

JUNE 26, 2017



**BOARD OF COMMISSIONERS
MONTHLY MEETING**

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

ROY O. PRIEST, SECRETARY-TREASURER

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 Wythe Street • Alexandria, VA • 22314
703.5849.7115 (o) 703.838.2825 (f)
www.arha.us

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

June 19, 2017

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

**Re: Monday, June 26, 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, June 26, 2017 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There are two Consent items and no Action item submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)
ARHA Commissioners (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, June 26, 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, May 22, 2017
4. Vote Receipt of the Secretary-Treasurer's Report as of Monday, June 26, 2017
5. **CONSENT DOCKET**
 - 5.1 **Vote to Approval Resolution No. 643, To Award a Contractor for Integrated Pest Management Services**
 - 5.2 **Vote to Approval Resolution No. 644, Authorizing Staff to Renew Contract for Housing Quality Standards (HQS) Inspections Services**
6. **ACTION DOCKET**
7. Other Business
8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

Secretary – Treasurer Report

June 26, 2017

The Transition Period has provided the opportunity to focus attention on some projects that have languished or not been completed during my tenure with the Agency. The formulation of the Agency's Communication Plan has garnered a measurable level of attention over the past six weeks. I organized an inter-departmental work group to formulate strategies to improve our internal and external engagements with our employees, residents and community stakeholders. We identified five specific outcomes: upgrade the website; publish a newsletter, prepare and release an Annual Report; provide a daily inspirational message to the staff; and install a monitor in the reception area.

The monitor was installed in the Reception area to communicate information about current events and resources available to residents throughout the agency; provide a housekeeping video; advertise meetings and special training and job opportunities; installed a video describing the Resident and Community Services programs and resources; and allow access to our website. There are unlimited applications that can be installed to expand our resident's awareness of the full complement of programs and services that are available to them. A daily inspirational message is being broadcast electronically to the staff for the past ten days. The website, arha.us, was upgraded with an Events page that highlights all of the activities that are being planned, implemented and an archive click-on is available to view all of our past events. The newest version of the ARHA Monthly Newsletter will be released before the end of June. Finally, the Annual Report will be completed and released in advance of the July Board Meeting.

PRIORITY WORK ASSIGNMENTS

The work assignments section of this report tracks assignments that the Board has directed to the CEO for completion within a reasonable time frame contingent on staff capacity and connection to the Agency's mission. These are outside of the regular work requirements of the Agency but link to the advancement of the overall performance of the Agency. As the assignments are completed they are deleted from the list after sixty days.

Near Term 2017 Actions

Board Directed Assignments

- Developer Fee Reconciliation (Completed)
- Report on Real Estate Taxes Paid to City – (Completed)
- Economic Benefits of 401 Acquisition – (Completed)
- Preparation of Ramsey LIHTC Application – (Completed)
- Financing ARHA Operating Shortfall for PHA – (Completed)
- Andrew Adkins Concept 1 re-submission (Completed)
- VHDLLC Governance Plan Approval – June 2017

Longer Term Projects:

- ACE and Global Full Implementation
- Saxony Square/Park Place Disposition

- Plan for OTC Disposition Proceeds
- Modernization of Resolution 830
- Plan for the acquisition/rehabilitation of Ladrey High-rise

ARHA FINANCIAL AND ADMINISTRATIVE STATUS

ARHA is operating in a financially stable position through the execution of sound business practices and policies. There are various financial indicators that substantiate this outcome through the fifth month of the 2017 fiscal year:

- Reserve transfers only required 43% of the total projected budget
- Dwelling rent revenues were 9% higher than budgeted
- Reserves increased 18% and the requirement for the use of these funds decreased by 12% between April to May
- Rent roll PH charges increase by 3% higher than the past month
- COCC continues to generate an increased level unrestricted reserves
- PH AMPs produced \$340,272 of reserves and used \$88,027 to offset deficits
- Government grants were received at a 5% higher level than the budget

The challenge for the remainder of FY 2017 is the development of a financial strategy to manage the future budget reductions that could occur in the next fiscal. When the original short budget was released by the administration, we calculated a \$1.4M impact on ARHA. The final budget did not adjust the level of funding for our core programs so we have to work with our industry partners to minimize the final funding reductions in the THUD Appropriation Bill. Hopefully, the funding levels in the final FY 2017 Omnibus Appropriation will be sustained in the final FY 2018 Appropriation Bill that most likely will not be enacted until the first quarter of the next fiscal year. ARHA has to effectively manage expenditures for the balance of this fiscal year to provide surplus funds (reserves not subject to HUD re-capture) that can be used to offset future budget reductions.

A major benchmark in the Executive Search process is the interviewing of perspective applicants. This will occur on Monday June 26, 2017. Candidates will be interviewed by the Board Committee in the morning and by a stakeholder panel in the afternoon. The day will culminate in an Executive Session discussion to discuss the selection of the next ARHA CEO. The wheels of progress are moving forward to the selection and hiring of the CEO within the next thirty days. The final step in the selection process will be the on-boarding the executive. The current CEO will serve until his replacement has been hired and will assist in the transition of the new ARHA leader.

The former Deputy Executive Director, Douglass Owens, resigned his position effective May 30, 2017. The Annual Summer College Internship Program started on May 25th with hiring of four persons to support the summer program at the Ruby Tucker Center. The remaining eight interns started work on June 13th for an eight week period. This is the smallest class of interns we have hired for the past three years. Seven of the interns have worked with ARHA in the past and are a welcome temporary addition to the staff. They are assigned to support the completion of a myriad of challenging work assignments for the entire organization during their tenure with us.

We will once again host the Summer Youth Program in conjunction with the Center for Economic Support (formerly JobLink) at DCHS. The twenty (20) to 35 youth workers implement our

“Summer Beatification Program”. They work on all of ARHA’s properties in the Braddock and Old Town North areas. You will witness the outstanding work they accomplish when you observe them working on one of our properties. I encourage you to stop to talk with them about their work experience. During the course of the summer they are also provided with lectures and workshops that are focused on developing job readiness skills, customer service giving back to the community. We are preparing the next productive members of the workforce.

REAL ESTATE DEVELOPMENT STATUS

RAMSEY

The Ramsey LIHTC Application was approved for funding by VHDA on May 26, 2017 when they issued their final rankings for the 2017 LIHTC Program. This outcome was achieved as the result of our successful appeal of the initial rankings that was issued on May 6, 2017. In order to achieve a closing date of December 22, 2017 we have to complete the Section 106 environmental review process; finalize the site plan with the City; submit the HUD Disposition Application and the Mixed-Finance Proposal; vacate the existing residents from the site; demolish the existing four buildings (one has to be deconstructed in compliance with the mitigation plan negotiate through the Section 106 process); and authorize a “contractor at risk” access to begin site excavation for the garage prior to the emergence of winter weather. The failure to complete these activities would shorten the construction and/or lease-up period and produce an increase in the project costs. We have organized weekly meetings to track the progress on the Ramsey Project. This affords the opportunity for us to make real time adjustments to the schedule and recourse actions that are required to complete the project on schedule and within budget. Additional details are provided in the Development Section of the Board Book.

LADREY

The implementation of a development plan for the Ladrey building requires us to immediately initiate staff work if we want to secure tax exempt bonds in January 2018. The increasing demand for the bonds necessitates ARHA to become aggressive about getting a request to the State in early January 2018 or we could potentially lose one year in our redevelopment schedule. We have contemplated the use of 4% tax credits and bonds to finance the redevelopment of this property. The submission of a Disposition Application to HUD is the trigger to request Tenant Protection Vouchers (TPV) for the residents of the property. We are requesting HUD to allow us to project base the TPV in order to provide the level of funding necessary to secure the economic sustainability of the property. If we cannot achieve this outcome, we would be forced to invent alternative financing (not currently available in the market place for affordable housing) to achieve the redevelopment of Ladrey.

Ladrey Fire Evacuation Plan (LFEP)

We have not abandoned our plans to conduct an evacuation of the property. The final execution of the Ladrey Fire Protection Plan will require a meeting of the Fire Marshall and the Alexandria Fire Department along with ARHA and the Ladrey Resident Association to decide upon a specific date so that we can carry out the Plan. We will take the action necessary to convene the meeting within the next two weeks. We will advise you about the planned evacuation date in the event you want to volunteer to assist in executing the Plan.

REQUEST FOR PROPOSALS SITE REDEVELOPMENT

ADKINS

There has been an extensive array of meetings with the City and Community to advance the entitlement process to obtain the approval of the DSUP before the end of 2017. During the past month meetings were convened with the City Council, BIAG, West Old Town Citizens Association and the ARHA Redevelopment Work Group in addition to meetings with the Office of Planning and Zoning and the Office of Housing. The current proposal to build 60 ARHA units and 400+ market rate units on the ARHA and West Assemblage sites and the open space plan have been vetted but there are still outstanding issues: calculating the bonus density; open space plan; Payne Street treatment and ownership; shared amenities plan; citing of the retail space; and the number of ARHA units on-site and/or off site; that require resolution prior to the P&Z approval of the modified Concept 1 application.

The City's Entitlement process still contemplates approval of the DSUP in a timeframe that would afford ARHA with the opportunity to submit a LIHTC application in March 2018. We are meeting regularly with the City Departments to resolve their comments on the Concept One submission and the revised Concept Plan. The City staff would like the CRC project team to provide more details regarding programming of the open space by addressing what has and has not worked well in other mixed-income communities and how to involve neighborhood youth in the programming process. In order to address the amenity access plan CRC has been requested to prepare and distribute a "Space Type Access Plan" that delineates which spaces are public and which are private.

We are meeting on a twice per week basis with the CRC team and our respective attorneys to finalize the tem of the Development Agreement (DA). We are making significant progress and plan to meet with the Board Development Committee prior to the July Board Meeting that we have targeted to obtain the final approval of the DA.

EYA

We, along with the Board's Development Committee, held a recent meeting with EYA to discuss how to advance the redevelopment of the ARHA Administrative Building and Hopkins Tancil. They are prepared to submit a revised Term Sheet on the Admin Building imminently. They are also interested in detailing a plan to begin the entitling process for Hopkins-Tancil. The Board should contemplate receiving more details about the EYA negotiation at the July Board Meeting.

ASSET MANAGEMENT

The organizational goal for Asset Management is to achieve a Moving To Work designation when HUD announces the expansion of the program. We have achieved and maintained a High Performer SEMAP designation and need seven additional points to achieve the same PHAS designation. The work of the staff over the past month is targeted on the performance indicators that impact these scores. We are currently operating at the benchmark standards for Occupancy and Tenant Accounts Receivable to garner the maximum number of points in these categories. The Director of Asset Management is continuing to convene weekly meeting to track the occupancy in the public housing and non-assisted units. The majority of the cumulative vacancies,

twenty two (22), in these property categories are isolated to four properties: Samuel Madden (3); Andrew Adkins (3); Princess Square (7); and Hopkins Tancil (3). Fortunately, the public housing vacancies (12) are the only ones that impact our PHAS score. Occupancy is the most volatile of the indicators because we cannot control when household voluntarily vacate a unit or are removed for non-payment of rent or other lease violations. The location and age of these properties are factors that negatively impact the lease-up process.

The Housing Choice Voucher (HCV) performance utilization and expenditure metrics has been sustained at the same levels reported for the month of April. The staff is continuing to issue Housing Choice Vouchers and is monitoring the ability of the holders to find housing before the expiration of the voucher. The current availability is being contemplated for use at Ramsey to facilitate the expedited transfer of tenant so we can truncate the timing to complete tasks that impact the targeted closing for the Ramsey site. We also want to avoid the accumulation of reserve funds that could be targeted for recapture by HUD this fiscal year.

RESIDENT AND COMMUNITY SERVICES

The format of the Resident and Community Services Report was revised to provide a numerical and narrative summary of the range of the program services that are being provided to our residents. You can view the cumulative participation level and the value of the volunteers and supplemental support that enrich our program delivery outcomes. We include a narrative to provide additional detail about the type and Range resident and community services being provided. You should pay particular attention to the following events and for the remainder of June and proceeding through July.

- June 24th – 8th Annual Youth Art Festival – Mt Vernon Rec – 1:00 pm
- June 30th – Ladrey Independence Day Festival
- July 5th – National Senior Art Week
- July 8th – Ruby Tucker Day Celebration – RT Center – 12:00 noon

All of the ARHA Board and staff are invited and encourage to attend and participate at these events. You should check with Gaynell Diaz if you are interested in serving as a volunteer at any of these events and workshops.

HEALTH INSURANCE

The cost of health care is spiraling upward at an alarming rate that is putting it outside of the affordable range for many persons. It is one of the most costly benefit we provide to our staff. Our provider initially proposed a 19% increase in the cost of our health benefit program. We were able to negotiate a 13% rate increase by raising the deductible. We elected this year not to shop for a cheaper alternative health plan (as we have done in the past) because of the CEO transition. Our cost to provide the plan increased along with an increase in premium payments by the staff. We presented the Health Program to the staff last week so they could sign-up to renew their coverage or select alternative plan during the open season. We also invited a Colonial Life Insurance agent, who we have invited for the past three years, to provide supplemental health, life and casualty insurance information to the staff. The staff increased their participation level for both of the programs that were presented. Next year close attention should be directed to the financial impact on the organization and employees.

