



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

APRIL 25, 2022



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

**Alexandria Redevelopment and Housing Authority
401 Wythe Street, Alexandria, VA 22314
(Virtual Meeting)**

Monday, April 25, 2022, 2021, at 7:00 pm

AGENDA

Due to the COVID-19 Pandemic emergency, the March 28, 2022, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, to undertake essential business. All of the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the Board Room at 401 Wythe Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through:

Zoom Meeting ID: 869 9716 4638, Passcode: 644112

One tap mobile: +13017158592,,86997164638#,,,,*644112# US (Washington DC)

Join Zoom Meeting: <https://arha-us.zoom.us/j/86997164638?pwd=Tk5QaE5iY0k2ZU5keGFTYzdiQ0sxZz09>

Public comment will be received at the meeting. Individuals interested in speaking during the Public Discussion Period should contact Casandra Martinez at cmartinez@arha.us. Comments may be sent in advance or made during the Zoom meeting.

Individuals requiring translation services or special accommodations should contact Casandra Martinez at cmartinez@arha.us.

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

- Ladrey Advisory Residents Board (RAB) – Steven Hines, President
- ARHA Resident Association (ARA) – Kevin Harris, President

2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES

3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, MARCH 28, 2022.



4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, APRIL 25, 2022.

5. CONSENT DOCKET

5.1 Vote to Approve Resolution No. 710-2022, To Establish PBV Site-based Waiting lists for RAD Converted Projects.

5.2 Vote to Approve Resolution No. 711-2022, To Establish PBV Site-based Waiting Lists for the Section 18 Converted Projects, Park Place and Saxony Square.

6. ACTION DOCKET

7. NEW BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

10. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.



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MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING
401 WYTHE STREET, ALEXANDRIA, VA 22314
(Virtual Meeting)
Monday, March 28, 2022, at 7:00 pm

THOSE PRESENT: **Anitra Androh, Vice Chairwoman**
 Merrick Malone, Commissioner
 Christopher Ballard, Commissioner
 Kevin Harris, Commissioner
 Willie Bailey, Commissioner
 Salena Zellers, Commissioner
 Tracy Jefferson, Commissioner

THOSE ABSENT: **Peter Kleeblatt, Chairman**
 Daniel Bauman, Commissioner
 Steven Hines

RECORDER: **Casandra Martinez**

Vice Chairwoman Androh called the meeting to order at 7:03 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA Department Directors, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership, and members of the public.

Vice Chairwoman Androh disclosed the following announcement:

Due to the COVID-19 Pandemic emergency, the March 28, 2022, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, to undertake essential business. All the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the Board Room at 401 Wythe Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through the Zoom information which can be found on the ARHA website or on the city website. Public comments will be received at the meeting individuals interested in speaking during the public discussion period should contact Ms. Martinez comments may be send in advance are made during the meeting individuals requiring translation services or special accommodations contact Ms. Martinez as well. Okay. So, with that, we are officially open during our public meeting.



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

• **Ladrey High-Rise Residents Advisory Board (RAB) – Mr. Steven Hines (absent)**

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President, Ladrey Resident Advisory Board. He reported that according to Mr. Hines there are no issues at Ladrey. He is excited about residents actively participating in the RFP and the community engagement process for Ladrey.

Vice Chairwoman Androh: Okay

• **ARHA Resident Association (ARA) - Kevin Harris, President**

Commissioner Harris reported that the residents are planning a Juneteenth event. Also, they are coordinating with David and Keith regarding unions and trainings for residents for future employment opportunities.

Vice Chairwoman Androh: Okay, Fantastic! Thank you very much for that report, Commissioner Harris.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS -5 MINS.

Mr. Pettigrew: I forwarded several resolutions, one of them is for the renaming the ARHA Administrative Building in honor of Mr. A. Melvin Miller. Commissioner Bailey has led this project for over a year and he is prepared to announce the committee's selection and present a resolution tonight.

There are several individuals hear tonight to speak publicly on the record in support of the resolution for the naming of the building after Mr. A. Melvin Miller. The speakers are Mr. John Porter, Mr. Kerry, Donley, Mr. William Chesley, Mr. Campbell, and Ms. Henrietta Johnson, a resident.

