

FEBRUARY 27, 2017



**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:

Anitra Androh
Commissioner

Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

Peter Kleeblatt
Commissioner

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Roy O. Priest
Secretary-Treasurer

January 19, 2017

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

**Re: Monday, February 27, 2017, Regularly Scheduled Board of
Commissioners Meeting**

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, February 27, 2017 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There are four Consent items and no Action items were submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)
ARHA Commissioners (9 electronically)
Mark Jinks, City Manager (1, electronically)
Helen McIlvaine, Director of Housing (1, electronically)
Alexandria Libraries (4, delivered by U.S. Mail)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1, delivered by ARHA Staff)

**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, February 27, 2017

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) – Mr. Otis Weeks, President
 - ARHA Resident Association (ARA) – Kevin Harris, President

 2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes

 3. Adopt Minutes of Regular Meeting held on Monday, January 30, 2017

 4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, February 27, 2017

 5. **CONSENT DOCKET**
 - 5.1 ***VOTE APPROVAL OF RESOLUTION NO. 637, AUTHORIZING THE OPENING OF NEW BANK ACCOUNT FOR ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY TITLED “Developer Security and Earnest Money Deposits”.***

 - 5.2 ***VOTE APPROVAL OF RESOLUTION 638, FISCAL YEAR (FY 2017) OPERATING BUDGET***

 - 5.3 ***VOTE APPROVAL OF RESOLUTION 639, AUTHORIZING STAFF TO ENTER INTO A CONTRACT TO PURCHASE REPLACEMENT TRUCKS FOR THE DEPARTMENT OF FACILITIES***

 - 5.4 ***VOTE APPROVAL OF RESOLUTION 640, AUTHORIZING STAFF TO DISPOSE OF FIXED PERSONAL PROPERTY (FIXED ASSETS)***

 6. **ACTION DOCKET**

 7. Other Business

 8. Executive Session to Discuss Personnel, Legal and Real Estate Issues
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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

DATE: February 16, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: ARHA RESIDENT ASSOCIATION

The ARA is steadily moving forward. I am overjoyed with the amount of progress we have made in such a short period of time. I owe all of this to the efforts of my fellow officers, ARHA residents, and the ARHA staff. The thing that excites me most is the eagerness of the residents to be involved. When the idea of the resident association was casually presented to some of them, they all expressed a desire to be a part of it. Therefore, it is refreshing to know that this association will truly reflect the voice of the majority of the residents as opposed to the thoughts of a few.

Our desire is to keep the board updated on our progress so here is an update of what we have done since the last board meeting:

- The ARA met to adopt and sign the bylaws. Also, we discussed aspects of an MOU between ARHA and the ARA;
- Met with Mr. Priest and Mr. Owens to discuss resident concerns, potential ways for the ARA to help ARHA reach their Section 3 strategic plan goals, and create a MOU between the ARA and ARHA;
- Started a resident list that includes their job skills and qualifications with the help of Ms. Pearce;
- Partnered with residents at James Bland Phase 5 to help facilitate change in their area;
- Introduced the ARA to the residents of the Ladrey Building at their resident council meeting;
- Met with the FSS Coordinator to begin making plans on ways the FSS and the ARA can partner to better the lives of the residents; and
- Attended a community task force meeting at Charles Houston Recreation Center.

In terms of the overall progress of the ARA, below you can see a list of steps the ARA planned to take when we first got started to get the ARA fully functioning. You will notice that most of the steps have been completed or are still in motion working towards completion.

- Restructure the by-laws (proposed December deadline) - **complete**
- Appoint additional officers and committees (proposed December deadline) - **complete**
- Research available funding channels (proposed December deadline) – **started and still in progress**



- Develop communication channels with residents (resident database, text alerts, social media, newsletter, and webpage) (proposed January deadline) – ***started and still in progress***
- Establish ARA function plans and implementation strategy (proposed January deadline) – ***started and still in progress***
- Connect with residents formally (proposed February deadline) – ***in planning stage***
- Implement Function plans– ARA initial endeavor (proposed March deadline) – ***still have time***

The ARA has a bright future in terms of positively impacting the City of Alexandria and the residents of ARHA. We are still realizing all the possibilities which fuels our optimism and passion to work.

MINUTES

MINUTES

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

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

**MONDAY, JANUARY 30, 2017
7:00 P.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Anitra Androh, Commissioner - Arrived at 8:02 pm
Carter Flemming, Commissioner
Karl Sandberg, Commissioner
Merrick Malone, Commissioner
Peter Kleeblatt, Commissioner
Christopher Ballard, Commissioner - Arrived at 8:10 pm

ABSENT: Chyrell Bucksell, Commissioner

RECORDER: Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:06 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, Alexandria Office of Housing staff and community citizens.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mr. Otis Weeks, President – Absent. Ms. Diane Murphy, Secretary of the RAB greeted the Board. Ms. Murphy inquired about the Ladrey Highrise evacuation plan (fire drill) and the security of the fire alarm system. Ms. Murphy, also invited members of the Board and ARHA staff to their Super bowl party hosted by Ladrey's RAB from 6pm to 10pm. Ms. Murphy thanked the Board for their attention and time.

Commissioner Flemming responded to the inquiry made by Ms. Murphy regarding the need to have a fire drill, and for some reason or another a plan not being executed. Commissioner Flemmings stated that Mr. Weeks surveyed the building about three years ago to identify all the individuals that were handicap and also those who weren't able to maneuver down the stairs on their own which is about 80% of the building. Commissioner Flemmings expressed a concern that the mobility impaired would have hardship getting to safety in the event of a fire. Commissioner Flemmings requested that a plan be executed in the next

few months for the Ladrey building due to the number disabled residents that currently reside at Ladrey.

- **ARHA Resident Association (ARA) – Kevin Harris, President** greeted the Board and apprised them that he was pleased with the progress of the redevelopment of the ARA. Mr. Harris informed the Board of his standing meeting with Mr. Priest during which he explained the various operations of ARHA where he received clarity and direction on resolving some resident issues.

Mr. Harris gave a brief synopsis on the following:

- Met with Raquel (New FSS Coordinator)
- Discussed direction of program
- Discussed potential for resident involvement
- Met with Oscar Rider
- Received Section 3 Breakdown and how it applies to public housing
- Discussed the ARHA Strategic and Implementation Plan
- Discussed building resident Section 3 database
- Discussed ideas to help residents gain financial independence
- Held meeting with JB5 and Cynthia Pearce
- Gained understanding of their special housing requirements from Ms. Pearce
- Spoke with residents about resident association and their involvement
- Discussed Neighborhood Watch prospects with them
 - i. Meeting with various residents interested in joining the resident association
 - ii. First Draft of By-laws complete
 - iii. Working on developing the communication channels
 - iv. Waiting on confirmations of Legal Services of Northern VA agreement

**ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:
No Public Submission.**

ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, NOVEMBER 28, 2016:

Chairman Bauman presented the minutes for Monday, November 28, 2016. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Kleeblatt. The motion was approved with (5) Yeas, (1) Abstained (Vice Chairwoman); and (0) Nays to accept the minutes of Monday, November 28, 2016.

ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, JANUARY 30, 2017:

Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Vice Chairwoman Zellers moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Flemming. The motion was approved unanimously (6) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, January 30, 2017.

ITEM 5. CONSENT DOCKET:

5.1 VOTE APPROVAL OF RESOLUTION NO. 633, TO SUBMIT A DISPOSITION APPLICATION OF RAMSEY HOMES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Chairman Bauman made a request to approve Resolution 633, Commissioner Malone moved to approve Resolution 633; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 633.

5.2 VOTE APPROVAL OF RESOLUTION 634, ALLOWING STAFF TO EXECUTE AN ADDITIONAL SERVICES DIRECTIVE FOR DESIGN SERVICES FOR THE REDEVELOPMENT OF RAMSEY HOMES

Chairman Bauman made a request to approve Resolution 634, Commissioner Malone moved to approve Resolution 634; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 634.

5.3 VOTE APPROVAL OF RESOLUTION 635, AUTHORIZING THE CLOSING OF BANK ACCOUNTS TITLED "JAMES BLAND PROJECT ACCOUNT"

Chairman Bauman made a request to approve Resolution 635, Commissioner Malone moved to approve Resolution 635; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 635.

5.4 VOTE APPROVAL OF RESOLUTION 636, AUTHORIZING THE OPENING OF NEW BANK ACCOUNT FOR ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

Chairman Bauman made a request to approve Resolution 636, Commissioner Malone moved to approve Resolution 636; seconded by Vice Chairwoman Zellers. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 636.

ITEM 6. ACTION DOCKET:

No Items Submitted

ITEM 7. ARHA ANNUAL MEETING AND ELECTION OF OFFICERS 2017, ARHA Board of Commissioners:

CEO Priest called the Annual Meeting of the ARHA Board to order for the purpose of the Election of Officers for 2017. Three positions were up for consideration – Chairman, Vice Chairman and Secretary-Treasurer.

CEO Priest opened the floor for nomination for the position of Chairman of the ARHA Board. Commissioner Zellers nominated Commissioner Bauman; seconded by Commissioner Malone. Hearing no other nominations Commissioner Zellers made a motion to close the nominations; seconded by Commissioner Kleeblatt. There were no other nominations; CEO Priest announced that Chairman Bauman was elected by acclamation. The Board voted (7) Yeas and (0) Nays.

CEO Priest opened the floor for nomination for the position of Vice Chairman of the ARHA Board. Chairman Bauman nominated Commissioners Zellers; seconded by Commissioner Malone. Hearing no other nominations CEO Priest asked for a motion to close the floor for nominations; seconded by Commissioner Sandberg. CEO Priest announced that Vice Chairwoman Zellers was elected by acclamation. The Board voted (7) Yeas and (0) Nays.

Chairman Bauman opened the floor for nominations for the position of Secretary-Treasurer of the ARHA Board. Vice Chairwoman Zellers nominated Roy Priest. Seconded by Commissioner Kleeblatt. Hearing no other nominations. There were no other nominations; Chairman Bauman announced that Secretary-Treasurer Roy Priest was elected by acclamation. The Board voted (7) Yeas and (0) Nays.

ITEM 8. OTHER BUSINESS:

No Other Business

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

A motion was made by Commissioner Malone, seconded by Commissioner Kleeblatt, and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:11 p.m. At 10:08 p.m. the Board reconvened in public session.

Thereupon, Commissioner Flemming made the following motion, seconded by Commissioner Androh, 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 Executive Session. The motion was unanimously approved on a roll call vote of (8) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting 10:08 p.m.

FINANCE

FINANCE



Commissioners:

Daniel Bauman, *Chairman*

Salena Zellers, *Vice Chairwoman*

Anitra Androh

Carter Flemming

Christopher Ballard

Chyrell Bucksell

Karl Sandberg

Merrick T. Malone

Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 21, 2017

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer

SUBJECT: ARHA FINANCIAL REPORT: January 1, 2017 – January 31, 2017

Consistent with previous years, the monthly financial narrative and “Statement of Operations” will not be provided until after the ARHA Board of Commissioners approves the Fiscal Year 2017 Budget. The Finance Department anticipates providing a Statement of Operations for the period ending February 28, 2017 at the next regularly scheduled board meeting in March. In the interim, attached you will find a summary of the rent roll through February 2017.