PERSONS IN THE NEWS

Roy Priest – received a “Game Changer Award” at the Virginia Housing Alliance 30th Annual Awards Luncheon on June 15th at the Greater Richmond Conference Center. On June 6th The Alexandria City Council presented a Resolution to acknowledge my service to the City as the CEO of ARHA.

COMMUNITY PROGRAMS AND EVENTS

This section of my report outlines the dates of major events that the Board is required to attend during the course of time between Board Meetings. It also contains special community events that are being sponsored in the community by ARHA and some of our partners to benefit our residents. These events provide the opportunity for the Board to meet and engage with our residents and other advocates and stakeholders. The information is also available to the public and our residents so they can arrange their schedules to participate in as many of these events as possible.

- June 26th – ARHA Board Meeting (401 Wythe) 7:00 PM
- July 4th – Fourth of July City Celebration
- July 5th – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- July 8th – Ruby Tucker Day (RTC) 12:00 NOON
- July 12th – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- July 19th – ARHA Special Board Meeting (401 Wythe) 8:00 AM
- July 20th – ARHA Redevelopment Work Group (CCWR) 5:30 PM
- July 21st – ARHA Annual Employee Outing (Kings Dominion) 8:00 AM
- July 24th – ARHA Board Meeting (401 Wythe) 7:00 PM

NOTE:

We have installed and opened an “EVENTS” page on our website that can be used to stay abreast of important events that have been planned or have been held. Contact us at 703-549-7115 extension 200 if you would like to have an item posted on our website.

MINUTES

MINUTES

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

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

**MONDAY, MAY 22, 2017
7:00 P.M.**

THOSE PRESENT: Daniel Bauman, Chairman
Carter Flemming, Commissioner
Chyrell Bucksell, Commissioner
Karl Sandberg, Commissioner
Peter Kleeblatt, Commissioner

ABSENT: Anitra Androh, Commissioner
Christopher Ballard, Commissioner
Merrick Malone, Commissioner
Salena Zellers, Vice Chairwoman

RECORDER: Ian Hawkins, Recorder

The Chairman and Board commenced executive session at 7:10 pm. Others present were Roy Priest, Chief Executive Officer, and ARHA department heads.

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

- **Ladrey High-Rise Residents Advisory Board (RAB) – Mr. Otis Weeks, President –** Mr. Weeks greeted the Board of Commissioners with a brief report and extended a congratulations to Mr. Priest. He also wished him well on his retirement and thanked him for the vast amount of donations contributed to Ladrey's annual events, as well as supporting creating Ladrey as healthy and viable housing dwell.

Mr. Weeks stated to the Board, when selecting a new Chief Executive Officer that he hopes they would follow in the foot print of Mr. Priest's. He stated he knows the new CEO can't be equal; but he hopes they will be parallel.

Mr. Weeks mentioned the Advisory Board will convene a meeting on Wednesday, May 24th at 2pm in the community room, to discuss the Memorial Day cookout.

Mr. Weeks thanked the Board and stated this concluded his report.

Ms. Murphy, Secretary of the RAB greeted the Board and thanked the Commissioners for speaking with them regarding the selection of the new CEO. Ms. Murphy also apprised the Board with an update on the fire drill and informed the Board that the floor captains have been selected and are currently in place. Ms. Murphy thanked the Board for their time.

Mr. Amos Sim, Vice President of the RAB mentioned to the Commissioner his experience regarding the fire alarm sounding off on some floors and not others; and he realized that other residents weren't exiting their units. Mr. Sim requested the Commissioners to please look into this matter. Chairman Bauman replied staff will certainly check on the status of his request.

- **ARHA Resident Association (ARA) – Kevin Harris, President – greeted the Board.**
Mr. Harris apprised the Board of Commissioners that Staff and ARA are diligently pulling together the resident's handbook.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:
No information submitted

ITEM 4. VOTE TO APPROVE MINUTES FOR MONDAY, APRIL 24, 2017:

Chairman Bauman presented the minutes for Monday, April 24, 2017. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Kleeblatt. The motion was approved with (5) Yeas, and (0) Nays to accept the minutes of Monday, April 24, 2017.

ITEM 5. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT AS OF MONDAY, MAY 22, 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. Commissioner Sandberg moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Bucksell. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, May 22, 2017.

ITEM 6. CONSENT DOCKET:
No information submitted

ITEM 7. ACTION DOCKET:
No information submitted

ITEM 8. OTHER BUSINESS:

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

A motion was made by Commissioner Kleeblatt, seconded by Commissioner Flemming, and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:12pm. At 8:36pm the Board reconvened in public session.

Thereupon, Commissioner Sandberg made the following motion, seconded by Commissioner Bucksell, 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 (5) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:36pm

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

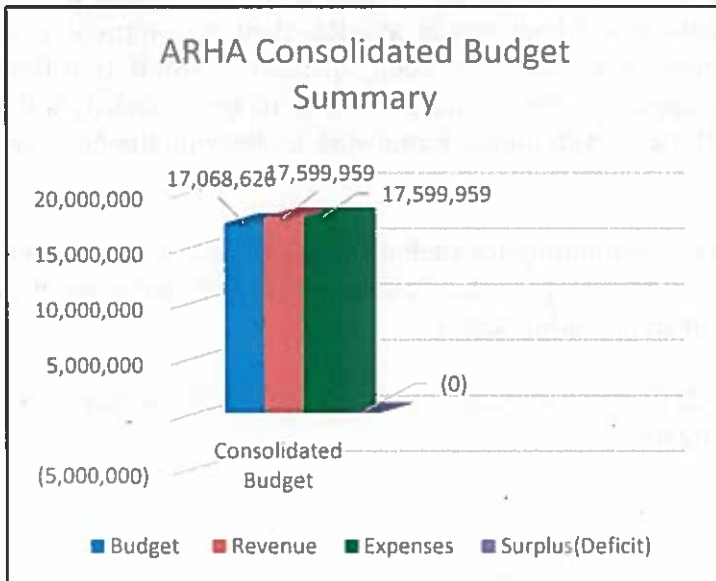
DATE: June 22, 2017

TO: Chairperson Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary Treasurer 

SUBJECT: ARHA FINANCIAL REPORT: JANUARY 1, 2017 – May 31, 2017

CONSOLIDATED BUDGET SUMMARY

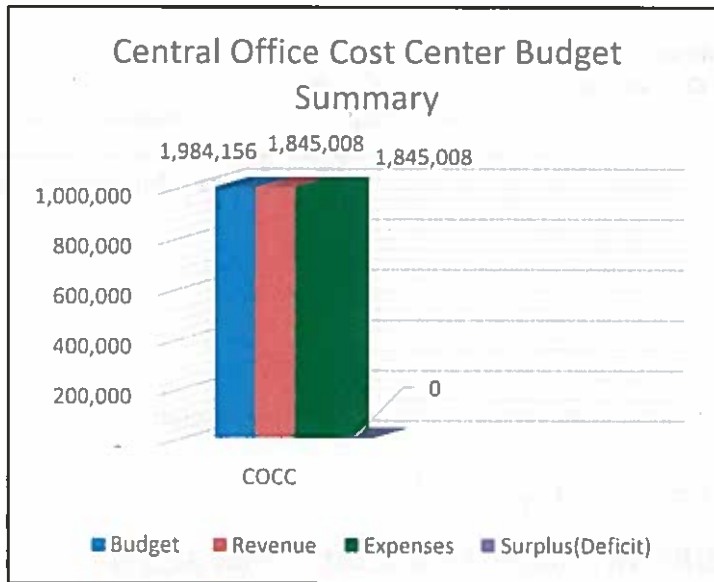


For the period ending May 31, 2017 Revenue and Expenses were \$531K or 3.11% higher than budgeted. As a result, ARHA generated CY reserves of \$1,557MM, which \$1,134MM are restricted and \$422K are unrestricted.

Overall Reserves/Transfers totaled \$205K, which was \$263K or 56% under budget. There were not any other revenue projections under \$50K. Dwelling rent is significantly higher than we projected for our “affordable rental properties” as is Government Grants, which is explained in the related sections below.

Expenses/Reserves were higher than budgeted because of excess reserves. General Expenses and HAP Expenses were the only other expenses over budget by more than \$50K and explained further in applicable sections below.

CENTRAL OFFICE



Overall, As of May 31, 2017, Revenues and Expenses were \$139K or 7.01% under budget and reserves were not needed to support the Central Office (available reserves during this reporting period were \$217K). During this reporting period there were not any other revenue or expense projections under the budget by more than \$20K.

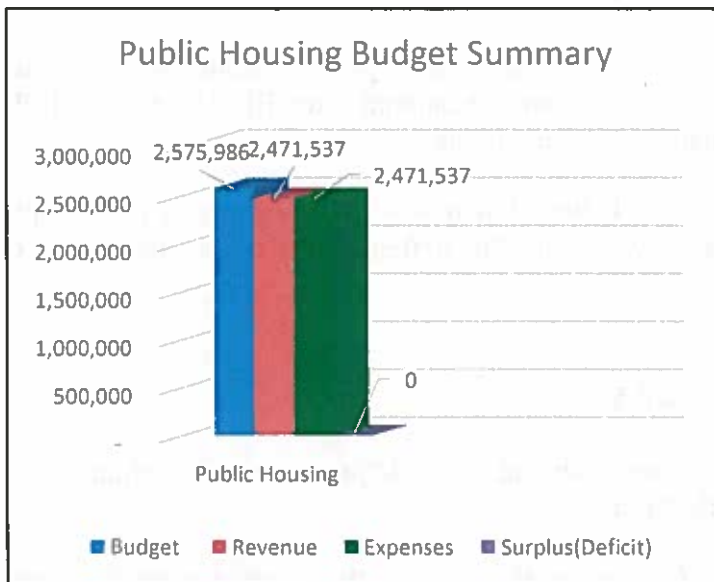
I. CENTRAL OFFICE

The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services. The report above reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management fee to charge to each of the Authority's developments. HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fees monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

For the period ending May 31, 2017, the COCC generated unrestricted reserves of \$112K, which is \$13K or 13.4% more than budgeted.

PUBLIC HOUSING SUMMARY



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

Revenues were \$104K or 4.05% under budget as a result Operating Subsidy not being approved by HUD and Public Housing AMP's not needing to use as much CY reserves.

Expenses were \$104k or 4.05% under budget, due to the on-going effort of the maintenance staff to charge allowable repairs to the capital fund budgets rather than operating budgets.

Among our PH properties, five (5) AMPs yielded restricted reserves of \$228K and six (6) AMPs produced deficits in the amount of \$88K. Staff continues to monitor expenses and maintain these properties within the available operating budget. However, it is worth noting that as long as HUD provides less than 100% of eligible funding we anticipate some of the AMP's to struggle as the year continues.

II. PUBLIC HOUSING- AMP 1

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

For the period ending May 31, 2017, Public Housing- AMP 1 generated a restricted reserve of \$23,193, which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

III. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project numbers which includes: Andrew Adkins (90 units), Samuel Madden Homes Uptown (66 units), and Ramsey Homes (15 units). This community consists of 171 rental units.

For the period ending May 31, 2017, Public Housing-AMP 3 generated a restricted reserve of \$156,548, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

IV. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes; Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending May 31, 2017, Public Housing- AMP 4 generated a deficit of \$5,601, which is 83,309 or 94% under the budgeted deficit. The deficit will be funded by current year operating reserves.

V. PUBLIC HOUSING- AMP 5

Public Housing- AMP 5 is associated with one (1) HUD project number which is Saxony Square. This community consists of 5 rental units.

For the period ending May 31, 2017, Public Housing- AMP 5 generated a deficit of \$6,206, which is \$2,776 or 31% under the budgeted deficit. The deficit will be funded by current year operating reserves.

VI. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project number which is Chatham Square. This community consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending May 31, 2017, Public Housing- AMP 6 generated a deficit of \$23,442, which is \$3,050 or 15% over the budgeted deficit. Resident and Community Services is the factor contributing to the deficit being higher than we projected. The deficit will be funded by current year operating reserves.

VII. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project numbers which include; Braddock Road (6 units), Whiting Street (24 units), and Reynolds Street (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending May 31, 2017, Public Housing- AMP 7 generated a restricted reserve of \$8,288, which is restricted to the Limited Partnership.

VIII. PUBLIC HOUSING- AMP 8

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

For the period ending May 31, 2017, Public Housing- AMP 8 generated a deficit of \$25,680, which is \$7,215 or 39% more than the budgeted deficit. As the year progresses we anticipate the deficit to reflect our initial budget estimate. The large variance is because of one-time expenses, like audit costs and REAC inspection costs which occurred in the beginning of the year. The deficit will be funded by current year Public Housing operating reserves.

IX. PUBLIC HOUSING- AMP 9

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

For the period ending May 31, 2017, Public Housing- AMP 9 generated a deficit of \$22,773, which was not anticipated. The variance is a result of unanticipated maintenance expenses. The deficit will be funded by current year Public Housing operating reserves.

