARHA for its defeat, saying the agency has not exercised good financial oversight.

Silberberg said her concern stemmed from the higher-density zoning, which she believes could prompt the housing

agency to try to sell its land to a private developer. ARHA officials on Saturday noted that even if the agency wanted to do that, the council and the federal housing authority could veto it. But Silberberg wasn't convinced.

She said she remains committed to maintaining civility at council meetings and blamed the city's legal team for some of Saturday's procedural chaos. "I think there was confusion because the legal advice was not consist. There was a mixed message," she said.

Patricia Sullivan covers government, politics and other regional issues in Arlington County and Alexandria. She worked in Illinois, Florida, Montana and California before joining the Post in November 2001.

OUR VIEW: ARHA MISSED A GOLDEN OPPORTUNITY FOR COMPROMISE

EditorialsOpinionOur View Featured Slider — 19 February 2016



(File photo)

When the Times' editorial board last visited the issue of how to provide 53 units of affordable housing at the site of the Ramsey Homes in the Parker-Gray neighborhood, the best word to describe the discussion was "frustration."

Neighbors were frustrated by the proposal to tear down the historic buildings, built during World War II by the federal government to house black defense employees. Residents of the current buildings were frustrated by their poor state of repair. And officials were frustrated with an approval process that City Councilor Justin Wilson described as "absolutely absurd."

Last September, city council approved demolition of the 15 current units at Ramsey Homes, contingent upon the Alexandria Redevelopment and Housing Authority, which owns the property, returning to officials for approval of a site plan before beginning any work. And some city

councilors urged ARHA to explore preserving and renovating at least some of the original structures.

But in the last five months, not much has changed. The project will head back to city council Saturday, again proposing to demolish all of the original buildings. It again is weighed down by a denial recommendation from a city advisory board, this time from the planning commission. And the study of alternative options remains hazy at best.

City staff studied two other options that would allow for some preservation of current buildings, which would have resulted in totals of 29 and 39 units, respectively. But according to the staff report on the proposal provided to the planning commission, “after some productive initial collaboration, ARHA’s board directed its staff not to participate further in exploring and creating the various development options and instead elected to proceed with the three-story, 53-unit proposal previously provided for concept review.”

The result of ARHA backing out of this discussion is that we don’t know how much more expensive it would be to pursue those options, except to take them at their word that they would be unfeasible.

To put it bluntly, this is unacceptable.

Affordable housing is sorely needed in Alexandria, and having only 15 dilapidated units at the site of the Ramsey Homes surely is an ineffective use of space and is unfair to the residents who live there. But the property is a historic landmark, and neighbors and historic preservation advocates need a seat in the discussions too.

For ARHA to pull its staff from discussions with city officials who are working to find a compromise between these competing interests isn’t just a show of bad faith. It’s the equivalent of a child taking away their ball and going home.

City council should refuse to approve any plans regarding how to move forward with Ramsey Homes until ARHA comes back to the table with city staff. They must work together to examine the alternatives so staff, officials and residents can see a full accounting of the costs associated with those proposals.

Once that is done, leaders may reach the conclusion that it is, indeed, not cost effective to preserve any of the current structures. But that decision needs to be done openly, not quietly by only one of the interested parties.

To do any less would be, to borrow from Wilson again, “decision-making that’s unworthy” of Alexandria.

Alexandria Letter: ARHA Proposals Flaunt Regulations

Letter to the Editor

[Thursday, February 18, 2016](#)

To the Editor:

I would like to share my opinion on disturbing development proposal of Ramsey homes in City of Alexandria.

Alexandria Redevelopment and Housing Authority's current plan to replace the existing Ramsey homes in the Parker-Gray neighborhood is disturbingly full of contradictions.

First, the parking solution ARHA has presented cannot possibly work. The entrance and exit for the underground garage ARHA wants to build would be located in a narrow residential alley, one which cannot accommodate the turning radius of a Toyota Camry, let alone larger vehicles. Does ARHA really expect every single driver who enters and exits the garage to back up and make multiple sharp and potentially dangerous turns every time they use the garage?