As many of you understand the beginning of the year tends to be the busiest time for most finance departments and ARHA’s is no exception. In addition to managing the normal day-to-day activities the Finance Department has also been focused on the following projects since the beginning of the year. Each of the projects highlighted below had or have a deadline prior to March 1, 2017.

- Close the financial records for FY 2016;
- File vendor 1099’s with IRS;
- Submit Public Housing Operating Budgets to HUD;
- Close-out Capital Fund Grants;
- Finalize ARHA’s Budget for FY 2017;
- Publish RFP for Executive Search Firm;
- Complete ten (10) LIHTC audits; and
- Submit unaudited Financial Data Schedule to HUD.

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2017

Project Name	# of Units	January	February	Total	Avg. Rental Income/Unit
Public Housing Units					
*Ladrey High-rise	170	\$ 44,351	44,210	\$ 132,663	\$ 262
*Samuel Madden	66	9,298	10,103	\$ 28,884	\$ 150
*Ramsey Homes	15	4,731	4,731	\$ 14,193	\$ 315
*Andrew Adkins	90	14,595	15,472	\$ 44,418	\$ 166
*4-10 Scattered Sites	50	16,485	16,413	\$ 49,337	\$ 329
*4-11 Scattered Sites	30	7,532	7,208	\$ 22,018	\$ 245
*4-12 Scattered Sites	41	10,975	10,524	\$ 32,762	\$ 266
*Park Place	38	9,833	9,768	\$ 19,601	\$ 258
*Saxony Square	5	1,409	1,409	\$ 2,818	\$ 282
*Chatham Square	52	16,367	16,381	\$ 32,748	\$ 315
*Braddock	6	3,011	3,011	\$ 6,022	\$ 502
*Whiting	24	4,219	4,175	\$ 8,394	\$ 175
*Reynolds	18	7,771	8,025	\$ 15,796	\$ 439
*Old Dominion	36	4,936	6,096	\$ 11,032	\$ 153
*West Glebe	48	4,986	4,563	\$ 9,549	\$ 99
*James Bland I	18	4,411	4,399	\$ 8,810	\$ 245
*James Bland II	18	4,285	3,944	\$ 8,229	\$ 229
*James Bland IV	44	14,301	14,187	\$ 28,488	\$ 324
**Total Public Housing	769	\$ 183,496	\$ 184,619	\$ 475,762	\$ 264
Non-Public Housing Units					
*Quaker Hill LP	60	\$ 83,037	82,979	\$ 166,016	\$ 1,383
Pendleton Park I	20	24,777	26,357	\$ 51,134	\$ 1,278
Pendleton Park II	4	1,361	1,361	\$ 2,722	\$ 340
Hopkins Tancil (Mod Rehab)	111	130,396	118,173	\$ 248,569	\$ 1,140
*James Bland V	54	66,243	68,011	\$ 134,254	\$ 1,243
*Miller Homes	16	26,271	23,071	\$ 49,342	\$ 1,542
*Princess Square	69	94,067	94,080	\$ 188,147	\$ 1,383
Total Non-Public Housing	334	\$ 426,152	\$ 414,032	\$ 840,184	1,187
Totals	1103	\$ 609,648	\$ 598,651	\$ 1,315,946	\$ 1,451

Total Monthly Average- (Actual) \$ 604,150

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

*Resolution 830 units

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

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES



Commissioners:

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


Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblat

Roy Priest, Chief Executive Officer

DATE: February 24, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING JANUARY 31, 2017

SUMMARY OF PROGRAM ACTIVITIES:

Priority Assignments

Activity	Overview	Status
Waiting list Opening	Bedroom and site specific waiting lists are nearing the minimum number of applicants required to open some lists. A review and implementation of fully integrated electronic application options will be completed in advance of list opening.	TBD
FMR Analysis/Payment Standard Revision	Each year HUD publishes Fair Market Rents to be used by PHAs to update the applicable payment standards used for all voucher funded programs. The proposed FMR has been released for review and preparation of 2017 APS.	February 2017
Reasonable Accommodation Under Fair Housing Lunch and Learn	This lunch and learn objective is to ensure staff understands the legal requirements of processing of a request for reasonable accommodation. The training will review the definition of accommodation and disability. When an accommodation is needed, difference between an accommodation and modification, Understanding of companion animal/ service animal issues and Understanding what is "reasonable".	TBD

PERFORMANCE INDICATORS

Performance Indicators for Board Monitoring of Public Housing, PBV, MOD & Market Rent						
INDICATOR		CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH) (*)	98%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	97%	96%	98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1.6	1.6	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) - Vacated/Evictions (*)	1	2.4		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance
5	Vacant Unit Turnaround Time	19 days	19 days	19 days		
6	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%		
7	Outstanding Routine Work Orders Number of Days (average)	5 days	9 days	15 days		

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

SEMAP & PHAS MONITORING

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of January 2017**

Indicator	Possible Number of Points	October 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	1635	9/16	198	17	1,462	1,413	95

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	
1411	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	
1006	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	
201	200	

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	
1313	1	

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	33	30	18	78

**Public Housing Assessment System (PHAS) Forecasting Report
As of January 2017**

The Public Housing Assessment System was created by HUD to evaluate the overall condition of each housing authority in order to obtain results that are objective, uniform, and verifiable. The methodology uses four evaluation tools referred to as PHAS indicators. The four indicators are:

Physical condition	40 Points
Financial condition	25 Points
Management Operations	25 points
Capital Funds	10 points

Each indicator is separately evaluated and scored for an overall available score of 100 points. Upon completion of the housing authority's independent audit, HUD calculates a score for each indicator. These scores are then accumulated and the housing authority is categorized based on its overall score as either:

High Performer	90 – 100 points overall
Standard Performer	70 – 89 points overall
Standard Performer	60 – 69 points overall (additional oversight & improvement plan required)
Troubled Performer	0 – 59 points overall (recovery plan & memorandum of agreement required)

Below is a forecast of the score for the Management Operations Indicator:

Management Assessment Sub-System Indicator

Sub-Indicators	Maximum Possible Points	AMP 1	AMP 3	AMP 4	AMP 5
OR	16	12.00	0.00	4.00	16.00
AR	5	2.00	0.00	2.00	5.00
AP	4	4.00	4.00	4.00	4.00
Total MASS	25	18.00	4.00	10.00	25.00

ACC # Units	AMP 1	AMP 3	AMP 4	AMP 5
	168	167	159	5

OR Score >= 98%	16
OR Score from 96% to 98%	12
OR Score from 94% to 96%	8
OR Score from 92% to 94%	4
OR Score from 90% to 92%	1
OR Score < 90%	0
AR < 1.5%	5
AR Score from 1.5% to 2.5%	2
AR Score > 2.5%	0
AP Score < .75	4
AP Score from .75 to 1.5	2
AP Score >= 1.5	0

KEY
 OR=Occupancy Rate
 AR=Accounts Receivable
 AP=Accounts Payable

PROGRAM UTILIZATION & VACANCY REPORTING

The current program utilization rates for all housing programs are as follows:

- Housing Choice Voucher = 84%
- Moderate Rehabilitation = 99%
- Project Based Section 8 = 100%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 99%
- Market Rate (Affordable Dwelling Units) = 93%

The utilization summary is as follows:

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

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

- 0 – New admissions for project based section 8
- 0 – End of participation for project based section 8

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

Voucher Management System (VMS) Data reported for January 2017

Homeownership	18
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	238
Tenant Protection	74
All Other Vouchers	1,242
Total Vouchers	1,611
Number of Vouchers Under Lease on the last day of the month	1,613
HA Owned Units Leased – included in the units lease above	180
New vouchers issued but not under contract as of the last day of the month	32
Portable Vouchers Administered (Port In)	23
Number of Vouchers Covered by Project-Based AHAPs and HAPs	80
Number of Hard to Housed Families Leased	0
Total ACC	1,926
Total Vouchers Allocated	1645
Total Vouches Available	281

Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 12/31/2016	January move-in	January move-out	VU as of 1/31/17	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	1	1	2	2	1%	1
Chatham Square.	52	0	0	0	0	0%	0
Old Town Commons I	18	0	0	0	0	0%	0
Old Town Commons II	18	0	0	0	0	0%	0
Old Town Commons IV	44	0	0	0	0	0%	1
S. Madden Homes	66	1	1	0	0	0%	1
A. Adkins Homes	89	3	2	0	1	1%	4
Ramsey Homes	15	0	0	0	0	0%	0
Scattered Sites 410	50	1	0	0	1	2%	0
Scattered Site 411	30	1	0	0	1	3%	0
Scattered Site 412	41	0	0	0	0	0%	0
Braddock	6	0	0	0	0	0%	0
Whiting	24	0	0	0	0	0%	0
Reynolds	18	0	0	0	0	0%	0
Saxony Square	5	0	0	0	0	0%	0
Park Place	38	0	0	3	3	8%	0
West Glebe	48	1	0	0	1	2%	0
Old Dominion	36	0	0	0	0	0%	3
TOTALS: (values are rounded up/down)	767	8	4	5	9	1%	10
<p>NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report Total number of units = rental units less RPO units at Ladrey and Andrew Adkins</p>							

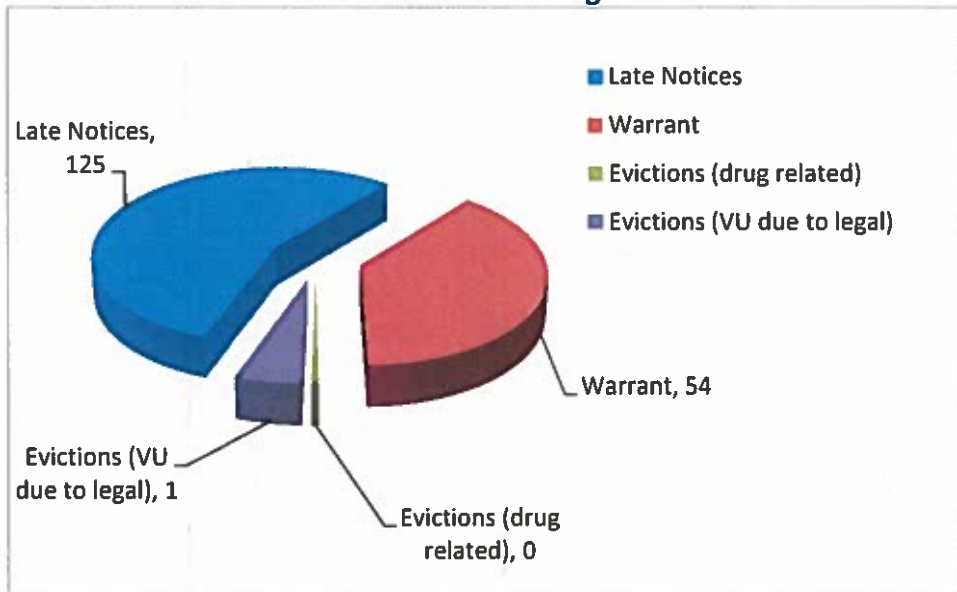
Vacancy Activity Tracking Report Market Rate Units