X. PUBLIC HOUSING- AMP 10

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

For the period ending May 31, 2017, Public Housing- AMP 10 generated a deficit of \$4,325 which is 23% under the budgeted amount, the deficit will be funded by current year Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 11

Public Housing- AMP 11 is associated with one site which is James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

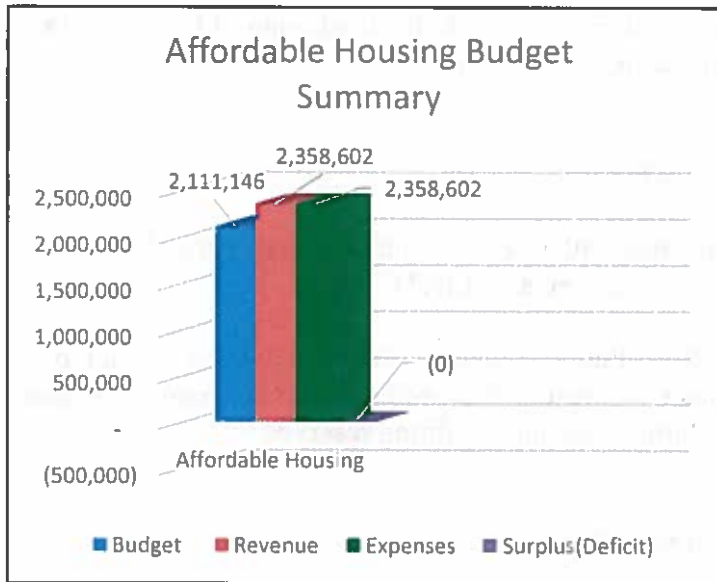
For the period ending May 31, 2017, Public Housing- AMP 11 generated a restricted reserve of \$5,411, which is restricted to the Limited Partnership.

XII. PUBLIC HOUSING- AMP 12

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

For the period ending May 31, 2017, Public Housing- AMP 12 generated a restricted reserve of \$35,025, which is restricted to the Limited Partnership and is used to fund replacement reserves and residual receipts obligation to ARHA.

AFFORDABLE HOUSING SUMMARY



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

Revenues were \$247K or 11.72% over budget mainly a result of Dwelling Rent being higher than projected at Hopkins Tancil, and Quaker Hill.

Expenses/reserves were \$247K or 11.72% over budget due to the net increase in reserves (cash flow) at James Bland V, Hopkins Tancil, and Quaker Hill.

Among our affordable units, two (2) properties James Bland V and Quaker Hill generated a restricted reserve of \$259K.

Three (3) properties, Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted reserves of \$310K, which is available to support current year deficits in other properties. Pendleton Park generated an unanticipated deficit of \$6K.

XIII. OLD TOWN COMMONS V- (JB V)

Old Town Commons V is associated with one site which is James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units.

For the period ending May 31, 2017, OTC V generated a restricted reserve of \$153,749 which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

XIV. MILLER HOMES

Miller Homes is associated with scattered sites in Region III. These units were purchased as a result of the demolition of public housing units at the old James Bland and James Bland Additions. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending May 31, 2017, Miller Homes generated an (unrestricted) reserve of \$39,306, which is designated to fund current year operating deficits in the COCC or other affordable housing needs.

XV. HOPKINS- TANCIL COURTS

This property includes 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and debt was retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending May 31, 2017, Hopkins Tancil generated an (unrestricted) reserve of \$233,696, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVI. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending May 31, 2017, Quaker Hill generated a restricted reserve of \$105,952 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations to the City of Alexandria.

XVII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

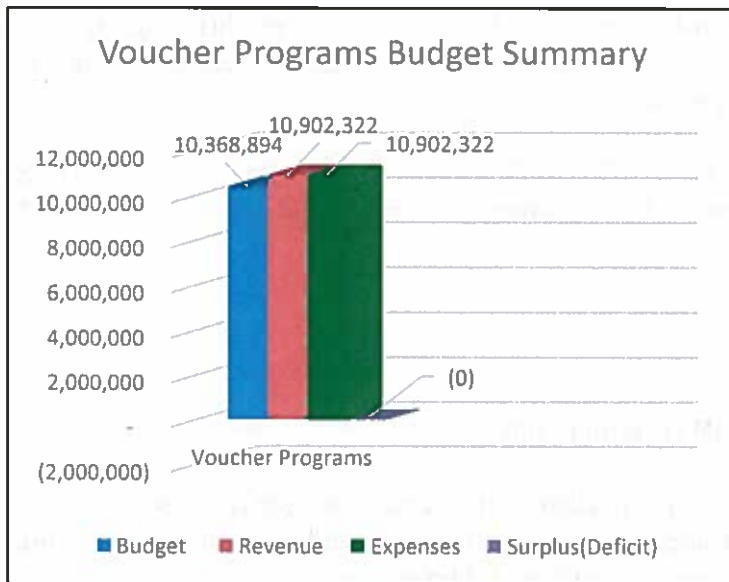
For the period ending May 31, 2017, Princess Square generated an (unrestricted) reserves of \$37,246, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

XVIII. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending May 31, 2017, Pendleton Park generated a deficit of \$6,375, which will be funded from unrestricted reserves. Higher than anticipated utility and maintenance expenses are the reason for the unanticipated deficit.

Voucher Programs Summary



Includes Housing Choice Voucher Program and Mod Rehab.

Revenues and Expenses were \$533K or 5.14% over budget as a result of higher subsidy and higher housing assistance payments and increase in restricted reserves.

XIX. HOUSING CHOICE VOUCHER PROGRAM

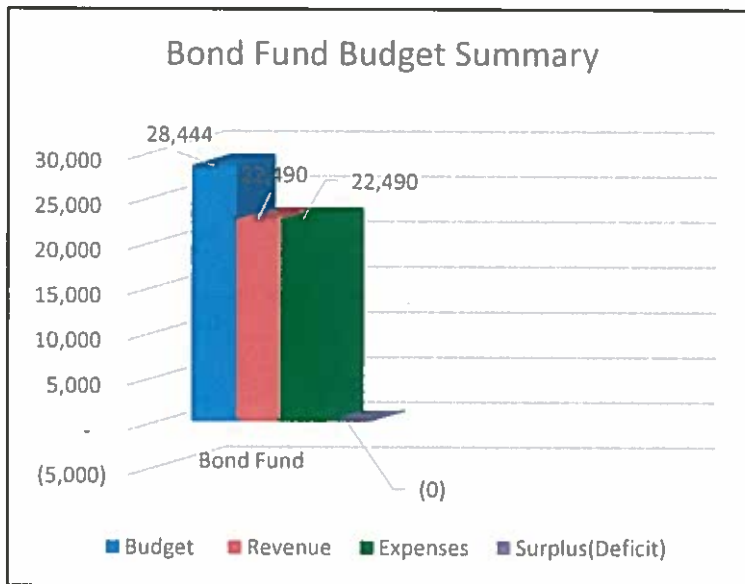
For the period ending May 31, 2017, the Housing Choice Voucher Program (HCVP) operated with restricted reserves of \$646K. The FY 2017 budget was based on prior year funding estimates and we are still uncertain if HUD will decrease future subsidy disbursements this year.

Regardless of the uncertainty Staff has decided to move forward and begin assisting additional families based on the funding we have available for FY 2017, rather than risk funding being recaptured for not being utilized.

XX. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending May 31, 2017, the Housing Mod-Rehab operated with a deficit of \$94,768. As with the HCVP funding there is uncertainty as to what HUD will ultimately provide funding for the MOD Rehab Program. We have prior year reserves which HUD requires us to use and decrease the annual funding amount we receive for FY 2017.

Bond Fund Summary



Revenue and Expenses were \$6K or 20% under the budget.

XXI. TAX EXEMPT BOND INCOME

For the period ending May 31, 2017, the Bond Fund operated with a deficit of \$16K, which will be funded with CY unrestricted reserves.

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

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2017

Project Name	# of Units	January	February	March	April	May	June	Total	Avg. Rental Income/Unit
Public Housing Units									
*Ladrey High-rise	170	\$ 44,351	44,210	44,102	43,503	45,238	45,322	\$ 266,726	\$ 263
*Samuel Madden	66	9,298	10,103	9,483	8,498	9,437	9,104	\$ 55,923	\$ 146
*Ramsey Homes	15	4,731	4,731	4,731	4,731	4,028	4,443	\$ 27,395	\$ 304
*Andrew Adkins	90	14,595	15,472	14,351	14,648	15,569	15,329	\$ 89,964	\$ 168
*4-10 Scattered Sites	50	16,485	16,413	16,439	16,881	17,243	16,777	\$ 100,238	\$ 334
*4-11 Scattered Sites	30	7,532	7,208	7,278	7,488	7,386	7,904	\$ 44,796	\$ 249
*4-12 Scattered Sites	41	10,975	10,524	11,263	11,878	11,429	11,669	\$ 67,738	\$ 275
*Park Place	38	9,833	9,768	8,872	8,867	10,028	10,688	\$ 58,056	\$ 255
*Saxony Square	5	1,409	1,409	1,409	2,434	2,214	2,214	\$ 11,089	\$ 370
*Chatham Square	52	16,367	16,381	16,675	17,868	18,201	18,914	\$ 104,406	\$ 335
*Braddock	6	3,011	3,011	3,112	3,200	3,200	3,200	\$ 18,734	\$ 520
*Whiting	24	4,219	4,175	4,139	4,114	4,396	5,225	\$ 26,268	\$ 182
*Reynolds	18	7,771	8,025	8,725	8,452	8,452	6,133	\$ 47,558	\$ 440
*Old Dominion	36	4,936	6,096	6,513	6,594	6,281	5,888	\$ 36,308	\$ 168
*West Glebe	48	4,986	4,563	4,988	5,291	5,276	5,497	\$ 30,601	\$ 106
*James Bland I	18	4,411	4,399	4,399	4,510	3,951	3,397	\$ 25,067	\$ 232
*James Bland II	18	4,285	3,944	3,853	3,853	3,876	3,876	\$ 23,687	\$ 219
*James Bland IV	44	14,301	14,187	15,343	14,995	14,351	13,751	\$ 86,928	\$ 329
**Total Public Housing	769	\$ 183,496	\$ 184,619	185,675	187,805	190,556	189,331	\$ 1,121,482	\$ 272
Non-Public Housing Units									
*Quaker Hill LP	60	\$ 83,037	82,979	81,761	90,977	87,769	88,056	\$ 514,579	\$ 1,429
Pendleton Park I	20	24,777	26,357	24,446	25,345	25,345	22,648	\$ 148,918	\$ 1,241
Pendleton Park II	4	1,361	1,361	1,361	1,361	1,361	1,361	\$ 8,166	\$ 340
Hopkins Tancil (Mod Rehab)	111	130,396	118,173	119,779	116,692	103,199	115,732	\$ 703,971	\$ 1,076
*James Bland V	54	66,243	68,011	67,708	68,215	67,589	69,389	\$ 407,155	\$ 1,257
*Miller Homes	16	26,271	23,071	24,788	23,305	23,305	23,305	\$ 144,045	\$ 1,500
*Princess Square	69	94,067	94,080	92,340	89,729	88,530	91,239	\$ 549,985	\$ 1,348
Total Non-Public Housing	334	\$ 426,152	\$ 414,032	412,183	415,624	397,098	411,730	\$ 2,476,819	1,170
Totals	1103	\$ 609,648	\$ 598,651	\$ 597,858	\$ 603,429	\$ 587,654	\$ 601,061	\$ 3,598,301	\$ 1,306

Total Monthly Average- (Actual)

\$ 599,717

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.