Another contradiction: The City Master Plan that the city has adopted for the redevelopment of this area stipulates that "Each residential block should have safe and convenient access to play spaces for young children." The same plan also states that the open space "... should be designed and located to allow effective supervision and surveillance from surrounding streets" ARHA has instead suggested that the only play space for children in the development would be a built-out space on the roofs of the proposed buildings. The very nature of this concept prevents "effective supervision and surveillance."

Additionally, any sort of guard rail, wall, or fence that ARHA would have to install for a playground's protection would not only be unsightly, but also make the proposed building taller than the city's own regulations permit.

These sorts of questions make me wonder: Does ARHA think that they can blatantly ignore residents' objections and city regulations alike? Do they expect us not to notice that what they have proposed violate the city's own rules, not to mention common sense? Can ARHA truly justify this out-of-control proposal to the residents of the Parker-Grey neighborhood?

[#Mykhaylo Panarin](#)

[#Alexandria](#)

The Washington Post

Virginia Politics

Alexandria council fails to allow new affordable housing

By Patricia Sullivan February 20

The Alexandria City Council, in an acrimonious six-hour hearing Saturday, refused to change the zoning that would allow the local housing authority to replace 15 antiquated but historic public housing units with 53 new units.

The council, forced by a citizens' petition to approve the change with a supermajority vote, failed to get the six votes needed, thus rejecting the housing authority's 11th-hour request to pass the rezoning and defer a vote on the project. A late effort to demonstrate that the council members support increasing affordable housing was met with derision by one member.

While Mayor Allison Silberberg (D) said the decision should encourage the housing authority to try again in six months, its chief executive said it was uncertain if it would. "We expended a considerable amount of money to develop these plans. We can't do that again," said Roy Priest, chief executive of the Alexandria Redevelopment and Housing Authority. "I don't want to leave the residents in those units for another year — I don't know now where we will put them."

The 74-year-old Ramsey Homes, built by the federal government to house African American defense workers during World War II, have long passed their use-by date. There is no air-conditioning nor are there dishwashers, the heating is inadequate, the units are not accessible to people in wheelchairs, and when one tenant does her laundry, the sink in the adjacent unit backs up, residents told the council.

But replacing the four mustard-colored concrete buildings with new units catering to moderate- and low-income residents would require a more dense development to be eligible for financing and low-income tax credits, ARHA officials said. Historic preservation advocates urged preservation of at least a portion of the project. Neighbors complained that the project removed too much open space.

Although long civic hearings are not unusual in the Alexandria council chambers, the anger that erupted from the elected officials on the dais was remarkable.

Furious that ARHA waited to ask for a deferment of its special-use permit until 4:30 p.m. Friday, council members questioned whether ARHA was trying to game the system by getting a rezoning without saying exactly what it would build on the site — or whether it would sell the property to a private developer.

ARHA officials insisted that they could not do that without the approval of both the city council and the U.S. Department of Housing and Urban Development, which has a say in the property's disposition.

But years of acrimony between the two bodies spilled over, with members of both groups accusing the other of failure to share information and plans.

“We gave very explicit instructions five months ago, and a lot of time has passed,” said council member Paul Smedberg (D). “This is utterly frustrating. . . . And if you care so much about residents, what about the maintenance of these units over time?”

Council member John Taylor Chapman (D), who grew up in public housing, said that preservationists were not only trying to retain segregated and substandard housing but also asking families to continue to live there.

He also assailed the mayor for meeting with the city manager and the ARHA chief executive without informing council members, including those working on the issue. When Silberberg defended herself, calling the meeting “a prerogative of the seat,” Chapman said she missed his point.

“It’s not about you working with [ARHA’s chief]. It’s about you working with us — this is a jointly run government,” Chapman said.

“Your anger toward me in this situation, I say with all due respect, is misplaced,” she said.

Vice Mayor Justin Wilson (D) derided Silberberg’s effort to pass a limited approval of a change in the master plan, which she said would “send a signal” that the council supports affordable housing.

“You are amending the allowable housing from 30 to 63 units here. That’s all you’re doing,” Wilson said.

Patricia Sullivan covers government, politics and other regional issues in Arlington County and Alexandria. She worked in Illinois, Florida, Montana and California before joining the Post in November 2001.

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