DEVELOPMENTS	Total Number of Units	VU as of 12/31/16	January move-in	January move-out	VU as of 1/31/17	Vacancy Rate	Projected VU next period
Princess Square	68	8	1	2	9	13%	1
Quaker Hill	60	1	1	1	1	2%	2
Hopkins-Tancil Courts	108	3	2	0	1	1%	0
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	2	1	1	2	8%	0
Old Town Commons V	54	0	0	0	0	0%	0
TOTALS (3)	330	14	5	4	13	4%	3
<p>NOTES: Projected vacancies are based on notice to vacate and pending evictions at the time of this report</p>							

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: Year to Date Administrative & Legal Activities

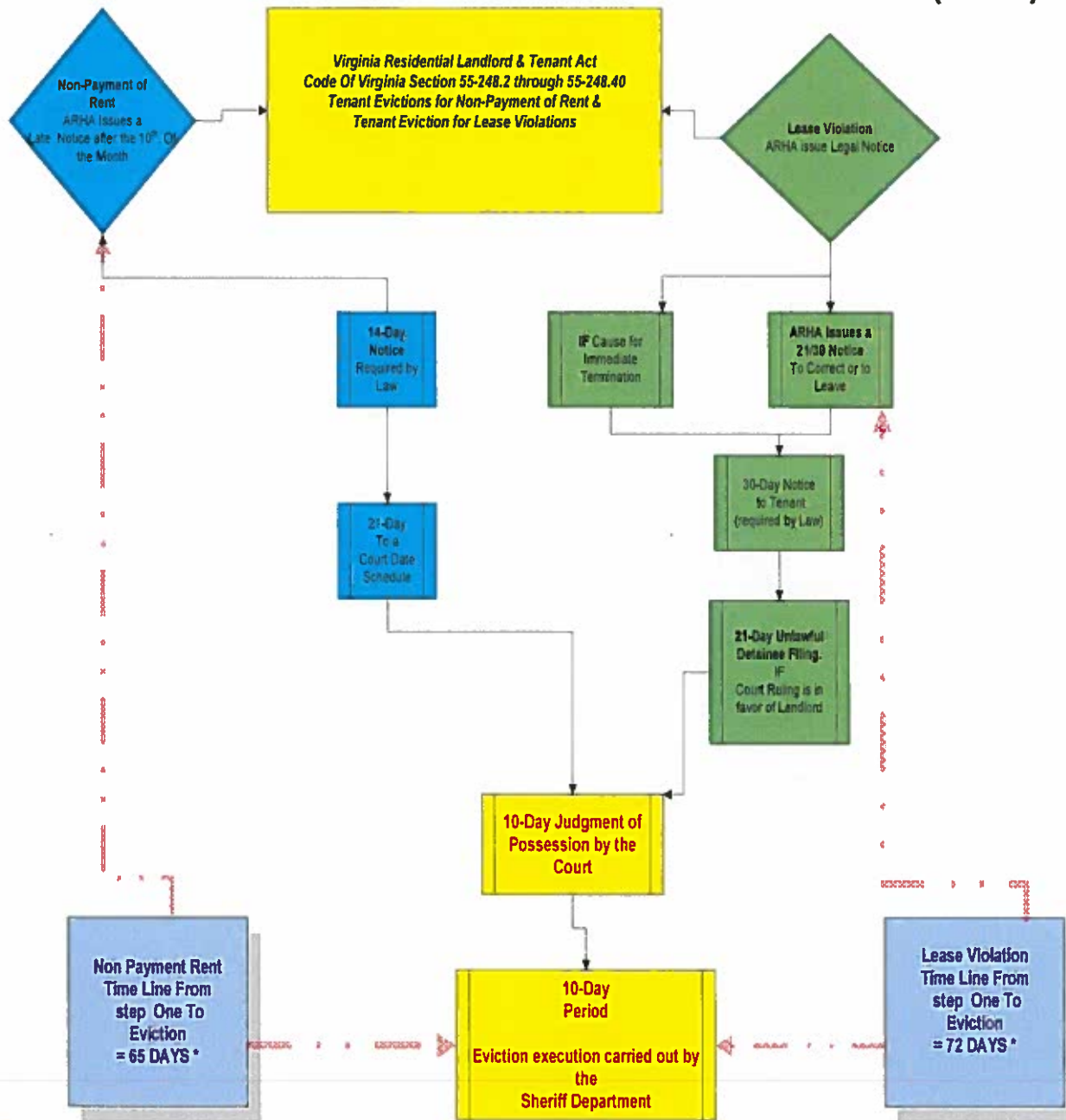


Virginia Residential Landlord-Tenant Legal Process

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




ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

DATE: February 16, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: MONTHLY PROGRAM AND ACTIVITY REPORT

THE SENIOR PROGRAM

Staff: Vanessa Greene, Starr Robertson, Kiyah Tyler

The Senior Center @ Charles Houston is a multipurpose program providing a variety of activities to prevent isolation of seniors and promote their wellness, happiness and independence. The Center provides congregate lunch meals and a wide variety of wellness, exercise, social, recreational, educational and entertainment activities as well as field trips.

Highlights this month include:

- An exciting Game Day Activity that featured competitive cognitive and physical games, door prizes and a special lunch
- Participation by our seniors in a research study conducted by the University of Southern California regarding Social Security & Retirement decisions. Participants were compensated \$35 for their time and participation
- Capital Caring gave a wonderful presentation on the importance of faith and interaction of faith based communities for palliative care patients and their families. They also provided a continental breakfast for those in attendance
- Shopping excursions to Fair City Mall, Laurel, MD Amish Market, Clarksburg, MD and Kingstowne Walmart
- Open House Activity held that gave an overview of the center's daily activities and demonstrations by our Arthritis Exercise, Tai Chi, Yoga & Golden Zumba instructors, fabulous door prizes (\$10 Walmart Gift Cards) and a scrumptious lunch.
- Received a new graduate student from Howard University to provide an assortment of cognitive games and activities for our participants
- A wonderful presentation and interactive workshop by African Art museum docents Paula & Margaret on the art of African weaving. Our pieces were melded in one large collage and is hanging in the center



- Valentine’s Day Celebrations that included complimentary manicures by the TCWHS Cosmetology Department as well as a visit with our Burgundy Farm School Buddies for our annual Valentine making activity
- Field trip to National Marine Corps Museum, Quantico
- Sip & Paint Activity where our participants pieces will be on display at the Center’s annual Black History Month Celebration

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
25	23	42	38

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
116	9	10	15

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	327
Financial	15
Daily living skills and entitlements	21
Transportation	590
Enrollments and registrations	0
Sick and shut-in	28
Family planning & Assessments	6

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$600		\$225.25	\$15150
New recruitment	Active #	Hours of service: Resident	Hours of service: Community
	4	2	6

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
0	2	30	0

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 Successful Aging Committee of Alexandria, VA (Quarterly Sponsored Activities) Partnership for a Healthier Alexandria (Quarterly Sponsored Discussions and Presentations) AARP (Bi Annual Sponsored Presentations) Hogan Lovells, LLC (Law Firm, Assorted Volunteer Activities)

Upcoming Highlights:

- *Field Trip to Baltimore, MD, 10:00 – 3:00, Friday, February 7th*
- *Special President’s “Themed” Activity Day, 10 – 1:30 , Wednesday, February 22nd*
- *Field trip to Publick Playhouse for Black History Month Concert & Lunch Out, 10:00 – 2:30, Friday, February 24th*
- *Tai Chi Class w/Stephan Berwick, 10 – 11:00, Monday, February 27th*
- *Center’s Annual Black History Month Observance, 11 – 1:30, Tuesday, February 28th*
- *Bowling @ America Bowl, 12:30 – 2:30, Friday, February 3rd*

Family Self-Sufficiency and Supportive Services (JB V, PH, HCV)
Staff: Dorothy Mwawasi, Cynthia Pearce, Raquel Jones

• **Activities:**

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	65	10	12	3	26	18
Public Housing	26	7	1	0	0	11
Housing Choice	44	10	3	0	2	18
Agency wide	0	3	2	0	1	11
TOTALS	135	30	18	3	29	58

• **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
29	\$130,007	41	\$24008	\$1,025,000

• **Referrals:**

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment

James Bland V	4	10	0	11	0		26
Public Housing	0	2	1	1	1	0	2
Housing Choice	0	5	4	0	2	0	0
Agency wide	0	0	5	0	2	0	0
TOTALS	0	7	10	1	5	0	2

Special Notes:

- JBV resident, Ms. Ellis has returned to community college to complete an A.A. degree.
- JBV resident, Ms. Watkins has found part-time employment.
- Six JBV residents want to participate in ARHA's Resident Association.

- On January 30th Mr. Kevin Harris and Ms. Pearce, JBV Family Supportive Services Specialist went to 905 and 935 N. Patrick Street which are JBV communities. Mr. Harris introduced himself as the President of ARHA's Resident Association and talked about the mission of the association and its responsibilities. Twenty six residents attended and listened intensively to what he had to say. In addition, there were numerous questions asked by the residents. It was very successful and residents were inspired.

- A group of James Bland V residents have expressed an interest in starting their own business and have completed a pre-counseling questionnaire. I have contacted Alexandria's SBDC to come and do a presentation for those residents who have expressed an interest in entrepreneurship.
- Another FSS Coordinator was engaged to join ARHA, Ms. Racquel W Jones on January 12th, 2017

- **Partnerships: Renewed with the following organizations:**
- Workforce Development; National Council on Aging; Alexandria Public Schools
- Alexandria Department of Community Services.
- The Program Coordinating Committee (PCC) is currently being re-activated with partners in the following areas: Education and Training, Employment & Contracting, Homeownership, Incentives & Rewards, and Advocacy

- **Upcoming Events:**
- The "Effective Communication" Workshop will begin in March 9th.
- The Workforce Development Employment series continues in March.
- **Presented by: Ms. B Sewell**
- Event: Basic Job Keeping Skills
- Dates: February 16th, 2017: 11 am
- Where: Large Conference Room, ARHA offices
-
- **Presented by: Ms. B Sewell**
- Event: Hard Skills vs. Soft Skills

- Date: March 7th, 14th and 21st, 2017: 10:00 am
- Where: Large Conference Room, ARHA Offices
-
- Presented by: Community Services Board
- Event: Mental Health Awareness
- Date: April 4th, 2017: 6: 00pm
- Where: Large Conference Room

Resident and Community Services Monthly Report

Family Resource Learning Centers

Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis

Date: January 15, 2017

Engagement:

Group Type	Average attendance	Programming hours	% of Enrolled
Elementary students	23	15	88%
Middle school students	12	18	86%
High School students	5	12	83%
Adults	9	4	62

Finances:

Program Expenses	YTD Expenses	Grant funding balance	Donations
\$990	\$23,330	\$ 13	\$820

Finances:

Program Expenses	YTD Expenses	Grant funding balance	Donations
\$6,574.55	\$6,574.55	\$ 22,675.45	\$0

Volunteers:

Type	Enrolled	New Recruits	Service hours
Resident	18	0	54
Community	3	0	6
Partner	30	1	12

Fee-for service (Middle School Program):

AMP	Rate	Service days	Billable
Hopkins-Tancil	\$13.20	32	\$422.40
Andrew Adkins	\$13.20	21	\$277.20
Samuel Madden	\$13.20	16	\$211.20
James Bland V	\$13.20	9	\$118.80

Partnerships:

The Family Resource Learning Center was awarded a grant of \$29,250 from Alexandria City Public Schools to support programming for k-12 grade students who are enrolled in our afterschool programs. The Northern Virginia Urban League Young Professionals Network will resume partnership with ARHA to help support the Momentum Leadership Program.