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	Total		Over /		*Central Office (C.O.)		Public Housing AMP 1		Over /	
	Total Actual	Total Budget	Over / (Under)		Actual	Budget	Actual	Budget	Over / (Under)	
			Actual	Budget					Actual	Budget
Operating Revenue										
Dwelling Rent	3,247,686	2,976,300	271,386		-	-	220,531	220,000	531	
Governmental Grants	10,085,458	9,556,417	529,041		-	-	-	-	-	
Local Grants	73,124	66,354	6,770		73,124	66,354	-	-	6,770	
Management/Fee for Service	1,325,306	1,237,479	87,827		1,325,306	1,237,479	-	-	87,827	
Bookkeeping Fee	39,399	38,979	419		39,399	38,979	-	-	419	
Asset Management Fee	55,383	51,938	3,446		55,383	51,938	-	-	3,446	
HCVP Asset Management Fee	919,335	969,271	(49,936)		196,322	213,438	-	-	(17,116)	
Reserves	-	12,242	(12,242)		-	12,242	-	-	(12,242)	
Operating Subsidy	1,393,723	1,393,357	366		1,393,723	-	256,413	256,375	38	
Investment Income	1,522	1,323	199		575	42	188	188	1	
CY Transfers	205,770	469,556	(263,786)		88,027	217,644	-	-	(217,644)	
Other Income	253,253	295,410	(42,158)		155,434	146,042	18,144	29,917	(11,772)	
Total Operating Revenue	17,599,959	17,068,626	531,333		4,316,545	1,984,156	495,277	526,354	(31,078)	
Operating Expenses										
Administration	2,666,868	2,989,546	(322,678)		1,709,894	935,638	142,641	159,854	(17,213)	
Tenant Services	245,416	265,750	(20,334)		178,886	136,958	34,862	26,875	7,987	
Utilities	440,886	612,206	(171,320)		340,314	14,844	93,470	133,750	(40,280)	
Ordinary maintenance & operations	1,664,125	1,965,454	(301,329)		1,219,697	536,925	157,198	155,708	1,489	
Protective Services	24,463	21,296	3,168		19,641	9,354	268	1,000	(732)	
General expense	1,196,055	1,025,177	170,878		507,578	251,583	43,646	49,166.67	(5,521)	
MIP & Replacement Reserves	-	-	-		-	-	-	-	-	
Housing Assistance Payments	9,738,706	9,556,417	182,290		-	-	-	-	-	
Debt Service	66,240	65,667	573		-	-	-	-	-	
CY Reserves	1,557,198	567,113	990,085		340,535	98,854	23,193	-	23,193	
Transfers	-	-	-		-	-	-	-	-	
Total Operating Expense	17,599,959	17,068,626	531,333		4,316,545	1,984,156	495,277	526,354	(31,077)	
NET INCOME (LOSS)	(0)	-	(0)		0	-	(0)	-	(0)	
Less: Restricted Income	-	-	-		-	-	-	-	-	
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)		0	-	(0)	-	(0)	

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	143,904	145,000	(1,096)	222,586	216,750	5,836	8,875	7,050	1,825
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	492,931	492,928	3	254,683	254,625	58	6,783	6,750	33
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	5,601	88,910	(83,309)	6,206	8,982	(2,776)
Other Income	12,517	11,948	569	7,151	8,192	(1,041)	269	31	237
Total Operating Revenue	649,352	649,875	(524)	490,021	568,477	(78,456)	22,133	22,813	(680)
Operating Expenses									
Administration	142,445	156,263	(13,817)	176,876	207,767	(30,890)	11,786	13,830	(2,043)
Tenant Services	7,780	9,235	(1,455)	-	194	(194)	-	4	(4)
Utilities	119,524	188,083	(68,559)	58,894	65,521	(6,627)	5,366	5,292	74
Ordinary maintenance & operations	174,393	204,915	(30,522)	199,435	207,631	(8,196)	3,748	1,892	1,856
Protective Services	(2)	-	(2)	(2)	-	(2)	(0)	-	(0)
General expense	48,663	49,042	(378)	54,818	73,602	(18,784)	1,233	1,796	(562)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	156,548	42,338	114,210	-	13,763	(13,763)	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	649,351	649,875	(524)	490,021	568,477	(78,456)	22,133	22,813	(680)
NET INCOME (LOSS)	0	-	0	(0)	-	(0)	(0)	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	-	0	(0)	-	(0)	(0)	-	(0)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	85,793	81,500	76,598	74,500	29,189	30,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	53,868	53,833	61,155	61,083	49,898	49,875
Investment Income	-	-	-	-	152	146
CY Transfers	23,442	20,392	-	34,004	25,680	18,465
Other Income	3,066	3,542	2,497	5,929	1,992	1,225
Total Operating Revenue	166,169	159,267	140,250	175,517	106,911	99,710
						Over / (Under) Budget
						7,201
Operating Expenses						
Administration	95,724	89,010	49,108	45,315	49,516	40,842
Tenant Services	8,579	-	-	42	-	21
Utilities	2,781	1,875	1,002	2,046	9,714	9,875
Ordinary maintenance & operations	29,002	43,152	48,970	102,958	39,005	38,702
Protective Services	2,113	-	1,229	1,271	180	208
General expense	27,969	25,229	31,652	23,885	8,496	10,063
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	8,288	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	166,168	159,267	140,250	175,517	106,911	99,710
						Over / (Under) Budget
						7,201
NET INCOME (LOSS)	0	0	0	0	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	0	0	0	(0)	(0)

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	25,431	23,000	21,670	21,000	19,963	20,000	73,698	70,500
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Operating Subsidy	101,076	101,042	30,288	30,250	38,599	38,596	48,029	48,000
Investment Income	194	188	-	-	-	-	-	-
CY Transfers	22,773	-	4,325	5,631	-	-	-	-
Other Income	2,766	2,146	781	1,792	591	2,121	11,241	9,708
Total Operating Revenue	152,240	126,375	57,064	58,673	59,153	60,717	132,968	128,208
Operating Expenses								
Administration	39,422	46,610	38,374	29,173	35,641	27,527	64,554	62,858
Tenant Services	-	21	-	25	-	-	-	-
Utilities	4,132	5,042	486	692	1,779	3,542	12,572	12,321
Ordinary maintenance & operations	91,841	59,692	12,507	23,148	8,294	23,527	7,922	20,919
Protective Services	3,531	542	883	854	814	708	1,830	2,500
General expense	13,314	14,396	4,815	4,781	7,215	5,019	11,065	17,417
MIP & Replacement Reserves	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	73	-	-	5,411	394	35,025	12,194
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	152,240	126,375	57,065	58,673	59,153	60,717	132,968	128,208
NET INCOME (LOSS)	0	-	(0)	(0)	0	-	0	-
Less: Restricted Income	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	(0)	0	-	0	-

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	LIHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue	367,207	335,000	32,207	122,099	123,500	(1,401)	683,209	595,000	88,209
Dwelling Rent	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fcc	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	16	8	8
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	10,647	13,500	(2,853)	2,556	2,458	98	(341)	5,688	(6,028)
Total Operating Revenue	377,854	348,500	29,354	124,655	125,958	(1,303)	682,884	600,696	82,188
Operating Expenses	82,831	88,004	(5,173)	43,016	50,021	(7,005)	109,974	130,188	(20,213)
Administration	22,450	28,750	(6,300)	5,140	-	5,140	85	62,500	(62,415)
Tenant Services	4,808	10,375	(5,567)	1,173	325	848	32,109	91,250	(59,141)
Utilities	71,535	103,729	(32,194)	22,406	33,115	(10,708)	161,107	171,990	(10,882)
Ordinary maintenance & operations	1,752	2,917	(1,165)	0	25	(25)	430	542	(112)
Protective Services	40,729	24,583	16,146	13,615	12,917	698	145,483	47,667	97,816
General expense	-	-	-	-	-	-	-	-	-
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	153,749	90,142	63,607	39,306	29,556	9,750	233,696	96,560	137,136
CY Reserves	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-
Total Operating Expense	377,854	348,500	29,354	124,656	125,958	(1,303)	682,884	600,696	82,188
NET INCOME (LOSS)	0	-	0	(0)	-	(0)	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	0	-	0	(0)	-	(0)	0	-	0

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	L.IHTC/Quaker Hill LP		Princess Square		L.IHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	550,378	415,000	460,291	465,000	136,264	133,500
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	165	488	-	-	15	108
CY Transfers	-	-	-	-	6,375	-
Other Income	8,066	9,729	4,151	5,458	7,503	6,708
Total Operating Revenue	558,609	425,217	464,442	470,458	150,157	140,317
						9,841
Operating Expenses						
Administration	163,099	168,063	76,126	77,163	31,790	21,735
Tenant Services	-	-	38,696	-	160	-
Utilities	1,168	2,042	37,575	40,708	21,802	20,125
Ordinary maintenance & operations	42,300	75,625	121,216	130,354	25,315	27,598
Protective Services	2	-	1,779	458	1	42
General expense	207,834	81,292	151,804	114,000	43,105	38,448
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	38,255	37,750	-	-	27,985	27,917
CY Reserves	105,952	60,446	37,246	107,775	-	4,452
Transfers	-	-	-	-	-	-
Total Operating Expense	558,610	425,217	464,442	470,458	150,157	140,317
						9,841
NET INCOME (LOSS)	(0)	-	0	-	0	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME (LOSS)**	(0)	-	0	-	0	0

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MAY 31, 2017

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	9,674,608	9,047,208	410,850	509,208	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	677,328	693,333	45,686	62,500	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	653	107	67	50	32	32
CY Transfers	-	55,654	94,768	-	16,600	16,600
Other Income	(1,636)	833	-	-	5,858	28,444
Total Operating Revenue	10,350,951	9,797,135	551,371	571,758	22,490	28,444
						(5,954)
Operating Expenses						
Administration	395,858	566,760	31,791	45,608	22,490	27,319
Tenant Services	-	-	-	-	-	1,125
Utilities	1,937	4,500	-	-	-	-
Ordinary maintenance & operations	550	3,875	-	-	-	-
Protective Services	859	875	(16)	-	-	-
General expense	80,115	173,917	5,792	6,375	-	-
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	9,224,918	9,047,208	513,788	509,208	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	646,714	-	646,714	10,567	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	10,350,952	9,797,135	551,371	571,758	22,490	28,444
						(5,954)
NET INCOME (LOSS)	(0)	(0)	0	0	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	(0)	0	0	(0)	(0)

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: June 23, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: ASSET MANAGEMENT ACTIVITY REPORT PERIOD ENDING MAY 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
Resume Issuance of Housing Choice Vouchers	Housing Assistance Payment funding is now available to resume the issuance of vouchers. Applicants whose vouchers were suspended during the shortfall will be the first group recertified. Thereafter applicants will be called in from the waiting list as funding permits.	In progress
Implement Marketing Strategies to increase affordable dwelling unit leasing	Implement the updated marketing plan created by the intake/lease subdivision to increase occupancy at the affordable market rate sites.	2/8 – on going
Update Rent Schedule	Update the Public Housing Flat Rent, Tax Credit Maximum Rent and Affordable Unit Rent Schedule to reflect the most recent rents release by HUD and VHDA	7/2017

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 (*)	.77%	1.02%	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) - Vacated/Evictions (*)	0.75%	0.56%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance
5 PHAS SCORE	84		91	90	90 – 100 = High Performer 89 – 70 = Standard Performer 69 – 60 = Standard Performer (w/improvement plan requirement) 0 – 59 = Troubled Performer
6 SEMAP SCORE	100		91	90	90 – 100 = High Performer 89 – 60 = Standard Performer 0 – 59 = Troubled Performer

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

SEMAP & PHAS MONITORING

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of May 31, 2017**

Indicator	Possible Number of Points	March Rating
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Re-examination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 – Pre-contract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentrating)		
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	1586	4/17	204	31	1,413	1,389	98

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
1389	2

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
996	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
131	131

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	
1291	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	60	545	33	77

**Public Housing Assessment System (PHAS) Forecasting Report
As of May 31, 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	16.00	8.00	12.00	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	20.00	12.00	16.00	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 = 83%
- Moderate Rehabilitation = 97%
- Project Based Section 8 = 100%
- Project Based Rental Assistance = 100%
- Low Rent Public Housing = 98%
- Market Rate (Affordable Dwelling Units) = 97%

The utilization summary is as follows:

- 0- New admissions for HCV tenant based rental assistance
- 4 - 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

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

Voucher Management System (VMS) Data reported for May 2017

Homeownership	18
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	238
Tenant Protection	74
All Other Vouchers	1,214
Total Vouchers	1,590
Number of Vouchers Under Lease on the last day of the month	1,581
HA Owned Units Leased – included in the units lease above	114
New vouchers issued but not under contract as of the last day of the month	60
Portable Vouchers Administered (Port In)	31
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78
Number of Hard to Housed Families Leased	5
Total ACC	1,926
Total Vouchers Allocated	1641
Total Vouches Available	285

Vacancy Activity Tracking Report Public Housing Units

DEVELOPMENTS	Total Number of Units	VU as of 4/30/2017	May move-in	May move-out	VU as of 5/31/17	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	2	1	0	1	1%	3
Chatham Square.	52	0	0	1	1	2%	2
Old Town Commons I	18	0	0	0	0	0%	0
Old Town Commons II	18	0	0	0	0	0%	1
Old Town Commons IV	44	1	1	1	1	2%	0
S. Madden Homes	66	2	0	1	3	5%	2
A. Adkins Homes	89	4	3	2	3	3%	0
Ramsey Homes	15	0	0	0	0	0%	0
Scattered Sites 410	50	0	0	1	1	2%	2
Scattered Site 411	30	2	0	0	2	7%	1
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	2	2	0	0	0%	1
West Glebe	48	0	0	0	0	0%	1
Old Dominion	36	0	0	0	0	0%	0
TOTALS: (values are rounded up/down)	767	13	7	6	12	2%	13
<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>							

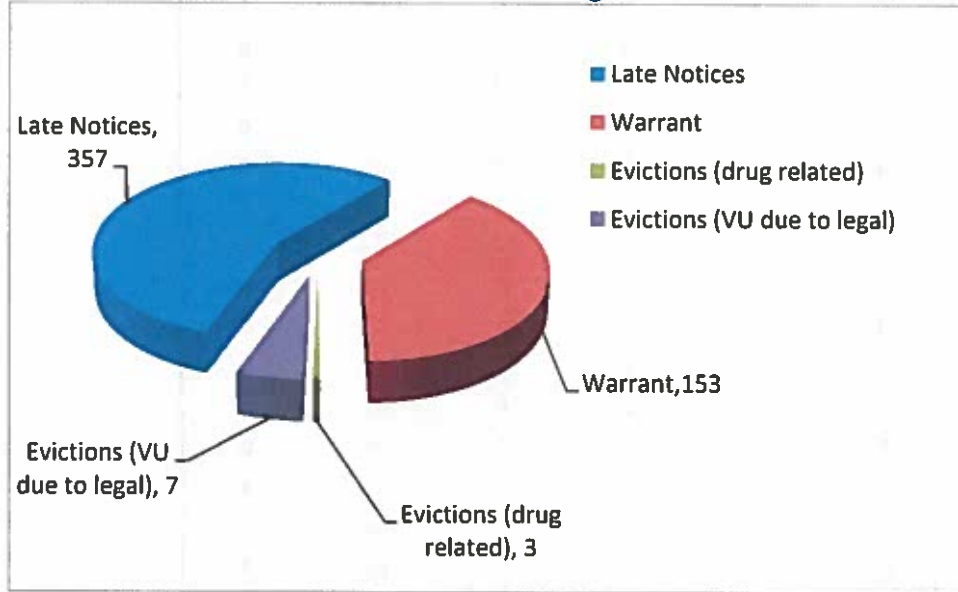
Vacancy Activity Tracking Report Market Rate Units

DEVELOPMENTS	Total Number of Units	VU as of 4/30/17	May move-in	May move-out	VU as of 5/31/17	Vacancy Rate	Projected VU next period
Princess Square	68	7	2	2	7	10%	2
Quaker Hill	60	0	0	0	0	0%	0
Hopkins-Tancil Courts	108	3	1	1	3	3%	0
Miller Homes	16	0	0	0	0	0%	0
Pendleton Park	24	0	0	0	0	0%	0
Old Town Commons V	54	0	0	0	0	0%	0
TOTALS (3)	330	10	3	3	10	3%	2
<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

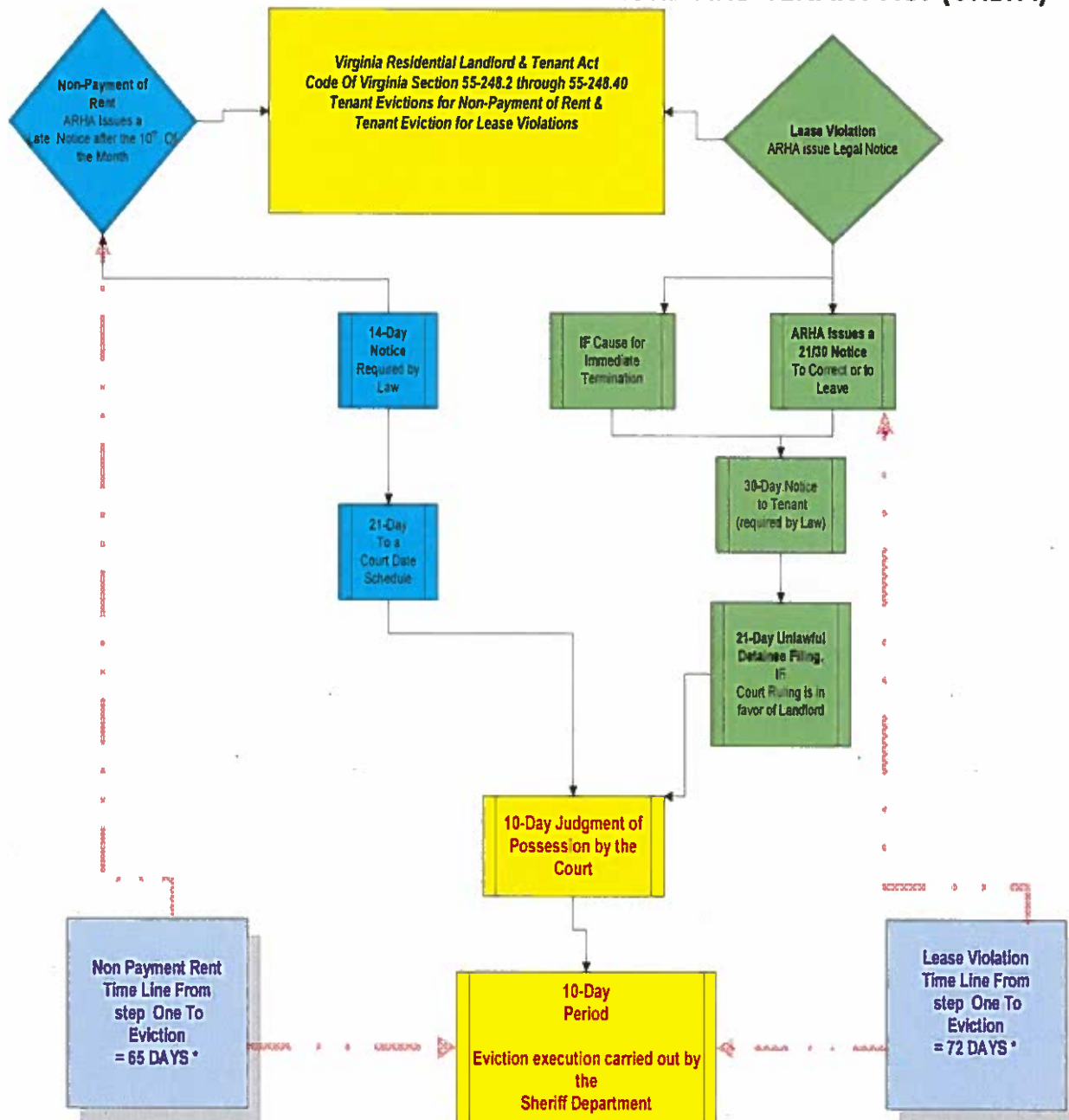


Virginia Residential Landlord-Tenant Legal Process

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




Commissioners:

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

Carter Flemming
 Christopher Ballard
 Chyrell Bucksell

Karl Sandberg
 Merrick Malone
 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: June 15, 2017
TO: Daniel Bauman, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: RESIDENT AND COMMUNITY SERVICES MONTHLY REPORT

STAFF:

- Family Resource Learning Centers: Jason Ellis, Gaynelle Diaz and Kimberly Artis
- Family Supportive Services: Cynthia Pierce
- Family Self-Sufficiency: Dorothy Mwawasi, and Racquel Williams-Jones
- Senior Center @ Charles Houston: Vanessa Greene, and Kiyah Tyler
- Ladrey Program: Starr Robertson

Combined Data:

Clients Served		
Enrolled	New Clients	Service Units
343	15	2,235
Volunteers		
Number	Hours	Value of Hours (\$26.96/hr)
70	207	\$5,580.72
Supplemental Support		
In-kind donation	External Funding	Total Value
\$2,843	\$100	\$2,943

Combined Upcoming Events:

- 6/21 – SSA Sponsored Community Forum, “Making Alexandria a Livable Community for Seniors” @ Beatley Library, 10 – Noon
- 6/23 – I Heart Seniors, LLC Sponsored Breakfast, 9:30 – 10:30 am
- 6/23 - Senior Summer “Jam” Fest 6:00 pm – 9:00 pm

- 6/24 – 8th Annual Youth Arts Festival of Alexandria
- 6/30 - Independence Day Festival: Variety Board Games; Cards;
- 7/05 - National Senior Art Week Celebration: Collage Creations & Mural Paintings
- 7/08 - Ruby Tucker Day, @ 12:00 pm, Ruby Tucker Courtyard
- 8/01 - National Night Out, Scattered Sites
- 8/04 – Momentum Leadership Program graduation ceremony, @ 6:00 pm, ARHA main office

Program Narratives:

FAMILY RESOURCE LEARNING CENTERS-

Programming funding is provided by ACPS to support our K-5 youth at the Ruby Tucker Family Center and our middle and high school programs operated out of the Ladrey Senior High Rise building. Additionally, ARHA is designated as an ACPS Family and Community Engagement (FACE) Center and receive a host of support services from the school system as we seek to meet the needs of the 70 enrolled program participants and their families. At the close of the academic year we say a momentary farewell to the ACPS sponsored Parent Support Group meetings , along with transitioning to our summer schedule with summer camps for 4-6 year olds and 12-14 year olds running from 6/26 – 8/18.

Highlights:

- 12 program participants graduated T.C. Williams High School including 1 from the Momentum Leadership Program who finished with a 4.0 GPA and will be attending Georgetown University in the fall.
- All 12th grade seniors in the Momentum Leadership Program got accepted into a 4-year college and will be attending in the fall.
- At the close of the academic year, over 98% of youth in our k-12 programs were promoted to the next grade.
- 16, k-5 youth receiving citizenship awards and 18 K-5 youth received honor roll or academic awards
- In partnership with SCAN and ACPS, we were able to provide 33 families with innovative strategies for disciplining their children, coping with stress, and how to be an advocate for their child.

FAMILY SUPPORTIVE & SELF-SUFFICIENCY SERVICES-

The FSS program has been completely revamped in the effort to foster self-sufficiency. As of July 1, FSS orientations will be reduced from weekly to bi-weekly as we approach a capacity for the FSS program. Our goal is to provide case management to 125 families in addition, support ARHA residents in personal and professional growth by way of workshops and seminars.

Highlights:

- The newly formed Small Business & Contracting Cohort took a field trip to Congresswoman Eleanor Holmes Norton Small Business Conference.
- We are currently offering a 12 week jumpstart course led by Ms. D Yvonne Rivers for our Small Business & Contracting Cohort.
- We also started the Education/Employment Cohort to help support residents as they embark the community college and workforce terrain.
- We have had three (3) FSS participants overcome transportation barriers through our partnership with Mclean Road Services, including the purchase of a car.

SENIOR CENTER @ CHARLES HOUSTON-

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:

- Attended Annual Successful Aging & Senior Services Sponsored Annual Senior Health & Fitness Day events 5/24
- Recognized 10 Senior Participant Volunteers during the annual AB Rose/Ladrey/Houston Senior Appreciation Picnic. Volunteers were given certificates of appreciation and \$10 Gift Cards
- Concluded the 2016/2017 "Senior Buddies" Intergenerational Program w/Burgundy Farm School with an end of the year picnic at the school on 6/6
- Added a new volunteer musician, David Pankey who provided jazz, pop and spiritual hymns on his acoustic guitar, 6/13
- Held a very successful Men's/Father's Day event on 6/14

LADREY PROGRAM-

Aside from doing wellness checks, providing support for entitlement services, and providing robust daily activities for residents, a significant amount of time is dedicated to bolstering resources to ensure improved quality of life and health and wellness of residents. To that end, Ladrey residents currently have a primary care physician, a podiatrist, a registered nurse, and optional home medication delivery. Partnership with several churches and community agencies help bridge the gap in service delivery to residents.

Highlights:

- June 16th hosted a senior ice-cream social
- We have increased our participation within the Ladrey activity center welcoming 12 new participants

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION




Commissioners:

Daniel Bauman, *Chairman*
Salena Zellers, *Vice Chairwoman*
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 Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: June 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

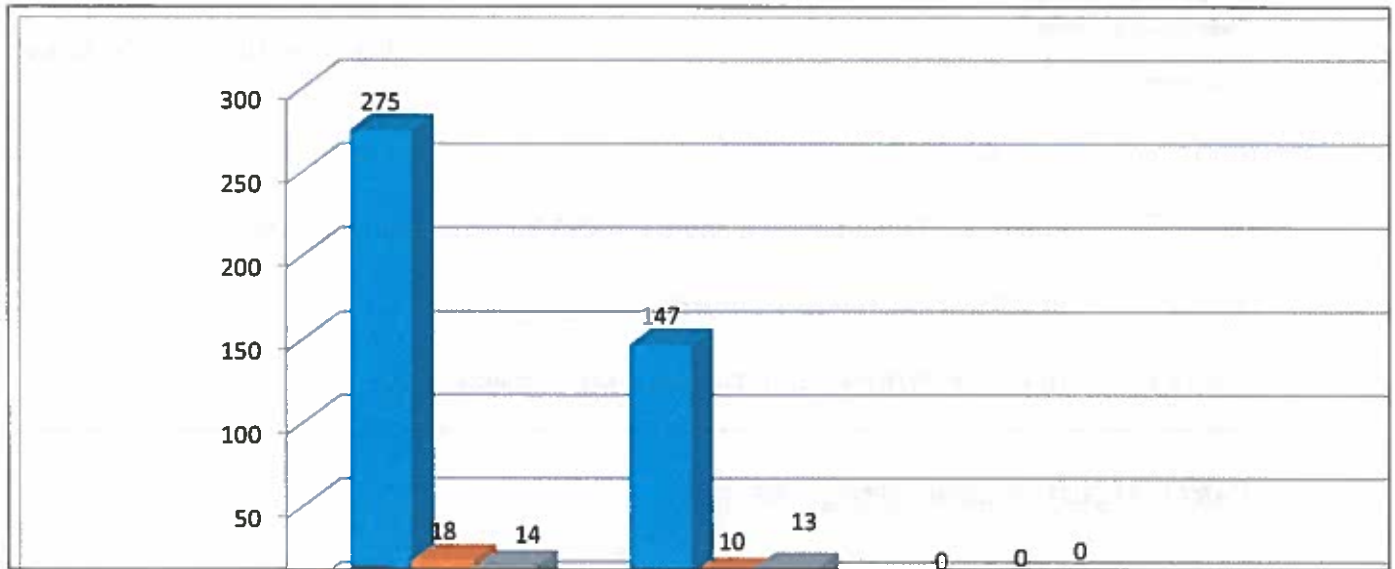
A. Work Order Summary

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: 05/01/2017 to 5/31/2017

Issued WO’s	422	Includes all work orders generated during this period
Completed WO’s	395	Includes all work orders completed during this period
Emergency WO’s	26	Includes all emergency work orders issued and completed within 24-hours
Open WO’s	27	Routine WOs, exterminator services, and vacant units 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, nine (9) additional units were added for rehabilitation and turnover work. Seven (7) 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



Commissioners:

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

Carter Flemming
Christopher Ballard
Chyrell Bucksell

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Peter Kleeblatt

Roy Priest, Chief Executive Officer

DATE: June 21, 2017

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

FROM: Roy O. Priest, Secretary-Treasurer

SUBJECT: DEVELOPMENT UPDATE, JUNE 2017

PROJECT MANAGEMENT

MARTIN LUCERO, SENIOR DEVELOPMENT OFFICER

ANDREW ADKINS

We are continuing the work associated with negotiating the Development Agreement by ramping up to two days a week, 2-3 hours at a time. We are also working through all tasks related to the development review process on our revised Concept 1 plan. There will be further discussion regarding this project in Executive Session.