The Virginia Cooperative Extension and Alexandria 4-H, will expand its partnership with ARHA to help support the Momentum Leadership Program and facilitate an entrepreneurship component.

Momentum Collective, Inc. which is a recently formed nonprofit organization is partnering with the Family Resource Learning Center to provide funding and programming support for youth enrolled in their afterschool programs

Metro Church is furthering its partnership with Family Resource Learning Center to provide programming support.

Special Notes/ Upcoming Events:

Theatrical play fundraiser to support ARHA youth programming opens **March 17**. For more information visit www.nmbplay.wordpress.com

There are currently 74 youth enrolled in our afterschool programs that operate out of the Ruby Tucker Family Center and the LaDrey senior high-rise building.

ARHA is developing a new partnership with Virginia Cooperative Extension and Alexandria 4-H to expand on the entrepreneurial component of the Momentum Leadership program and develop a small business for teens focused on growing and bringing to market vegetables and herbs.

Special Notes/ Upcoming Events:

75% of students enrolled in middle school science program have passing grades up from 64% in September.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

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

Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick T. Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 22, 2017
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

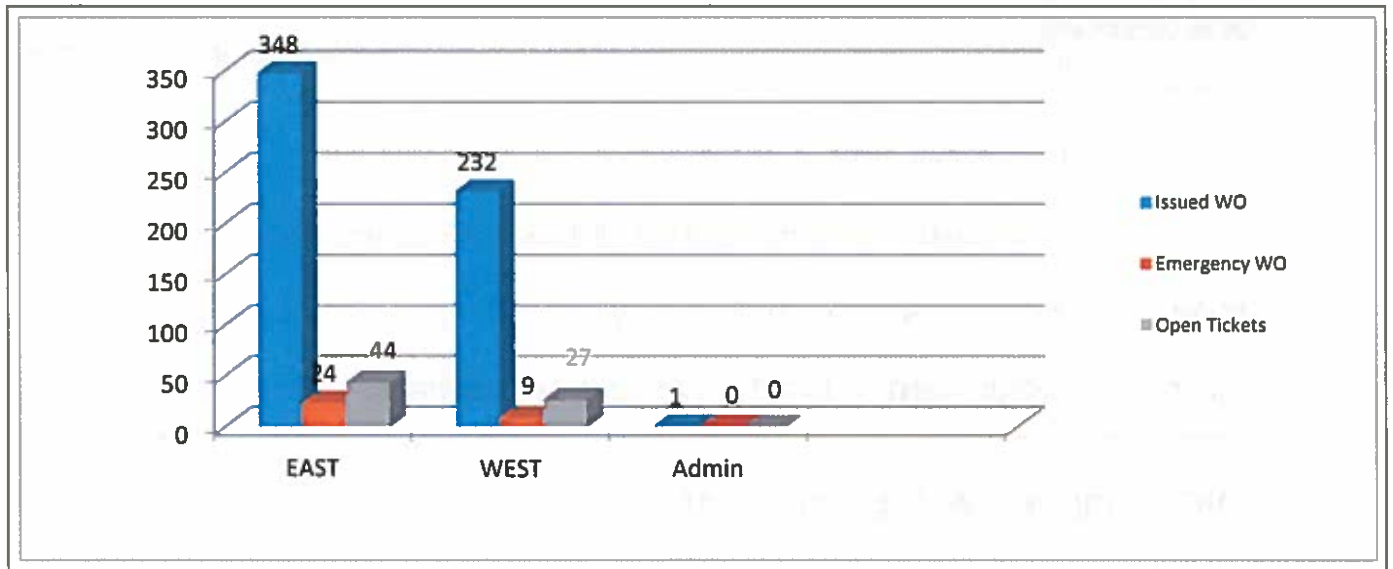
A. Work Order Summary

Below is Table I, which provides 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 East and West.

Table I – Reporting Period: 01/01/2017 to 1/31/2017

Issued WO’s	581	Includes all work orders generated during this period
Completed WO’s	510	Includes all work orders completed during this period
Emergency WO’s	33	Includes all emergency work orders issued and completed within 24-hours
Open WO’s	37	Routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending
Open UPCS WO’S	34	Routine UPCS WOs summary as of the closing of this reporting period ending

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, eight (8) additional units were added for rehabilitation and turnover work. Five (5) 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 report for additional details.

DEVELOPMENT



**BUILDING COMMUNITY
PARTNERSHIPS**


Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 23, 2017
TO: Daniel Bauman, Chairman and the ARHA Board of Commissioners
FROM: Roy O. Priest, Secretary-Treasurer 
SUBJECT: DEVELOPMENT UPDATE, FEBRUARY 2017

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

Staff is working with Real Estate Counsel on the negotiation and draft of the Andrew Adkins Sale, Purchase and Redevelopment Agreement using the Board approved Term Sheet and Key Business Criteria as the framework for our work.

We have had a meeting with Bozzuto/Wesley and counsel regarding Term Sheet conditions and have asked them to provide updates to their earlier financial plan and assumptions for the Cameron Valley development site. We have also scheduled a meeting with EYA and the Development Committee relative to the ARHA Administrative Building and the Hopkins Tancil Development Site. There will be further detailed discussion in Executive Session.

ANDREW ADKINS

CONCEPT 1

On January 19th, the team received Concept 1 review comments from city staff. On January 26th, the Concept 1 was presented to the BIAG at their regularly scheduled meeting. There was good discussion but the presentation was limited to 40 minutes so the BIAG requested a 2nd, charrette style, community meeting. There was a large group at this meeting (60+ persons), good turnout. There were common themes, and healthy discussion mostly regarding Payne Street. Most do not want a cut through street, and want the parking, parking garage entrances, loading/unloading and trash pickup to be well thought out. The use of the street as open space programmed for all ages was what the majority seemed to desire. There was also discussion as to what can be done to activate the corner diagonally across from the Post Office. There was not a lot of discussion regarding density and heights except to say it is a Metro site so height and density are appropriate. Some attendees asked where the crossings would be for the Metro and wondered how this important detail would be planned for/coordinated since the Metro is not redeveloping simultaneously. The team is finding BIAG to be a useful vehicle as the point of interface.

We have been convening regularly scheduled bi-weekly meetings that include participation with Planning & Zoning, Housing, and Transportation & Environmental Services (TES) representatives. These are large meetings and we have requested additional, smaller meetings so that we can focus on what seems to be emphatic issues surrounding the concept and program for the site. These issues are housing-centric. The city suggested date for Concept 2 was February 16th but this date was never agreed to by our partners. Work is being done on the program for the development site and, once this is complete and we have community and city support for the number of units, unit mix, affordability level and configuration in the community we can begin to focus on the Concept 2 submission.

In an effort to understand the housing needs in the Andrew Adkins community so that the development program can be determined and the unit mix provided to our developer partner, the Portfolio Management team pulled, organized and analyzed the current household demographics and made a presentation on the ARHA Redevelopment Work Group on the existing residents and waiting list needs to. This presentation was well received, and assisted in providing the information needed for the next step in finalizing the program, and the relocation plan for households in occupancy at the time of the Notice of Intent to Vacate for Redevelop which is the first notice required by the process relating to the mixed-finance redevelopment of public housing. This presentation also provided crucial information to the City about plans for the overall development process.

RAMSEY HOMES

TAX CREDIT APPLICATION, HUD DISPOSITION APPLICATION AND MIXED-FINANCE PROPOSAL

The focus is fully on the tasks required for submission of a 2017 Low-Income Housing Tax Credit Application for Reservation. The Application is due on March 3, 2017. The design team has met to discuss in detail the means and methods of construction as well as the material specifications, in order to identify the highest efficiencies in the hard costs.

We are also working with the HUD Special Applications Center to enter all of the information into the electronic reporting system for the Disposition Application. At this time a specialist with the SAC office has been assigned to us. The Mixed-finance Application must be completed and submitted to the HUD for the HUD Disposition Application to be considered. The long lead time item is the Environmental Review under Part 50 which is being conducted at this time. The Section 106 is part of that ER. The SAC has informed us that the HUD Disposition Application cannot be filed without the ER; it in fact will be rejected by the agency. We are working on the Mixed-finance Application and, at the time the ER is completed the HUD Disposition Application and the Mixed-finance Application will be submitted.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

The next step in the Section 106 process is to negotiate a Memorandum of Agreement (MOA) that will be executed by the City (as HUD's designee), ARHA and the Commonwealth of Virginia Department of Historic Resources (DHR), in consultation with, the Consulting Parties. Sign off by the Consulting Parties is not a requirement. If they are a signer they will keep their seat at the table for the duration of the process; if they do not sign, the process will still move forward. Their signature is mostly symbolic.

A meeting on the Section 106 process with the Consulting Parties was convened at ARHA on February 15, 2017. The audience was primarily staff with 2 ARHA staff, 5 city staff, and 1 DHR staff person. Our

consultant was in attendance, along with 5 Consulting Parties and 1 interested parties. The City’s Office of Housing presented a compilation of thirty suggested mitigation alternatives provided in writing by the Consulting Parties; grouped by theme (See Attachment 1). Consulting Parties in attendance were provided five yellow dots to vote for their top choices for mitigation alternatives. While both ARHA staff and city staff were in attendance, we did not vote; the state DHR staff person did vote and, because the turnout was so light from the Consulting Parties, Mr. Keeler allowed the interested parties to vote. Mr. Keeler also indicated that, in order to heighten public input to the process, there will be a Survey Monkey website opened up and the public, along with the Consulting Parties, will be permitted to vote. The following ideas received the greatest number of votes at the meeting:

- Perform a careful dismantling of one structures that will include exploratory evaluation of construction techniques (9);
- Offer public tours of building prior to demolition to study construction and materials (9);
- Do laser scan and create a 3-D architectural model (9);
- Install plaques and/or wayfinding sign with site history (5);
- Hire a genealogical consultant to research Ramsey Homes residents (5);
- Create an exhibit on African-American housing patterns in Alexandria Black History Museum (4).

Mr. Keeler has also informed us that the Advisory Council on Historic Preservation (ACHP) has decided to enter the process as a Consulting Party. The ACHP was previously contacted by the Consulting Parties who requested their participation. The ACHP is an independent federal agency that promotes the preservation, enhancement, and productive use of our nation’s historic resources, and advises the President and Congress on national historic preservation policy. The ACHP serves as the primary federal policy advisor to the President and Congress; recommends administrative and legislative improvements for protecting our nation’s heritage; advocates full consideration of historic values in federal decision making; and reviews federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies. We will discuss this further at the Board meeting once we have the full details and understand any potential implications.