RAMSEY HOMES

LIHTC APPLICATION, HUD DISPOSITION APPLICATION AND MIXED-FINANCE PROPOSAL

2017 Local Housing Authority Pool			
Project	Location	Units	Score
Pecan Acres Estates, L.P.	Petersburg	50	583.38
Ramsey Homes	Alexandria	52	580.91
Jackson Ward Senior	Richmond	72	577.06
Pin Oaks Estates, L.P.	Petersburg	98	575.86
Lassiter Courts	Newport News	100	545.23

The Estates at Bank Street	Franklin	24	543.20
Sprately House	Newport News	50	535.50

On May 26, 2017, the Virginia Housing Development Authority (VHDA) issued its Final Rankings for the 2017 Low Income Housing Tax Credit (LIHTC) Program. Ramsey Homes was second in the final rankings and scored "high enough to receive funding". This was a result of ARHA's successful appeal during VHDA's comment period, which included challenging VHDA on the reduction of our scoring as well as challenging two applications that scored higher during the Preliminary Rankings. In total, there were seven (7) applications that competed for the limited funds in the Local Housing Authority (LHA-Pool).

Staff is now in the process of developing and implementing an aggressive closing schedule with the aim of recovering some of the loss of time. We are currently targeting a closing date of December 22, 2017.

Submission of the HUD Disposition Application to the HUD Special Applications Center (SAC) is still pending completion of the Environmental Review (ER), which has been held up by the Section 106 process. On Wednesday, June 7th, ARHA staff preemptively met with the HUD DC Field Office (DCFO) to deliver a draft ER and request an expedited review and approval of the ER, when it is able to be submitted. The HUD SAC office will not release the Disposition Application approvals without: 1) HUD DCFO approval of the ER; and, 2) HUD Office of Public Housing Investments (PHI) approval of the Mixed-finance Proposal. Our desire is to gain some time by getting simultaneous reviews of the HUD Disposition Application by SAC and EA review by the DCFO. This overlap is permitted by the HUD Disposition Application instructions.

Submission of the Mixed-finance Proposal is imminent and ARHA staff has connected with PHI to begin the process for submission and review of the Mixed-finance Proposal. PHI has also committed to reach out to SAC and advocate for an expedited review of our Disposition Application once our Mixed-finance Proposal is submitted.

In order to further assist the closing schedule, an internal decision was made to use Housing Choice Vouchers from our portfolio instead of waiting for approval of the Disposition Application which we estimate will be September 2017. We would not be able to request Tenant Protection Vouchers (TPV) until we have approval of the Disposition Application. We have also received 11 of the 15 resident surveys and 7 of the households have expressed a desire to remain in the public housing program. These households will be transferred once a unit is available. Most households also expressed a desire to be relocated before the Labor Day holiday and the start of a new school year. If instead we were to request TPVs, the approval process is typically 30 – 90 days after HUD Disposition Application approval. After receipt of TPVs commences a 120-day notice, 90-day notice, etc. This linear process would take us well into the spring of 2018 and beyond our December 2017 closing date. This would then result in a shortened construction and/or lease-up period which would increase the project cost significantly.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) - SECTION 106

The City voted to allow the City Manager to execute the Memorandum of Agreement (MOA) on June 13, 2017. The execution of the MOA by ARHA, the City Manager, the Virginia Department of Historic Resources, and the Office of Federal Agency Programs Advisory Council on Historic Preservation will conclude the Section 106 process and will allow the final EA to be submitted to DCFO.

The Resource Management Plan (RMP) has been prepared by Wetlands to address the archeology recovery (Phase III) and to provide a Treatment Plan. The Treatment Plan and the MOA will be used to inform an RFP for archeology consultants to perform the Phase III. This has to be bid because the cost is expected to be well in excess of the \$50,000 small purchase limit. This Phase III will occur during after the demolition of the buildings and prior to commencing construction of the new buildings. It will add approximately 6 weeks to the construction schedule. The City and the Department of Historic Resources approved the RMP on June 6, 2017.

DESIGN

The Final Site Plan was submitted to the City on April 14, 2017. Comments from the initial site plan submission were forwarded on May 18, 2017. The design team met with the City on Friday, June 9, 2017. The team is addressing the comments and preparing to resubmit the plans the first week in July. The team will continue its work toward a permit set of documents. Building permits are a requirement of the financial closing in December. The major obstacle remains the city's request for ARHA to compromise on a larger piece of play equipment that what is currently proposed in the open space.

ABBREVIATED SCHEDULE

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	Submission Date	Meeting Date
Final Tax Credit Ranking	Complete	
Procure Syndicator	June, 2017	
Disposition Application	June 2017	
Mixed Finance Proposal	June 2017	
Begin Relocation	August/September, 2017	
Construction Set of Plans	November 2017	
Construction Bid Process	December, 2017	
Building Permit	December 2017	
Reservation Agreement Executed	December 15, 2017	
Financial Closing	December 22, 2017	

Construction Commencement	January 2018*	
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* The General Contractor is willing to commence demolition, clearing, grubbing and excavation activities at risk to avoid excavating in the winter months. This assumes we will be able to complete relocation activities by August/September of 2017.

PORTFOLIO MANAGEMENT

DEEDEE GEORGE, PORTFOLIO MANAGER

The portfolio management team recently submitted the final documentation required by VHDA for VHDLLC's Capacity Building Grant. The 3-year \$60,000 grant provided funding to offset the department's expenses and the availability of this funding enabled VHDLLC to procure essential professional services and products to develop VHDLLC's internal capacity in areas of marketing, web development, consulting and staff trainings. Highlights of the successes of the grant funding include:

Marketing Enhancements – VHDLLC successfully created and launched its brand and web presence. In addition to the website, we developed and procured attractive logo folders and project specific marketing slicks.

Consulting Services – VHDLLC engaged legal counsel and management consultants to draft its governance structure, write policies and procedures, and build its internal processes and systems.

New Technology – Hardware – VHDLLC procured computer hardware for new workstations and replaced aged equipment at existing stations.

New Technology – Software – VHDLLC purchased software including the adobe package and specialty web-based add-ons to enhance the website's graphic design. Professional updated design software was also purchased for the organization to remain current with industry standards.

Staff Training - Due to the COO's appointment to the VAHCDO Board and new hires, industry conferences and trainings were necessary to facilitate the organization's growth.

LADREY HIGHRISE

The responsibility for the Bond Program resides in Portfolio Management, therefore, because it is anticipated that the acquisition/rehabilitation will be financed with 4% tax credits and tax exempt bond financing, the updates will be included with the Portfolio Management report. Advances on the financing of the Ladrey High-Rise redevelopment are underway. The team met with ARHA's Bond attorney, Mike Graff, on the financing structure for the project. The meeting discussed the pre-requisite documentation required to facilitate bonds for the project, and financing milestones for the project schedule. The first step forward for financing is the submission of a HUD Disposition Application because this will inform the availability of TPVs and the ability to Project-Base those TPVs to collateralize/underwrite the debt. We also discussed this with the DCFO staff in the June 7th meeting and it was strongly advised that we get this Application in process so that they can react to our request to Project-Base the TPVs.

The amount of private activity bonds that may be issued by the Commonwealth of Virginia and its political subdivisions in any calendar year is limited under the provisions of the Internal Revenue Code to an annual state ceiling amount. Amounts of the Virginia state ceiling are set aside for various project types as specified in state legislation. The Virginia Department of Housing and Community Development has responsibility for awarding bonding authority for housing projects from the portion of the state ceiling allocated to local housing authorities such as ARHA. By filing an application with ARHA, the borrower assumes the risk that the amount of bonding authority requested may not be available or allocated to its project. Favorable action with respect to the application on the part of ARHA or the City Council of the City of Alexandria carries no assurance of or commitment for an allocation of private activity bond issuing authority from the Virginia Department of Housing and Community Development.

In prior years the bonds have been under-subscribed and relatively easy to secure. Unlike prior years, the tax-exempt bonds this past year were over-subscribed, therefore, counsel has advised that we must be ready to execute this closing by the first week in January 2018 in order to secure an allocation of the bonds for 2018 or we will have to wait until 2019. Staff is preparing a HUD Disposition Application at this time in order to work toward a schedule that reflects a 2018 allocation of 4% credits and bonds.

COMMUNICATIONS & CIVIC ENGAGEMENT

CYNTHIA DICKERSON, EXECUTIVE ASSISTANT

PUBLIC RELATIONS

Staff has been tracking and responding to news releases relative to the Andrew Adkins effort (see Board book for articles and responses).

COMMUNITY UPDATES

In this reporting period meetings community meetings were held with the Old Town West Civic Association and with BIAG regarding the revised concept 1 for the Andrew Adkins project. Updates have also been provided for the Ramsey Homes project. There is an upcoming meeting with the residents of Ramsey Homes to discuss relocation. Further information will be posted in our site at www.vhdllc.us

VHDLLC WEBSITE

The VHDLLC website continues to be updated with new information related to our projects, policies and industry practices in a further effort to quantify, qualify and educate, which is the mantra that we have taken up for the advancement of our development activities. Our newest features are the "Resident's Corner", "Tax Credit Primer" and "Policies" pull downs. The Resolution 830 work and ARHA Redevelopment Work Group activities will be captured in the new Policies pull down. The Resident's Corner is a pull down for use by our residents so that they can access materials and project updates (e.g., Board approved Relocation Plan) quickly.

SITE STATISTICS

Attachment A features a comparison of last month's reporting period (May 1-31) website statistics to the reporting month of June. This month, the site traffic was busier than the last reporting month in May, most likely due to an increase in media coverage and many meetings in the City. There a total of 361 sessions on the website vs 317 from last month, 904 page views vs 763 from last month. It is expected that site traffic reporting for the following months will show increase numbers due to the upcoming redevelopment of Andrew Adkins.

The "Ramsey Homes Redevelopment" page continues to be the most-frequented of the website, after VHDLLC homepage, indicating that community interest in the redevelopment effort remains high. Site traffic broken down by geographic area continues to indicate that the highest percentage of known users in the United States visiting the website are located in Alexandria City (28.81%), followed by the Washington, DC, (23.27%). A significant percentage of site traffic last month also originated in Arlington, demonstrating an expansion in the reach of the website throughout the metropolitan area.

VHDLLC.US Site Statistics
Attachment A

May 1, 2017 - May 31, 2017
Compare to: Mar 31, 2017 - Apr 30, 2017

All Users
+0.00% Sessions

DEFINITIONS (from Google Analytics)

Sessions: The period of time a user is active on your site or app. By default, if a user is inactive for 30 minutes or more, any future activity is attributed to a new session. Users that leave your site and return within 30 minutes are counted as part of the original session.

% New Sessions: An estimate of the percentage of first time visits.

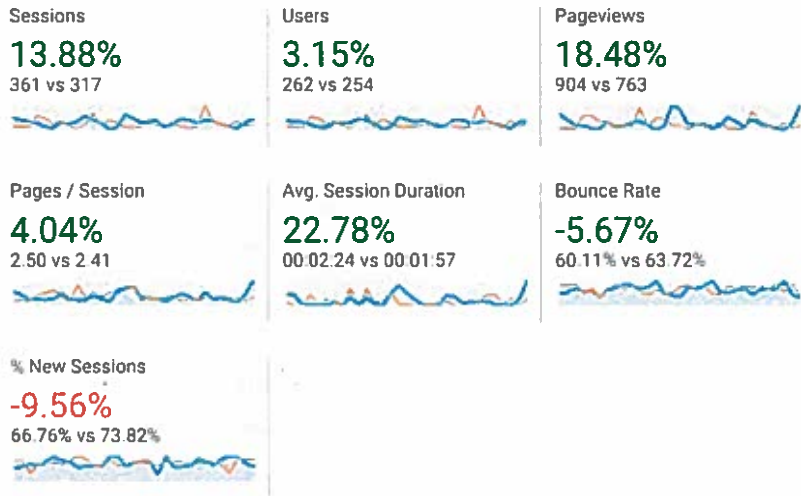
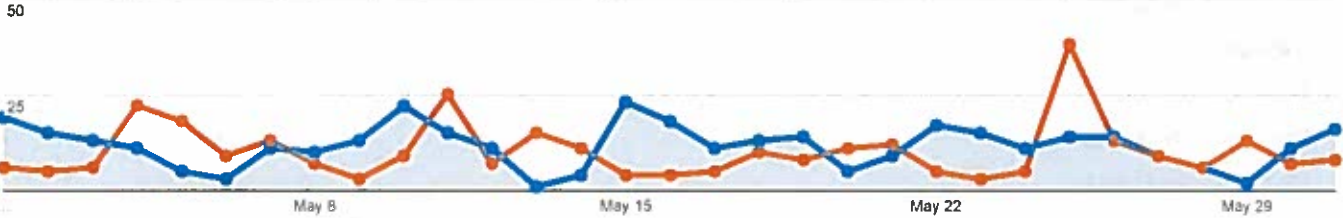
Users: Users that have had at least one session within the selected date range. Includes both new and returning users.

New Users: The number of first-time users during the selected date range.

Pageviews: Pageviews is the total number of pages viewed. Repeated views of a single page are counted.

Overview

May 1, 2017 - May 31, 2017: Sessions
Mar 31, 2017 - Apr 30, 2017: Sessions

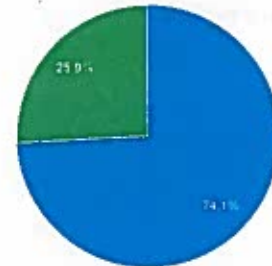


New Visitor Returning Visitor

May 1, 2017 - May 31, 2017



Mar 31, 2017 - Apr 30, 2017



City	Sessions	% Sessions
1. Alexandria		
May 1, 2017 - May 31, 2017	104	28.81%
Mar 31, 2017 - Apr 30, 2017	80	25.24%
% Change	30.00%	14.16%
2. Washington		
May 1, 2017 - May 31, 2017	84	23.27%
Mar 31, 2017 - Apr 30, 2017	61	19.24%
% Change	37.70%	20.92%
3. Arlington		
May 1, 2017 - May 31, 2017	27	7.48%
Mar 31, 2017 - Apr 30, 2017	15	4.73%
% Change	80.00%	58.06%

4. New York

May 1, 2017 - May 31, 2017	7	1.94%
Mar 31, 2017 - Apr 30, 2017	8	2.52%
% Change	-12.50%	-23.16%

5. Franconia

May 1, 2017 - May 31, 2017	7	1.94%
Mar 31, 2017 - Apr 30, 2017	2	0.63%
% Change	250.00%	207.34%

6. Atlanta

May 1, 2017 - May 31, 2017	6	1.66%
Mar 31, 2017 - Apr 30, 2017	0	0.00%
% Change	100.00%	100.00%

7. Burke

May 1, 2017 - May 31, 2017	6	1.66%
Mar 31, 2017 - Apr 30, 2017	0	0.00%
% Change	100.00%	100.00%

8. (not set)

May 1, 2017 - May 31, 2017	5	1.39%
Mar 31, 2017 - Apr 30, 2017	1	0.32%
% Change	400.00%	339.06%

9. Philadelphia

May 1, 2017 - May 31, 2017	4	1.11%
Mar 31, 2017 - Apr 30, 2017	1	0.32%
% Change	300.00%	251.25%

10. Richmond

May 1, 2017 - May 31, 2017	4	1.11%
Mar 31, 2017 - Apr 30, 2017	4	1.26%
% Change	0.00%	-12.19%

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: June 16, 2017
TO: Chairman Daniel Bauman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: **VOTE APPROVAL OF RESOLUTION NO. 643 APPROVAL TO AWARD A CONTRACT FOR INTEGRATED PEST MANAGEMENT SERVICES**

ISSUE:

The Alexandria Redevelopment and Housing Authority (ARHA) has completed the procurement process to select a qualified Pest Control Company to provide Integrated Pest Management Services for all ARHA properties and pursuant to ARHA's Procurement Policy, approval of all procurement actions above \$50,000 is required by the Board of Commissioners.

DISCUSSION:

An Invitation for Bids (IFB) was advertised in the NAHRO e-procurement website on May 09, 2017. One Hundred Nine (109) contractors received notice from NAHRO e-procurement and Seven (7) contractors download the solicitation documents. Staff found Three (3) more Pest Services companies from website and forwarded a copy of the solicitation to them. Two (2) bids were received prior to the bid submittal deadline of June 12, 2017 @ 11:00 AM EST. The bids were evaluated and Pest Services Company was determined the lowest, responsive, and responsible bidder.

A cost/price analysis has been performed. This contractor is not listed in the GSA debarment list or the HUD Limited Denial of Participation and Voluntary Abstention list.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution # to award a contract for Integrated Pest Management Services to Pest Services Company.

FISCAL IMPACT:

The maximum fiscal impact for the contract will be \$135,740. The contract amount is below our independent cost estimate of \$149,000.85. ARHA may renew the contract for four (4) successive one-year periods under the original contract. The option years are based on the availability of fiscal funding at the sole discretion of ARHA.

THE ARHA BOARD OF COMMISSIONERS

**APPROVING STAFF TO ENTER INTO CONTRACT FOR
HOUSING QUALITY STANDARDS (HQS) INSPECTION SERVICES**

RESOLUTION NO. 643

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

WHEREAS, ARHA is seeking the services of a Pest Control Company experienced with the performance of Integrated Pest Management Services; and

WHEREAS, if approved, ARHA will enter into contract with Pest Services Company for Integrated Pest Management Services.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the Chief Executive Officer is authorized to enter into a contract with Pest Services Company, in the amount of \$135,740 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: June 23, 2017

TO: Chairman Daniel Bauman and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: VOTE TO APPROVE RESOLUTION NO. 644, AUTHORIZING STAFF TO RENEW CONTRACT FOR HOUSING QUALITY STANDARDS (HQS) INSPECTIONS SERVICES

ISSUE:

ARHA is renewing the current contract with Nan McKay and Associates, Inc. to provide Housing Quality Standards (HQS) Inspections Services for ARHA operation. This contract requires the contractor to perform the inspection in accordance with Housing Quality Standards protocol and guidance as outlined by the U.S. Department of Housing and Urban Development. The renewal period will be from June 15, 2017 through June 14, 2018 at estimated cost of \$92,569.00.

Pursuant to ARHA's Procurement Policy, approval of all procurement actions above \$50,000 is required by the Board of Commissioners.

DISCUSSION:

On November 4, 2015, ARHA staff issued Request for Proposal (RFP) for Housing Quality Standard (HQS) Inspections Services and five (5) proposals was received. After careful evaluation, the Evaluation Committee recommended to the Board than a five (5) years contract to be awarded to Nan McKay and Associates, Inc. Accordingly, On May 05, 2016 Board of Commissioners meeting the Board voted to allow staff to enter a one (1) year contract with Nan McKay and Associates Inc. at estimated cost of \$91,384.80 with four (1) one (1) year renewal option. Staff is recommending to renew this contract by exercising the first option year. Failure to renew this contract would result in the inability of ARHA to be in compliance with HUD's HQS inspection requirement.

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

**AUTHORIZING STAFF TO RENEW CONTRACT TO PROVIDE HOUSING QUALITY STANDARDS (HQS)
INSPECTIONS SERVICES**

RESOLUTION No. 644

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”), has determined that there is a need to renew this Housing Quality Standards (HQS) Inspections Services 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 renew the contract with Nan McKay and Associate, Inc. for period of June 15, 2017 to June 14, 2018; 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 renew the contract with Nan McKay and Associate, Inc. in the amount of \$92,569.00 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

ACTION DOCKET

ACTION
DOCKET

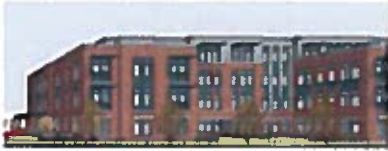
OTHER BUSINESS

OTHER
BUSINESS

Monday, June 19, 2017

Ramsey Homes Wins an Award Of Tax Credits

May 30th 2017



Ramsey Homes Redesign Refinements (Courtesy Image)

The Board of Commissioners of the Alexandria Redevelopment and Housing Authority, is pleased to announce that the Virginia Housing Development Authority has published its final rankings for the 2017 round of Low Income Housing Tax Credits and [Ramsey Homes](#) is within the funding range.

This is the culmination of three years of predevelopment work. The existing Ramsey Homes public housing units were built in 1942 by the federal government for use as wartime housing for African American defense workers and acquired by ARHA in 1953 for use as public housing. The existing 4 buildings will be demolished and replaced with one building, with 52 dwelling units. The plan also includes significant open space that will be used as a public park.

The development team has worked closely with city staff to develop the project size, massing, height and architectural character so as to achieve compatibility with the historic Parker-Gray District and to have a competitive tax credit application. The multi-family buildings have been skillfully designed in the Contemporary Classical vernacular of architecture; 3 to 4 stories in height. The proposed project carries out the visions included in the ARHA Strategic Plan, the City Strategic Plan, the Housing Master Plan and the Braddock East Master Plan.

“This is yet another building block in the commitment ARHA has made to providing viable, affordable housing opportunities to our residents,” said Mr. Roy Priest, CEO of ARHA.

The successful application for tax credits and the syndication of those credits to investors is expected to generate up to \$11.5MM in private equity for the cost of development. The other sources of funding for the project include a \$2MM city loan and \$5.1MM from ARHA. We also wish to congratulate our colleagues at AHDC for securing funding for the Carpenters Shelter and Lacy Courts. It takes a Village and 2017 is turning out to be a banner year for affordable housing efforts in Alexandria.

The Washington Post

Virginia Politics

High costs could imperil Alexandria's decades-old promise on low-income housing

By **Patricia Sullivan** June 9

The escalating cost of construction and dramatic changes in how affordable housing is financed are leading Alexandria officials to consider modifying a requirement to replace any of its 1,150 public housing units that are redeveloped with equally priced apartments.

A change is necessary, proponents say, because local housing authorities such as the Alexandria Redevelopment Housing Authority can no longer afford to simply replace an apartment priced for the poorest residents — those who make less than 30 percent of the area's median income, or \$26,500 for a two-person household — with another unit priced for the same income level.

Instead, ARHA proposes to either build more housing for people higher on the income ladder to subsidize the rents of the poorest tenants or to get substantial additional financial support from local, state or federal governments.

"We need a broader spread of [household incomes] if we are to do the job without deep subsidies," Roy Priest, ARHA's chief executive, told the City Council last week.

Priest, who is retiring at the end of this month, said the long erosion of federal housing subsidies, which is expected to worsen under President Trump's administration, as well as the emergence of independent affordable housing organizations, has boosted competition for scarce federal tax credits, which support almost all affordable housing development in the nation.

Changing Alexandria's 36-year-old promise to preserve the number of housing units for its poorest families at affordable rents would break a social compact, affordable housing advocates say.

"At the time this law was passed, it was never envisioned that public housing authorities would be losing their funding from the federal government," said Michelle Krocker, executive director of the Northern Virginia Affordable Housing Alliance. "We need to be sure any solution provides housing in perpetuity for these extremely low-income people, because we know these are the hardest populations to serve."

While existing tenants would be protected from losing their housing even if the policy is changed, the supply of housing for the poorest residents would undoubtedly dwindle, even as population growth and income trends in the region guarantee that the need will increase.

Krocker said the proof will be in the details of whatever is proposed and whether the cash-strapped city can persuade other entities — and offer subsidies — to build housing that's needed when the existing 1,150 units are not enough.

Alexandria and the greater Washington region are not alone in grappling with the increasing cost and declining federal support for affordable housing.

"It is going on all over the country, particularly in urban and suburban markets experiencing growth," said Stephen Glaude, president and chief executive of the Coalition for Nonprofit Housing and Economic Development.

A low-income housing project requires five to seven different types of subsidies to get off the ground or "the math doesn't work," Glaude said.

Unique to Alexandria, the local law known as Resolution 830 has guaranteed that this small city would always replace, on a one-for-one basis, any of its lowest-income apartments lost through decay or demolition. Far larger Fairfax County, the only other Northern Virginia community with a public housing authority, provides 1,060 low-income rentals and makes no promise similar to Alexandria's.

Most communities in the region, including Alexandria and Fairfax, support affordable housing projects with grants or loans. Those projects are usually financed in the expectation of having tenants whose incomes range from 40 to 80 percent of the area's median income, or up to \$88,300 for a two-person household. Apartments at the high end of that range are often called "workforce" housing, because tenants with full-time jobs can qualify.

Much rarer are the developments that offer apartments for those who make less. The federal government provides housing vouchers, previously known as "Section 8" vouchers, but they are hard to get, and it's up to tenants to find landlords willing to take them — an exceedingly difficult hunt in an area where rental costs are rising.

While it will be at least the end of the year before any changes are proposed for Resolution 830, Alexandria Housing Director Helen McIlvaine said the issue is coming up now because officials are trying to avoid the tempest that erupted in late 2015 and early 2016, when ARHA's plan to redevelop the 15-unit Ramsey Homes public housing project ran into a buzz saw of neighborhood and political opposition.

That brouhaha delayed the agency's application for federal tax credits by a year. After multiple meetings, the city and the housing authority agreed to a "no surprises" rule in the future.

ARHA wants the City Council in the fall to approve a redevelopment of the 48-year-old Andrew Adkins apartments just east of the Braddock Road Metro station. The housing authority plans to sell the two blocks of land beneath the apartments to a private developer, who wants to build 500 market-rate units in seven-story buildings, with ground-level retail.