The DHR staff person has advised us that, there has been a finding of adverse effect. The ACHP will be interested in what the City intends to do to mitigate the effect and what the process has been to date. The focus will be on the process and whether the City has followed the requirements of the federal process that is in place for input relating to mitigation of the adverse effects. He believes that their involvement will only serve to put a pin in what has transpired to date.

ABBREVIATED SCHEDULE

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	Submission Date	Meeting Date
Planning Commission Hearing		November 1, 2016
City Council Hearing		November 12, 2016
Parker-Gray BAR for COA (Certificate of Appropriateness)		December 14, 2016
Tax Credit Application Submission	March 3, 2017	

Announce Initial Rankings	May 3, 2017	
Announce Final Rankings	May 24, 2017	
Begin Relocation	August/September, 2017	
Reservation Agreement Executed	December 15, 2017	
Financial Closing	December 22, 2017	
Construction Commencement	January 2018	

PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

The portfolio management team is taking the lead on finalizing the tax credit, HUD Disposition and Mixed-finance applications for the Ramsey Homes Redevelopment Project, as well as working with finance toward the conclusion of the 2016 year-end audits for the tax credit properties. In this reporting period we received approval from HUD regarding the second amendment to the 2008 Disposition Application for the James Bland properties and, as a result, ARHA has repaid the City of Alexandria's Glebe Park Loan in the amount of \$5,970,274.78 on February 14th, 2017, representing a full repayment of the principal and interest. The base loan repayment (\$5,600,000) has been committed for: 1) the \$2,000,000 Ramsey Homes City Loan, and, 2) \$3,600,000 for the redevelopment of the RFP (public housing) sites. The City indicated in a meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC), that the interest paid will be used on the Church of the Resurrection affordable housing project.

ARHA has also began a search for acquisition opportunities, knowing that there are few opportunities that arise in Alexandria. We are also looking at funding sources to ready ourselves to be nimble when these limited opportunities do present themselves. We toured three multi-family projects in this reporting period by invitation from a realtor that specializes in multi-family properties. This realtor was a referral by our developer partner and the opportunity was by invitation only prior to formal offering.

COMMUNICATIONS & CIVIC ENGAGEMENT

We have hired a staff person to manage this function so the reporting on the website should resume with the March report.

CONSENT DOCKET

CONSENT
DOCKET



Commissioners:

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


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 21, 2017

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer 

SUBJECT: **VOTE APPROVAL OF RESOLUTION 637 AUTHORIZING THE OPENING OF NEW BANK ACCOUNT FOR ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY TITLED “Developer Security and Earnest Money Deposits”**

ISSUE:

Alexandria Redevelopment and Housing policies require the Board of Commissioners to authorize the opening or closing of any bank accounts.

DISCUSSION:

The Authority is required to maintain complete and accurate book of accounts and records for its programs and affiliates, including records identifying the source and application of its funds, and to demonstrate effective control and accountability for program cash.

The Authority has established procedures for investment of funds that are in excess of operating needs beyond thirty (30) days. Upon determination of the use of funds the Director of Finance will review the investments instruments available and together with the Chief Executive Officer determine the appropriate investment instrument and length of time for any investments.

To avoid the comingling of funds the Authority is requesting the Board authorize the opening of a separate investment account for Developer Security and Earnest Money Deposits associated with development activities.

RECOMMENDATION:

That ARHA’s Board of Commissioners vote to approve Resolution 637 authorizing the opening of new bank account for Alexandria Redevelopment & Housing Authority titled Developer Security and Earnest Money Deposits.

FISCAL IMPACT

Minimal bank fees determined by account balance and service requests.

THE ARHA BOARD OF COMMISSIONERS

**AUTHORIZES THE OPENING OF NEW BANK ACCOUNT FOR
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

RESOLUTION NUMBER 637

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners has a policy to reduce the risk of unauthorized bank accounts being established or terminated without the prior approval of the Board; and

WHEREAS, the staff desires to comply with the Board policy; and

WHEREAS, the Board of Commissioners has this day met and authorizes staff to open the requested bank account; and

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority to authorize staff to open the bank accounts titled:

1. Developer Security and Earnest Money Deposits

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

Date

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners




Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 21, 2017
TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: VOTE APPROVAL OF RESOLUTION 638, FISCAL YEAR (FY 2017)
OPERATING BUDGET

ISSUE:

Approval of proposed Fiscal Year (FY) 2017 Budget, which has been previously provided and discussed with the ARHA Board of Commissioners.

DISCUSSION:

It is my pleasure to present Alexandria Redevelopment and Housing Authority's (ARHA's) proposed budget for Fiscal Year 2017. Care has been taken to provide maximum information and supporting data to the ARHA Board of Commissioners.

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

RECOMMENDATION:

That ARHA's Board of Commissioners vote approval of Resolution 638 to approve ARHA Budget for Fiscal Year 2017.

FISCAL IMPACT:

\$40,965,000 (Budget Summary Attached)

**Alexandria Redevelopment & Housing Authority
FY 2017 Budget**

Consolidated Budget Summary

Dept/Community/ Program	Revenues	Expenditures	Net Income(Loss)
Central Office	4,761,975	4,761,975	-
Public Housing- AMP 1	1,263,250	1,263,250	-
Public Housing- AMP 3	1,559,701	1,559,701	-
Public Housing- AMP 4	1,364,345	1,364,345	-
Public Housing- AMP 5	54,751	54,751	-
Public Housing- AMP 6	382,240	382,240	-
Public Housing- AMP 7	421,240	421,240	-
Public Housing- AMP 8	239,305	239,305	-
Public Housing- AMP 9	303,300	303,300	-
Public Housing- AMP 10	140,815	140,815	-
Public Housing- AMP 11	145,720	145,720	-
Public Housing- AMP 12	307,700	307,700	-
Old Town Commons (Phase V)	836,400	836,400	-
Hopkins-Tancil	1,441,670	1,441,670	-
Quaker Hill	1,020,520	1,020,520	-
Princess Square	1,129,100	1,129,100	-
Miller Homes	302,300	302,300	-
Pendleton Park	336,760	336,760	-
Housing Choice Voucher Program	23,513,125	23,513,125	-
Moderate Rehabilitation Program	1,372,220	1,372,220	-
Tax Exempt Bond Program	68,265	68,265	-
Totals	40,964,702	40,964,702	-

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

APPROVAL OF FISCAL YEAR (FY 2017) OPERATING BUDGET

RESOLUTION NUMBER 638

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain ARHA Board of Commissioners approval for the passage of the FY 2017 Budget; and

WHEREAS, the approximate amount of the FY 2017 budget year is \$40,965,000; and

WHEREAS, this comprehensive Budget will serve as a master plan for FY 2017 budget year; and

WHEREAS, if approved ARHA will use the comprehensive budget as the guide for FY 2017 budget year; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that staff is authorized to implement the Fiscal Year 2017 Budget.

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

Date

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners



Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 24, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: VOTE TO APPROVE RESOLUTION NO. 639 AUTHORIZING STAFF TO ENTER INTO A CONTRACT TO PURCHASE REPLACEMENT TRUCKS FOR THE DEPARTMENT OF FACILITIES

ISSUE:

ARHA completed the procurement process to select a qualified Auto Dealer to purchase a replacement for the Fixed Personal Property (four facilities maintenance trucks) disposed according to ARHA's Procurement Policy, Chapter 16, Disposal of Personal Property based on the asset's depreciated value and the excessive wear and tear.

Pursuant to ARHA's Procurement Policy (Policy), approval of all procurement actions above \$50,000 is required by the Board of Commissioners. Further, pursuant to the Policy, staff has obtained three (3) written quotes based on the vehicle specifications, and the total amount of the purchase exceeds the \$50,000.00 purchase threshold and requires the Board approval.

DISCUSSION:

Pursuant to the Policy, ARHA staff requested several quotes (RFQ) on January 26, 2017 to qualified auto dealers for the purchase of four (4) 2016 Ford Transit Connect XL Cargo Vans based on the standard specifications for commercial/government trucks published by the Procurement Division of the Commonwealth of Virginia; staff also researched the VA GSA for fleet purchases, however the unit price per vehicle exceeded the highest RFQ received from the responses and was disqualified.

Three (3) quotes were received (See Cost/Price Analysis below). The quotes were evaluated based on the per-unit cost and the Total Cost⁽¹⁾ for the four (4) vehicles. Sheehy Ford of Springfield was determined as the lowest, most responsive, and responsible bidder. Further, the contractor has no complaints on file with the Virginia Board of Contractors and they are not listed on the GSA debarment list or the HUD LDP list.

Table 1 - Cost/Price Analysis

Vendor/Dealer	2016 Ford Transit Cargo Van	
	Unit Price	Total Cost (1)
Sheehy Ford, Springfield, VA	\$23,000.00	\$92,000.00
Jerry's Ford Sales, Inc., Annandale, VA	\$23,341.00	\$93,364.00
U.S. Up Fitters Truck & Van Co., District Heights, MD	\$28,930.00	\$115,720.00

RECOMMENDATION:

The Board of Commissioners vote approval of Resolution No. 639 allowing Staff to award a contract for the purchase of four (4) 2016 Ford Transit Connect XL Cargo Vans to Sheehy Ford of Springfield, VA., who was determined as the lowest, most responsive, and responsible bidder.

FISCAL IMPACT:

The maximum fiscal impact for the contract will be \$92,000.00. The purchase amount will be funded through approved Budget Line Items (BLI) of HUD's Capital Funds Grants.

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

**AUTHORIZING STAFF TO ENTER INTO A CONTRACT TO PURCHASE
REPLACEMENT TRUCKS FOR THE DEPARTMENT OF FACILITIES**

RESOLUTION No. 639

WHEREAS, the Alexandria Redevelopment and Housing Authority ("ARHA"), has determined that there is a need to select a qualified Auto Dealer to purchase the replacement for the Fixed Personal Property (four facilities maintenance trucks) disposed according to ARHA's Procurement Policy, Chapter 16, Disposal of Personal Property based on the asset's depreciated value and the excessive wear and tear, and

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

WHEREAS, if approved, ARHA will enter into contract with Sheehy Ford of Springfield, VA., who was determined as the lowest, most responsive, and responsible bidder; 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 to enter into contract with Sheehy Ford of Springfield, VA., in the amount of \$92,000.00 is hereby approved.

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

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date



Commissioners:

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


Carter Flemming
Christopher Ballard
Chyrell Bucksell

Karl Sandberg
Merrick T. Malone
Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: February 22, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **VOTE TO APPROVE RESOLUTION NO. 640, AUTHORIZING STAFF TO DISPOSE OF FIXED PERSONAL PROPERTY (FIXED ASSETS)**

ISSUE:

Pursuant to ARHA's Procurement Policy, Staff is required to obtain Board of Commissioners approval for the disposition of ARHA's Fixed Personal Property (Fixed Assets) with an acquisition cost of \$5,000.00 or greater, including vehicles, appliances, and other equipment.

DISCUSSION:

Staff has determined that the following Fixed Personal Property (Fixed Assets) are no longer in serviceable condition and the cost of refurbishing or repairs exceeds the assets value:

607	1996	Ford	Cargo Van	29-631-L	2FTHF26HOTCA54096
612	1998	Ford	Cargo Van	37-256-L	1FTNE2422WHB08273
614	1993	Chevrolet	Cargo Van	12-351-L	1GCCG15Z1PF360857
623	1996	Ranger	Ford Ranger, pick up	28122-L	1FTCR14U7TTA58616

Based on the asset's depreciated value and the excessive wear and tear, staff requests the Board's authorization to dispose-off this Fixed Personal Property (Fixed Assets) according to ARHA's Procurement Policy, Chapter 16, and Disposal of Personal Property.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. 640, Authorizing Staff to Dispose-Off of the above Fixed Personal Property (Fixed Assets) according to the ARHA's Procurement Policy, Chapter 16, and Disposal of Personal Property.

FISCAL IMPACT:

None

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

**VOTE TO APPROVE RESOLUTION AUTHORIZING STAFF TO DISPOSE
OF FIXED PERSONAL PROPERTY (FIXED ASSETS)**

RESOLUTION No. 640

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board's approval prior to the "write-off" of Fixed Personal Property (Fixed Assets); and

WHEREAS, ARHA has determined that the following Fixed Personal Properties (Fixed Assets) are no longer in serviceable condition and the cost of refurbishing or repairs exceeds the assets value:

607	1996	Ford	Cargo Van	29-631-L	2FTHF26HOTCA54096
612	1998	Ford	Cargo Van	37-256-L	1FTNE2422WHB08273
614	1993	Chevrolet	Cargo Van	12-351-L	1GCCG15Z1PF360857
623	1996	Ranger	Ford Ranger, pick up	28122-L	1FTCR14U7TTA58616

WHEREAS, if approved, ARHA will remove these Fixed Personal Property (Fixed Assets from its inventory according to procedures set forth in ARHA's Procurement Policy.

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 removing the above Fixed Personal Property (Fixed Assets) from ARHA's inventory is approved.

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

Daniel Bauman, Chairman
ARHA Board of Commissioners

Date

Roy Priest, Secretary-Treasurer
ARHA Board of Commissioners

Date

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS

OTHER
BUSINESS

Office of Housing



The Office of Housing coordinates and administers City-assisted housing and housing-related programs and services. The Office makes recommendations to the City Manager and City Council on housing policy and potential affordable housing opportunities and investments. Major programs administered are Homeownership Assistance, Home Rehabilitation, Energy Efficiency, Landlord Tenant Relations, and Affordable Housing Development. The chief policy initiative that the Office of Housing works on is implementation of the City's Housing Master Plan. Approved in 2013, the Plan sets a goal of developing or preserving new affordability in 2,000 housing units by 2025.

Strategic Plan Indicators Supported by this Department

- Reduce the percentage of low- and moderate-income households considered to be housing cost burdened from 2015's 67%.
- Increase the percentage of residents who do not perceive barriers to living in Alexandria based on age, gender, race, national origin, religion, disability, or sexual orientation from 2016's 80%.
- Reduce homelessness from 224 persons in 2016 to 173 (fiscal year).

Key Department Indicators	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimate	Target
<i>Increase the number of committed affordable housing units to 5,946 by 2025</i>	4,336	4,359	4,572	4,620*	5,946
<i>Maintain compliance with fair housing laws above 95 percent through 2025</i>	99.6%	100.0%	96.5%	95.0%	95.0%
<i>Maintain the rate of annual evictions below 4 percent through 2025</i>	3.2%	3.4%	3.3%	3.5%	4.0%

* Please note that the FY 2017 estimate includes committed affordable housing units that are anticipated to be completed/delivered by 6/30/17. An additional 365 rental units have received development approvals as well as pledges of City financial support and are at various stages in the construction process with completion anticipated in FY 2018-2019. Around 400 more rental units are in Housing's development pipeline.

Department Contact Info

703.746.4990

<http://alexandriava.gov/housing/>

Department Head

Helen McIlvaine



REVENUE & EXPENDITURE SUMMARY

	FY 2016 Actual	FY 2017 Approved	FY 2018 Proposed	\$ Change 2017 - 2018	% Change 2017 - 2018
Expenditures by Character					
Personnel	\$1,676,190	\$1,888,205	\$1,934,078	\$45,873	2.4%
Non-Personnel	\$3,411,346	\$1,640,613	\$6,103,184	\$4,462,571	272.0%
Interfund Transfers	\$0	\$1,323,399	\$848,242	(\$475,157)	-35.9%
Housing Trust Fund	\$1,974,209	\$2,867,699	\$3,355,675	\$487,976	17.0%
Total	\$7,061,745	\$7,719,916	\$12,241,179	\$4,521,263	58.6%
Expenditures by Fund					
General Fund	\$2,891,391	\$3,114,823	\$2,644,313	(\$470,510)	-15.1%
<i>General Fund New</i>	<i>\$1,538,549</i>	<i>\$2,229,853</i>	<i>\$1,766,146</i>	<i>(\$463,707)</i>	<i>-20.8%</i>
<i>Dedicated Revenue New (0.6 cent less debt service)</i>	<i>\$1,352,842</i>	<i>\$884,970</i>	<i>\$878,167</i>	<i>(\$6,803)</i>	<i>-0.8%</i>
Grants	\$2,196,145	\$1,737,394	\$1,841,191	\$103,797	6.0%
<i>CDBG, NSP and HOME New Revenue</i>	<i>\$180,525</i>	<i>\$1,027,394</i>	<i>\$1,131,191</i>	<i>\$103,797</i>	<i>10.1%</i>
<i>CDBG, NSP and HOME Carryover Revenue</i>	<i>\$279,904</i>	<i>\$360,000</i>	<i>\$360,000</i>	<i>\$0</i>	<i>0.0%</i>
<i>CDBG, NSP and HOME Program Income</i>	<i>\$1,735,716</i>	<i>\$350,000</i>	<i>\$350,000</i>	<i>\$0</i>	<i>0.0%</i>
Housing Trust Fund	\$1,974,209	\$2,867,699	\$3,355,675	\$487,976	17.0%
<i>Housing Trust Fund New Revenue - Earmarked</i>	<i>\$0</i>	<i>\$1,615,000</i>	<i>\$2,115,000</i>	<i>\$500,000</i>	<i>31.0%</i>
<i>Housing Trust Fund New Revenue - Not Earmarked</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>N/A</i>
<i>Housing Trust Fund Carryover Revenue - Earmarked</i>	<i>\$1,974,209</i>	<i>\$1,252,699</i>	<i>\$1,240,675</i>	<i>(\$12,024)</i>	<i>-1.0%</i>
<i>Housing Trust Fund Carryover Revenue - Not Earmarked</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>N/A</i>
Affordable Housing Bonds - Earmarked	\$0	\$0	\$4,400,000	\$4,400,000	N/A
Total	\$7,061,745	\$7,719,916	\$12,241,179	\$4,521,263	58.6%
Total Department FTEs	15.00	15.00	15.00	0.00	0.0%

Note: Carryover monies are shown to provide more accurate information on expenditures from year to year. Carryover monies are included for non-General Fund sources (CDBG and HOME Grants, Housing Trust Fund, Affordable Housing bonds, and dedicated revenue). The Housing Trust Fund has been separated from the non-personnel character to emphasize that this money can only be spent on affordable housing initiatives and projects.

FISCAL YEAR HIGHLIGHTS

- The FY 2018 budget for the Office of Housing increases by 58.6% from FY 2017 levels due to the allocation of \$4.4m in bonds for affordable housing. These bonds were authorized in the FY 2017 budget and earmarked for spending in FY 2018. The funding will be used to assist Carpenter’s Shelter redevelopment with a new shelter and 98 affordable rental units.
- General Fund new expenditures decreases by 20.8% due to \$0.5 million of one-time of real estate tax revenues generated by the National Science Foundation building dedicated to affordable housing in FY 2017 that does not occur in FY 2018.
- \$4.3 million to increase the available dollars for affordable housing projects has been included in the City Manager’s proposed options for additional capital project expenditures if additional taxes are levied. The \$4.3 million would fund the Church of the Resurrection affordable housing project, which includes 113 units.



DEPARTMENT CHANGES TO CITY SERVICES

Program	Adjustments	FTE	Amount
TOTAL FY 2017 APPROVED ALL FUNDS BUDGET		15.00	\$7,719,916
All	<p>Current Service Adjustment</p> <p>Maintain current levels of service delivery by reallocating current staffing resources across programs to align with current work requirements along with adjustments to non-personnel resources.</p>	0.00	\$121,263
Affordable Housing	<p>Affordable Housing Bonds</p> <p>These bonds were authorized in the FY 2017 budget and earmarked for spending in FY 2018 for affordable housing. The repayment of these bonds will derive from the already allocated 0.6 cent of the real estate tax rate revenues not already used to support existing housing bond repayment.</p>	0.00	\$4,400,000
TOTAL FY 2018 PROPOSED ALL FUNDS PROGRAM BUDGET		15.00	\$12,241,179

Office of Housing



PROGRAM LEVEL SUMMARY DATA

Program	FY 2016 Actual	FY 2017 Approved	FY 2018 Proposed	\$ Change 2017 - 2018	% Change 2017 - 2018
Leadership and Management					
<i>This program provides education, training and counseling, general management, and partnership development and management.</i>					
Program Expenditures (All Funds)	\$655,824	\$708,632	\$746,653	\$38,021	5.4%
Program FTEs	5.10	4.90	4.90	0.00	0.0%
Landlord and Tenant Relations					
<i>This program provides compliance monitoring, counseling, relocation support and fair housing testing.</i>					
Program Expenditures (All Funds)	\$553,353	\$516,071	\$521,688	\$5,617	1.1%
Program FTEs	4.00	3.60	3.60	0.00	0.0%
Home Ownership					
<i>This program provides lending and asset management, and sales and marketing for affordable set-aside and resale restricted units.</i>					
Program Expenditures (All Funds)	\$1,663,724	\$466,620	\$475,233	\$8,613	1.8%
Program FTEs	0.80	1.30	1.30	0.00	0.0%
Housing Rehabilitation					
<i>This program provides financing and loans/grants to City residents with the goal of making homes safe, suitable, accessible and green living environments through City assisted rehabilitation and modification projects.</i>					
Program Expenditures (All Funds)	\$695,412	\$1,185,344	\$1,242,135	\$56,791	4.8%
Program FTEs	1.90	1.80	1.80	0.00	0.0%
Affordable Housing Development and Preservation					
<i>This program provides technical assistance, development process review and oversight, along with financial tools and loan/grant management, as well as lending and asset management functions, to secure and foster the development and preservation of affordable units.</i>					
Program Expenditures (All Funds)	\$3,493,433	\$4,790,727	\$9,255,470	\$4,464,743	93.2%
Program FTEs	3.20	3.40	3.40	0.00	0.0%



LEADERSHIP & MANAGEMENT PROGRAM

Program Description: This program provides education, general management, asset management, and compliance oversight for Federal, State or local funding, as well training, and partnership development. These activities help maintain Housing as a high performing organization.