The developer would also build a new public housing tower, to be run by ARHA, but only 60 of the current 90 units would be replaced. ARHA officials said they would use the money they earned from the land sale to buy or rent housing elsewhere for the remaining 30 tenants.

The East Braddock area is rapidly gentrifying and has acquired the nickname of Old Town West. New apartment and condominium towers have gone up amid older, low-income apartments, and several middle-to-high-end restaurants have opened nearby.

While public housing residents sat outside one recent evening barbecuing on a tiny grill, with laundry drying on their clotheslines, more affluent neighbors two blocks away played bocce ball and outdoor ping-pong under strings of lights.

That idea of modifying Resolution 830 did not go over well with City Council members who were briefed on it at a workshop last week.

Mayor Allison Silberberg (D) objected to both the possible abandonment of the resolution and to the reduction of public housing units at Andrew Adkins. Council member Willie Bailey (D) said the four plots of green space at the site should be sacrificed to add more housing.

"They're going to build 500-plus homes, and all we're getting out of it is 60 units?" Bailey asked. "I know we like to talk about open space, but people can't live in open space."

Canek Aguirre, president of the board of Tenant and Workers United, said his organization opposes the proposal for Andrew Adkins but has a "wait-and-see" attitude toward the idea of changing Resolution 830, because it's still in preliminary stages and community reaction will be solicited before anything happens.

Vice Mayor Justin Wilson (D) told the council that if it wants to retain the one-for-one replacement of the lowest-income apartments, "someone . . . has to show up with a lot of money."

"This is our choice. This is our decision," Wilson warned. "We could have [fewer] units with deeper affordability or more units with less affordability. . . . That is the brutal math."

Patricia Sullivan covers government, politics and other regional issues in Arlington County and Alexandria. She worked in Illinois, Florida, Montana and California before joining the Post in November 2001. 🐦 Follow @psullivan1

Good morning Pat, concerning your story "High costs could imperil Alexandria's decades-old promise on low-income housing" we would like to clarify some important distinctions for you.

Regarding the comment about a public housing *tower*; the news should correctly state that the ARHA 60-unit affordable housing building is "a 4-story affordable housing building." Tower implies something much taller and is simply not a correct characterization of the building type.

Further, we think that it is important to the story that it has always been our intention that all 90 of the existing units will be replaced one-for-one. The current program for the Andrew Adkins site is for 60 units to return to the site in one building and the remaining 30 units to be developed or purchased off-site in other parts of Alexandria. ARHA believes that mixed-income development is the appropriate alternative to a strict mix of low-income housing. We also believe that economically and socially mixed-income neighborhoods are believed to create a stable environment for low-income households because community works best with a broader economic strata. This philosophy is constant in our ARHA Strategic Plan and consistent with the redevelopment of Cameron Valley, now known as Quaker Hill (264 total, 60 replaced on-site and 204 replaced off-site); Samuel Madden (Downtown), now known as Chatham Square (100 total, 52 replaced on-site and 48 replaced off-site); and James Bland, now known as Old Town Commons (194 total, 134 replaced on-site and 60 replaced off-site).

In all cases of public housing redevelopment, ARHA has historically replaced one-for-one with the intentional strategy of mixing the range of assisted households in a manner that can sustain the operations of the ARHA units, long term. Our prior successes give us reason to believe that this mixed-income philosophy will continue to contribute to the diversity and stability of Alexandria communities and is therefore the model that ARHA is applying to the Andrew Adkins development site.

Is it possible for the online version of this article to be updated to reflect this presentation of the facts? As always, thank you for your continued interest and support of our efforts.

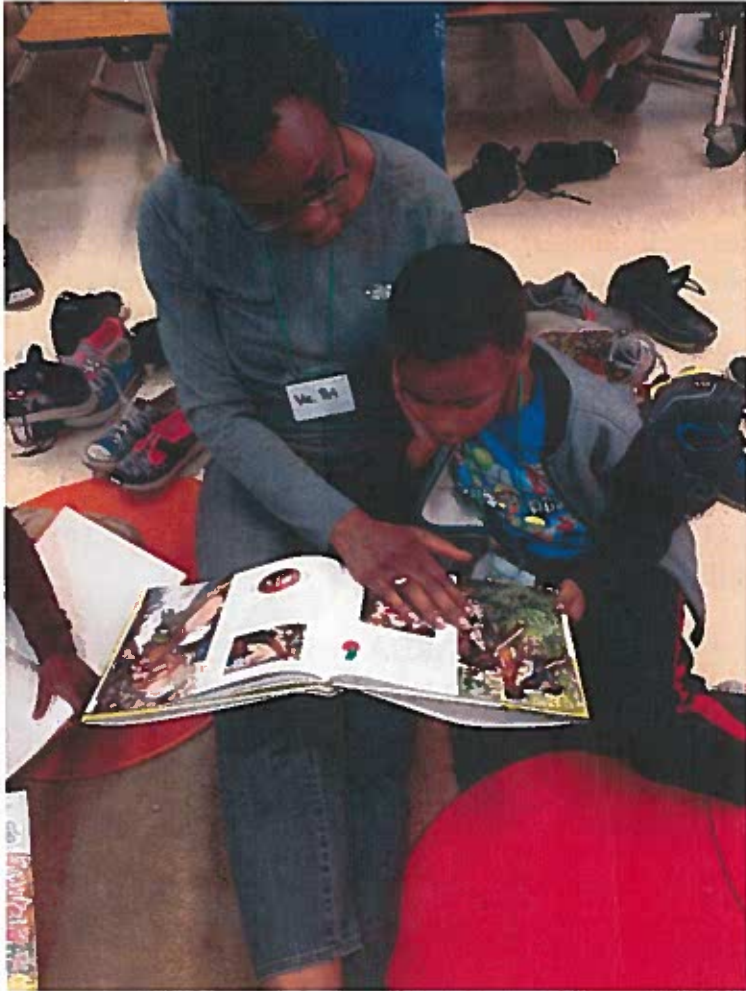
Connie Staudinger

Chief Operating Officer

Virginia Housing Development LLC, whose sole member is

The Reading Connection

Reading Aloud Helps Children Achieve



Learning to read at ARHA. Children who find reading challenging by age 10 (that's fourth grade) are four times more likely to drop out of high school, according to The Reading Connection. Photo courtesy of The Reading Connection

By Rikki George

[Monday, May 29, 2017](#)

The story begins by reading aloud — 1,000 books before a child reaches Kindergarten.

It's an initiative of The Reading Connection (TRC), a grassroots organization serving Alexandria, Arlington and elsewhere regionally since 1989.

Studies have shown that being read to as a child and having books in the home are the two most important indicators of future academic success.

Unfortunately, “kids in challenging situations aren’t exposed to books. They live in book deserts,” said Catherin Keightley, TRC executive director. Obviously, “if you move [or live in transition], you don’t have room for heavy books. That’s where we come in,” Keightley said.

TRC gives away 12,000 books to 1,500 children annually.

TRC’s mission, through Read-Aloud and other programming, aims to curb the cycle of poverty by providing early education and reading enrichment to children experiencing housing insecurity.

And it does so by making reading fun. For Sol Livingston, a family literacy TRC fellow brought on by a Boeing grant, reading becomes a whole experience.

“I read and sing with kids to make reading interesting,” said Livingston who leads partnered programs and parent workshops. “I let parents know it’s OK if kids don’t get through it all.”

The Read-Aloud format typically includes a large-group reading followed by breakouts of three to four per group, where children choose a book, or perhaps a theme, like bugs, to read about. Volunteers select books that would cover the theme. And during each Read-Aloud, children listen, share and engage in an activity that extends learning to a real life application.

Children created their own insects with Play-doh and pipe cleaners, Livingston recalled one Read-Aloud. The boys wanted to make spiders. And then they all made a snack – Ants on a Log, with celery and raisins. “Now the kids like raisins,” Livingston said.

To assist those most at risk of falling behind, TRC focuses on after-school times in shelters and community outlets, such as ALIVE! House, Carpenter’s Shelter, New Hope Housing, Alexandria Redevelopment Housing Authority (ARHA), Arlington Partnership for Affordable Housing and Healthy Families Fairfax.

“I don’t have enough words [to say about them],” said Gaynelle Diaz, director of the ARHA Ruby Tucker Family Center. “They provide the gold standard.” That means providing not only books for children to take home every week but also training and resources for parents and ARHA staff.

“It’s a well-known fact that kids who love to read will read more,” said Livingston. And “the more they do, the better they will get.”

Downward Trajectory of Public Housing

Council and ARHA reexamining joint approach to redevelopment.

BY DAN BRENDLE
GAZETTE PACKET

The city is gearing up to revise a longstanding local rule requiring the one-for-one replacement of demolished public housing units.

Resolution 830, a 1981 city ordinance, requires replacement of demolished public housing units with an "equal number" of "substantially equivalent" new units. The resolution obliges both the city government and the Alexandria Redevelopment and Housing Authority (ARHA) — the entity

that administers HUD subsidies locally — to play a role. However, their interpretations of these provisions have diverged over the years as the underlying regulatory and funding environment has changed. The city is spearheading an effort to consider, between July and December, how to clarify the ordinance. The modernization effort will occur in the midst of ARHA's redevelopment, currently underway or slated, of six of its properties.

At a June 6 work session, the parties discussed their current positions and how best to proceed.

City officials and staff tend to think of one-for-one replacement in terms of affordability at given income levels, said Vice Mayor Justin Wilson. ARHA has historically served households in the lowest range of income: what work session participants referred to as the demographic slice making 20-30 percent of the area median income (AMI). For example, 86 percent of Andrew Adkins households make less than \$40,000 — roughly 35 percent of AMI. The city's general interpretation would have ARHA redevelop its properties at the same low price points: "30 percent [of AMI]

with 30 percent [of AMI]," said Wilson.

By comparison, he said that ARHA thinks of 830's provisions more in terms of the number of units than of hard-and-fast levels of affordability. This view permits ARHA to redevelop units with higher rents, which its leadership says are necessary to ensure sustainable operation.

"The current combination of revenues that come from rent and ... the operating subsidy from HUD is not sufficient to carry the expense related to the operation of public housing," said ARHA CEO Roy Priest. Even taking HUD operating subsidies into account, 769 ARHA units operate at a net

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deficit of nearly \$602,000, according to data presented at an Alexandria Housing Affordability Advisory Committee (AHAAAC) meeting last December. Higher rent units, as well as selling off land for private market rate development, help ARHA make up the gap and cover the cost of its lower-rent units.

"Simply put, we need to serve the 60 percent [of AMI] for the sake of the 30 percent [of AMI]," said Daniel Bauman, chair of ARHA's Board of Commissioners.

"The reason we sort of wanted to daylight this is so that we could all understand that we're going to have to make choices as the properties redevelop," said Helen McIlvaine of the city's Office of Housing. "If, when you talk about a Resolution 830 unit, you mean a 20 percent [of AMI] unit, you are not going to be getting those back one-to-one. You're going to get a 20 percent [of AMI] unit, and maybe three 60 percent [of AMI] units, and an 80 or 100 percent [of AMI] unit."

Mayor Allison Silberberg expressed concern that this shift represents a retreat from ARHA's mission to serve the city's most vulnerable residents. But ARHA leadership disagreed.

"We have not moved away from our mission ... We're just simply showing you that

from the standpoint of redeveloping that inventory, you've got to have a broader spread of revenues if you're going to sustain them without deep subsidies," said Priest.

For this reason, Bauman has previously expressed concern that a too-restrictive rewrite of 830, in terms of affordability requirements, could in fact imperil ARHA's mission.

Displaced residents receive a "tenant protection voucher" from HUD. Residents could use these vouchers to cover the gap between their old and new rents, allowing them to return to the same redeveloped property if they wish.

"So we are not ending our service to that most vulnerable resident; it's just [that] they have a different form of subsidy," said Priest.

However, "the tenant protection voucher is specific to that tenant," said McIlvaine. "So ... someone who is currently living at Adkins [for example] who gets that voucher can come back and live in a unit that may be affordable at something above 20 or 30 percent [of AMI]. But when that household takes its voucher and leaves, the unit will be affordable at whatever that [new] income level is."

The current proposal for the Adkins redevelopment has all returning units priced at 60 percent of AMI, said Councilman John Taylor Chapman.

"Sort of on a macro level ... will the number of people at that [20-30 percent of AMI] level of income necessarily reduce?" Silberberg asked. "That's my overall concern."

"It's going to be hard for them to find housing in this city using the voucher," said McIlvaine. "It will potentially reduce the number of households that are able to live in our city."

"We have to separate facts from conjecture," said Bauman. "Conjecture is that our people may not be able to find housing in the city. But possibly they will. ... The fact is that what we have right now with 830 exists and our intent is to continue to serve that need one-for-one. Another fact is that we are in a challenging financing environment for any new product that we build, and it creates a need to look at things a little differently."

At the end of the day, it's a question of relative values.

"The amount of affordability is depleting. ... There's either a subsidy that's kicked in to make that not happen, or these projects don't happen to begin with," said Wilson. "We could abandon this process. But we have to do so with the understanding that either that's OK, or, if that's not OK, we — someone — needs to show up with a lot of money ... or another way of doing this. So I think that's the fundamental question."