Expenditures by Character	FY 2016	FY 2017	FY 2018
	Actual	Approved	Proposed
Personnel	\$512,627	\$610,347	\$658,755
Non-Personnel	\$143,197	\$98,285	\$87,898
Total Expenditures (All Funds)	\$655,824	\$708,632	\$746,653
Total Program FTEs	5.10	4.90	4.90

LANDLORD AND TENANT RELATIONS

Program Description: This program provides compliance monitoring, counseling, relocation support and fair housing testing. These activities help resolve issues in compliance with the Virginia Residential Landlord Tenant Act, monitor housing discrimination, and mitigate displacement of tenants that may occur during redevelopment.

Expenditures by Character	FY 2016	FY 2017	FY 2018
	Actual	Approved	Proposed
Personnel	\$475,534	\$437,910	\$451,000
Non-Personnel	\$77,819	\$78,161	\$70,688
Total Expenditures (All Funds)	\$553,353	\$516,071	\$521,688
Total Program FTEs	4.00	3.60	3.60

Key Indicators	FY 2016	FY 2017	
	Actual	Estimate	Target
<i>Maintain the rate of annual evictions below 4 percent through 2025</i>	3.3%	3.5%	4.0%

Office of Housing



HOME OWNERSHIP

Program Description: This program provides lending and asset management, and sales and marketing for affordable set-aside and resale restricted units. This activity is offered with the goal of low, moderate and workforce income level Alexandria residents and workers having affordable home purchase opportunities in Alexandria with City assistance/involvement. Counseling and training are also provided to help homeowners, including condominium owners, successfully maintain their homes.

Expenditures by Character	FY 2016	FY 2017	FY 2018
	Actual	Approved	Proposed
Personnel	\$111,308	\$152,464	\$158,485
Non-Personel	\$1,472,675	\$164,156	\$166,748
Housing Trust Fund	\$79,741	\$150,000	\$150,000
Total Expenditures (All Funds)	\$1,663,724	\$466,620	\$475,233
Total Program FTEs	0.80	1.30	1.30

HOUSING REHABILITATION

Program Description: This program provides financing and loans/grants to City residents with the goal of making homes safe, suitable, accessible and green living environments through City assisted rehabilitation and modification projects.

Expenditures by Character	FY 2016	FY 2017	FY 2018
	Actual	Approved	Proposed
Personnel	\$270,461	\$221,977	\$225,469
Non-Personnel	\$372,706	\$910,367	\$963,666
Housing Trust Fund	\$52,245	\$53,000	\$53,000
Total Expenditures (All Funds)	\$695,412	\$1,185,344	\$1,242,135
Total Program FTEs	1.90	1.80	1.80



AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION

Program Description: This program provides technical assistance, development process review and oversight, along with financial tools and loan/grant management, as well as lending and asset management functions, to secure and foster the development and preservation of affordable units. These activities are provided with the goal of the City having committed affordable rental housing to serve households at a variety of income levels at or below 60 percent of the Area Median Income (AMI).

Expenditures by Character	FY 2016 Actual	FY 2017 Approved	FY 2018 Proposed
Personnel	\$306,259	\$401,241	\$440,368
Non-Personnel	\$1,344,951	\$401,388	\$414,185
Capital Outlay	\$0	\$0	\$4,400,000
Interfund Transfer	\$0	\$1,323,399	\$848,242
Housing Trust Fund	\$1,842,223	\$2,664,699	\$3,152,675
Total Expenditures (All Funds)	\$3,493,433	\$4,790,727	\$9,255,470
Total Program FTEs	3.20	3.40	3.40

Key Indicators	FY 2016 Actual	FY 2017 Estimate	Target
<i>Increase the number of committed affordable housing units to 5,946 by 2025</i>	4,572	4,620*	5,946
<i>Maintain compliance with fair housing laws above 95 percent through 2025</i>	96.5%	95.0%	95.0%

* Please note that the FY 2017 estimate includes committed affordable housing units that are anticipated to be completed/delivered by 6/30/17. An additional 365 rental units have received development approvals as well as pledges of City financial support and are at various stages in the construction process with completion anticipated in FY 2018-2019. Around 400 more rental units are in Housing's development pipeline.

CITY OF ALEXANDRIA, VIRGINIA
Office of Housing



FY 2018 HOUSING PROGRAM SOURCES AND USES

Program (Uses)	Affordable Housing					Total All Funds
	Home Ownership	Housing Rehabilitation	Landlord Tenant	Development & Preservation	Leadership & Mgmt Support Services	
Funding (Sources)						
CDBG						
New Grant	\$0	\$560,687	\$21,864	\$0	\$153,043	\$735,594
Program Income	\$50,000	\$200,000	\$0	\$0	\$0	\$250,000
Carryover	\$0	\$360,000	\$0	\$0	\$0	\$360,000
	\$50,000	\$1,120,687	\$21,864	\$0	\$153,043	\$1,345,594
	One Loan	Eight HPRLP Loans One RAMP Loan	One Round of Fair Housing Testing			
HOME						
New Grant	\$0	\$0	\$0	\$375,000	\$20,597	\$395,597
Program Income	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Carryover	\$0	\$0	\$0	\$0	\$0	\$0
	\$100,000	\$0	\$0	\$375,000	\$20,597	\$495,597
	One Loan					
GENERAL FUND						
New	\$175,233	\$68,448	\$369,824	\$552,828	\$573,013	\$1,739,346
Dedicated Revenue	\$0	\$0	\$130,000	\$748,167	\$0	\$878,167
New HOME Match	\$0	\$0	\$0	\$26,800	\$0	\$26,800
	\$175,233	\$68,448	\$499,824	\$1,327,795	\$573,013	\$2,644,313
	Admin Support for Homeownership Program			Projected 28 Developer Pledged Units & Funding to Support AHDC		
HOUSING TRUST FUND						
New	\$100,000	\$0	\$0	\$2,015,000	\$0	\$2,115,000
Carryover	\$50,000	\$53,000	\$0	\$1,070,725	\$0	\$1,173,725
HOME Match (Carryover)	\$0	\$0	\$0	\$66,950	\$0	\$66,950
	\$150,000	\$53,000	\$0	\$3,152,675	\$0	\$3,355,675
	Loans and Housing Counseling	Mini-RAMP Grants & Funding for RTA				
GO BONDS FOR AFFORDABLE HOUSING				\$4,400,000		\$4,400,000
ALL FUNDS	\$475,233	\$1,242,135	\$521,688	\$9,255,470	\$746,653	\$12,241,179



MISCELLANEOUS INFORMATION

Housing Trust Fund (HTF) expenditures for FY 2018 include a new allocation of up to \$330,000 in estimated carryover Housing Trust Fund monies for the following programs:

\$280,000	Housing Opportunities Fund (HOF): Alexandria Housing Development Corporation (AHDC), Home Match, and Fees for Professional
<u>\$50,000</u>	Rebuilding Together Alexandria
\$330,000	Total

In addition to the estimated Housing Trust Fund carryover monies, new projected Housing Trust Fund revenue received in FY 2017 will be used to supplement the following programs:

<u>\$2,000,000</u>	HOF: Not yet designated
\$2,000,000	Total

Approved HOF allocation to the Alexandria Housing Development Corporation of \$300,000 consisting of both General Fund and Housing Trust Fund HOF monies.



MEDIA ADVISORY
FOR IMMEDIATE RELEASE
February 14, 2017

Contact: Rose Boyd
703-549-7115 ext. 225

The Alexandria Redevelopment and Housing Authority “ARHA Repays Glebe Park Loan”

On February 14, the Alexandria Redevelopment and Housing Authority (ARHA) repaid its loan, with the required interest, to the City of Alexandria in the amount of \$5,970,274.78. ARHA CEO Roy Priest presented the check to the City Council during its legislative meeting. This payment, along with the initial \$600,000 payment made at the financial closing, represents the full repayment of \$6,579,274 of all outstanding principal and accrued interest due on the Glebe Park loan. The loan occurred in 2008, when ARHA began to implement its redevelopment plan for Glebe Park Apartments, a mixed-income development, through a joint venture with a private developer, EYA. The bridge loan from the City covered the purchase price of \$5,600,000 and was consistent with the City of Alexandria’s strategic goal of creating a caring community that is diverse and affordable.

The Glebe Park project was designed to increase the availability of affordable housing units with emphasis on low and moderate income City government workers, first responders, seniors, individuals with disabilities and others. Glebe Park was fully redeveloped and consists of 84 affordable units, 10 workforce units and eight market rate units. The 112 market rate units that originally occupied the site were not replaced in the redevelopment process. Instead, ARHA replaced on a one-for-one basis the 40 Glebe Park public housing units on site and provided 44 off-site replacement public housing units from James Bland.

A Million More

Delays result in another \$1 million loan request for Ramsey Homes redevelopment.

By [Vernon Miles](#)

[Alexandria Gazette Packet](#)

[Thursday, February 16, 2017](#)

After paying back a redevelopment loan earlier in the Feb. 14 City Council meeting, Alexandria Redevelopment and Housing Authority (ARHA) came back a few minutes later to request nearly a million more for the Ramsey Homes redevelopment.

Helen McIlvaine, director of the Office of Housing, presented ARHA's request to double the city's loan. McIlvaine said the loan increase was the result of the delay in the loan application process from 2016 to 2017 after the City Council requested ARHA do more work to further study preservation options for Ramsey Homes. \$700,000 of the \$900,000 total request was a result of a tax rate increase during that year. Mayor Allison Silberberg said, even knowing the resulting cost increase, the delay was the right decision.

"It is a complicated project," said Silberberg. "We had to take in a lot of input in terms of history of the site to help us figure out a way forward."

Vice Mayor Justin Wilson added that cost delays will likely continue to plague affordable housing development in Alexandria as a result of changes at the federal level.

"This is the cost of delay," said Wilson, "but I also think this is the leading edge of a changing environment that is unfortunately going to bedevil us on all these projects."

The council voted unanimously to approve the loan request.

City Council increases ARHA loan for Ramsey Homes

February 20, 2017
Alexandria Times
426



By James Cullum (Photo/James Cullum)

City councilors unanimously agreed Tuesday to increase its loan to the Alexandria Redevelopment and Housing Authority for the Ramsey Homes redevelopment project from \$1.1 million to \$2 million.

In a letter to council, ARHA officials cited increased material and labor costs associated with the fact that the project was delayed a year in applying for federal low income housing tax credits, a dramatic increase in the property's value as well as uncertainty because of the potential for tax reform efforts on the federal level.

In the plan approved by council last year, the four existing buildings, which were constructed during World War II to house black defense workers and currently house 15 affordable units, would be demolished to make way for a four-story building containing 52 mixed-income units.

ARHA president and CEO Roy Priest did not come to council chambers empty-handed. He presented councilors with a \$5.9 million check as payment toward an \$18.5 million loan from the city. So far, ARHA has repaid \$14.5 million and \$1.9 million in interest.

"I appreciate your efforts," Priest told officials. "And I look forward to our future together providing affordable housing for the residents of our city."

Signals of animosity between council, the public and ARHA staff over the Ramsay Homes redevelopment seemed nonexistent, a far cry from when the project was first considered last February.

After a heated debate over whether to preserve some of the original buildings and concerns about ARHA's transparency, city councilors denied the project, only to reverse that decision just days later and come up with a joint plan to improve communication between the bodies.

Although council initially requested a plan to save one of the buildings, eventually councilors unanimously approved the project last November.

"I certainly appreciate all of your hard work, and everyone on your staff," said Mayor Allison Silberberg. "Affordable housing is so critical for our city. ... I think that your staff and our staffs are working so well together is a great sign."

Daniel Bauman, chairman of the ARHA board of directors, echoed Silberberg's comments.

"We see tremendous value in the partnership that we have with the city that has served our residents over the last decades," he said. "We are definitely seeing a great deal of collaboration and cooperation between ARHA staff and city staff."

Stabilizing the City's Affordable Housing Crisis

Project name	Type	Status	City investment (including Housing Trust Fund)	
Jackson Crossing	New construction	Completed	\$ 3.2 million	Includes City land note
Lynhaven Apartments	Preservation	Completed	\$ 1.1 million	
St James Plaza	New construction	Under construction	\$ 5.7 million	
Gateway at King & Beauregard	New construction	Under construction	\$ 5.5 million	
Community Lodgings	Preservation	Pipeline (pursuing financing)	\$ 500,000	
Carpenter's Shelter	Redevelopment/new construction	Pipeline (secured approvals; pursuing financing)	\$ 7.1 million	
Ramsey Homes	Redevelopment	Pipeline (secured approvals; pursuing financing)	\$ 2 million	
Lacy Court	Preservation	Pipeline (pursuing financing)	\$ 3.8 million	
Church of the Resurrection	New construction	Pipeline (predevelopment)	\$ 400,000	
			\$ 29.3 million	

Recently completed or in development committed affordable housing projects with city funding.

By [Vernon Miles](#)

[Alexandria Gazette Packet](#)

[Wednesday, February 15, 2017](#)

At its Jan 28 public hearing, the City Council adopted the FY2017 through 2022 Strategic Plan. Through FY2018, the plan recommends actions to help the city reach certain goals in various categories related to life in Alexandria. Over the next five years, the Strategic Plan will be the central guide to projects approved and funded by City Council.

Ten categories are identified in the plan as areas where city government will continue to develop resources, ranging from changes to the waterfront to encouraging citizens to get more exercise. Each item of the plan also includes a selection of actions to be taken for the FY 2018 year.

The second section of the city's Strategic Plan focuses around combating poverty and adding committed affordable housing to Alexandria.

Action items for FY 2018 include:

- Support non-profits and ARHA to provide committed affordable housing
- Provide housing relocation support to Beauregard residents impacted by redevelopment
- Develop tools and strategies to create and maintain deeply subsidized committed affordable units
- Conduct Fair Housing Testing and Training
- Secure committed affordable housing through the development process
- Launch an equity and implicit bias initiative

- Create Title VI plan (to prevent discrimination on the basis of race, color, or national origin) for the city
- Create a comprehensive one stop workforce development shop
- Implement strategies to execute federal, state, and local goals toward functionally ending chronic homelessness by the end of 2017
- Identify and support homeless youth and transitional age youth (18-24) in Alexandria by implementing best practices developed by the Department of Housing and Urban Development and partnering with the Alexandria City Public Schools and Health Department
- Add language courses for English Language Learners at the Barrett and Duncan Library branches
- Conduct Route 1 South Planning Study
- Secure committed affordable and accessible housing, as well as seek affordable assisted living units through the development process.

FOR AFFORDABLE housing in Alexandria, the Strategic Plan is a mostly a continuation of goals and efforts set forward in 2013's Affordable Housing Master Plan.

“The action items align perfectly with the work we’re doing right now,” said Helen McIlvaine, director of Housing. “The underpinnings for the Housing Master Plan is housing for all, which is an inclusive approach. Achieving more housing affordability is probably the most tangible way that this city speaks to the commitment to diversity and inclusiveness. If people of different abilities and incomes and ages can live here, that’s how we make it real.”

In Alexandria in 2015, 67 percent of residents live in housing that is considered unaffordable based on their income (spending more than 30 percent of their income on housing). Nearly 10 percent of the city’s population live in poverty.

The first action item, supporting non-profits and Alexandria Redevelopment and Housing Authority (ARHA) to provide committed affordable housing, is becoming an increasingly vital piece of Alexandria’s housing program. The city partners with and financially supports public housing and voucher programs through ARHA, as well as through loans supplied to affordable housing non-profit developers like AHDC.

Market-rate affordable units, those considered affordable to low income residents without government or non-profit subsidies, have been in freefall in recent years. Between 2015 and 2016, the number of market rate affordable units in Alexandria fell from 5,956 to 3,853. If the trend continues the two decade decline, 2017 will be the first year that the number of committed affordable housing residences, 3,818 as of last fall, will exceed the number of market-rate affordable units.

City Manager Mark Jinks will present the proposed budget at the Feb. 21 City Council meeting. McIlvaine said the main part of the housing budget contingent on yearly funding is their yearly projects with non-profits.

“We use federal dollars and other funds we have available [for affordable housing projects] but when that amount isn’t sufficient, our support is dependent on City Council allocating dollars for that project,” said McIlvaine. “This past year, for the Carpenter Shelter ... we used our money and will use some general obligation bond funding when the project goes into closing. That’s a case where doing a project was dependent on budget resources. We expect to be in the same position for 2018. The project we currently would expect to do, the Church of the Resurrection project, would require an allocation from the City Council to make up what we don’t have.”

During last year’s budget process, the Church of the Resurrection project was described as a \$7.9 million project. McIlvaine said the number was “in that same ballpark” but no exact estimate was available yet.

One of the last action items, the planning study for Route 1 South, is part of the Office of Housing’s ongoing effort to preserve 200 affordable units in that area.

“We’ve been active in trying to get grant funding for the Route 1 South planning study,” said McIlvaine. “There are three existing affordable housing developments that we would like to make sure remain affordable over time. What’s being developed around there is the opposite of affordable. If these homes are redeveloped, they will come back as million dollar townhomes.”

THE KEY INDICATORS of the Inclusive City section say the city should reduce levels of housing cost burdened households and reduce the percentage of residents living in poverty, but does not list numbers the city should be expected to reach.

“We don’t have a target,” said McIlvaine. “We can tell if there’s success if the number is going down. It doesn’t reflect our reluctance to have our work measured, it just tries to take into account that there are lots of factors external to us at play.”

Greg Useem, chief performance officer, said the indicators for Inclusive City have a directional goal rather than a numeric one.

“The focus there is, regardless if it has a target or not, is to strive to improve the city as a whole,” said Useem. “The objective here is to focus the organization on improving these indicators. Setting a specific target sometimes helps that discussion ... [but] sometimes something like this can be a little more difficult to set a specific numeric value to.”

Like McIlvaine, Useem said affordable housing in Alexandria is an area that can be heavily impacted by outside factors like tax rates for housing loans.

“These are indicators where the city has some influence on moving,” said Useem. “We do not control these indicators or what direction they move in, but we are striving to influence them in a positive way. The city does not control poverty rate. If we did, it would be zero. There are variables and factors that go into the poverty rate. What we’re trying to say we’re is trying to make it better.”



SCHOOL BUS DRIVER PRE-SCREENING EVENT

10 a.m. - Thursday, March 2

City of Alexandria Workforce Development Center
1900 N. Beauregard St., Suite 300

Alexandria, VA 22311

ARLINGTON COUNTY PUBLIC SCHOOLS

Requirements to Participate:

NO CDL REQUIRED TO APPLY!

- MUST attend Pre-Screen Event on March 2 ● MUST BE 21 years old
- Complete application prior to event at www.apsva.us/careers
- Possess good driving record (with proof of five-year U.S. driving history)
- Pass physical, drug, alcohol, background, training & CDL exam/screens

Benefits:

- Training pay per hr.: \$14.52 ● After training pay per hr.: \$17.80
- Full-time/permanent pay range: \$18.79 - \$22.87 ● Earn CDL at no-cost
- Full-Time Benefits: Retirement / Health/Dental / Sick, Personal /Holiday Leave & more

RSVP by March 1 at: www.alexandriawdc.eventbrite.com

For more information, contact Ralph Critten at

ralph.critten@alexandriava.gov or call

703.746.5861.




The City of Alexandria
Workforce Development Center

Department of Community and Human Services

This event is sponsored by the Workforce Development Center, a program of the Department of Community and Human Services. The City of Alexandria is committed to compliance with the Americans with Disabilities Act, as amended. To request a reasonable accommodation or an alternative format, email Maurice.tomdjo@alexandriava.gov or call 571.384.5244.

SUMMER YOUTH PUBLIC PROGRAM



The City of Alexandria
Workforce Development Center

For more information, contact
Youth Program Coordinator:

Octavius Fulton

octavius.fulton@alexandriava.gov
703.746.5857



WE WANT YOU!

Accepting Online Applications
March 6 – March 17

HOW TO APPLY



1. Go to www.alexandriava.gov/jobs
2. Click on City Employment Opportunities (Open to All)
3. Click on Youth Employment Aide.
4. Click on Apply.
5. Create your profile.
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

APPLY ONLINE
www.alexandriava.gov/jobs

The City of Alexandria is committed to compliance with the Americans with Disabilities Act, as amended. To request a reasonable accommodation, please email: maurice.tomdio@alexandriava.gov or call the video phone 571.384.5244.

Not My Baby

an original hip-hop musical

\$20 General admission

March 17, 18, 24, 25

**Richard Kauffman Auditorium
1108 Jefferson St. Alexandria, VA 22314**

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For more information contact:

momentuminc@gmail.com; Tel. (703) 640-4980; www.momentuminc.org








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eatsmartmovemoreva.org



Shop for nutritious, fresh produce, including:

Vegetables  mushrooms  herbs 
Fruits  vegetable starts 



Eat Smart, Move More ***at farmers markets***

**Get more fruits and vegetables
when you use your SNAP/EBT CARD**

1 Visit a participating Farmers Market



2 Stop by the information booth and swipe your SNAP/EBT Card

3 Receive matching tokens to spend more at the farmers market!*

**Old Town Farmers Market, up to \$20
Arlington Farmers Market, no max
Columbia Pike Farmers Market, up to \$10

**Visit Virginia Cooperative Extension
at the market for fun activities, tastings**, and prizes!**

Old Town Farmers Market 301 King St Alexandria, VA

VCE Last Saturdays of the month

Open Saturdays - 7:00 a.m. to 12:00 p.m.

**tastings at Old Town Farmers Market only

Arlington Farmers Market N. 14th St and N Courthouse Rd

VCE Second Saturdays of the month

Open Saturdays - 8:00 a.m. to 12:00 p.m.

Columbia Pike Farmers Market 2820 Columbia Pike Arlington, VA

VCE Third Sundays of the month

Open Sundays 9:00 a.m. to 1:00 p.m.