Mr. Pettigrew: That concludes the public testimony Madam Vice Chairwoman, this resolution will be presented for approval on the action docket.

Vice Chairwoman Androh: Okay, Thank you.

ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, FEBRUARY 28, 2022:

Vice Chairwoman Androh presented the minutes for Monday, February 28, 2022. Commissioner Bailey moved to accept the minutes; the motion was seconded by Commissioner Malone. The motion was approved with (6) Yeas, and (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, MARCH 28, 2022:

Mr. Pettigrew presented the Executive Summary as follows:



COVID updates:

City of Alexandria remains in high transmission state. High transmission rate is anything over 5%.

Lineage:

Loans have been paid off and we are finalizing tax returns and cost certificate with Enterprise. The goal is to have cost certification in place, proofed and filed in order to submit the 8609 with the state to close the project.

Asset Management:

Rent payments have increased as we cautiously ease out of COVID. We are exploring repayment agreements for families who have a high balance and seeking rental assistance for people who need it.

Park Place and Saxony Square

Section 18 Saxony is completed/fully renovated, and residents are back in their respective units. We have completed 22 units out of 38 at Park Place, and we are working on the remaining 16. All 22 families have moved back in, extremely close to completing the requirements for subsidy transition approval by HUD

Maintenance & Facilities:

We continue to complete emergency and routine work orders. Have not heard from REAC, we have a Tuesday meeting every morning with HUD, representatives and field office discussing various issues. They will inform us when REAC will be reactivated.

Resident Services:

The staff continues to do a tremendous job with outreach in servicing our residents, as well as connecting them with services from third-party organizations.

Mr. Pettigrew: Madam Vice Chairwoman that concludes my summaries are there any questions.?

Vice Chairwoman Androh: Does anyone have any questions? If not, we can move on to the Consent Docket.

ITEM 5. CONSENT DOCKET:

Mr. Pettigrew: Madam Vice Chairwoman there are four resolutions to be presented.

- 707-2022 Approve the FY 2022 Housing Choice Voucher Administrative Plan

Mr. Pettigrew: Resolution 707 is simply to update the administrative plan allowing project-based vouchers to be assigned to RAD units or Section 18 Units.

- 708-2022 Approve the Project-Basing of Units at Saxony Square and Park Place



Mr. Pettigrew: Resolution 708 is to approve the project basing specifically of the 5 units in Saxony Square and 38 units in Park Place, although they are not all completed, we need the board to approve that we can project base all units as part of a repositioning strategy.

- 001-2022 VHD For an Amended and Restated Operating Agreement

Mr. Pettigrew: The VHD resolution is to formally confirm the board for VHD. They will consist of the CFO, Director of Asset management and the CEO. In order to prepare for transition over to the HCVP subsidy and dispose of those units from ARHA to VHD, we are asking the Board to officially approve, as agreed in 2020, the CEO, CFO, and the Asset Management Director to serve as the ex-officio board members for VHD.

- 002-2022 VHD To Accept the Disposition of the Park Place and Saxony Square Condominiums

Mr. Pettigrew: Resolution 002 explains that ARHA is the sole member of VHD and will accept the disposition of Park Place and Saxony in order to transition the subsidy from public housing to HCVP project-based vouchers.

Vice Chairwoman Androh: Okay do we need a discussion on any of these resolutions any Board Members have any questions?

Commissioner Malone, so moved the motion was seconded by Commissioner Bailey. The motion was approved with (6) Yeas, (1) Abstention, and (0) Nays

Vice Chairwoman Androh: The Yeas have it we will vote on the record.

ITEM 6. ACTION DOCKET:

- 709-2022 Renaming Administrative Building after A. Melvin Miller.

Commissioner Bailey: Based on the testimony we had today from numerous well-respected Alexandria residents and the work the naming committee has done in the past month. I am moving on with resolution of approving the name of the ARHA administration building in honor of Mr. A. Melvin Miller

Commissioner Bailey: Vice Chairwoman we do have a policy and when I put the naming committee together, we discussed that criteria.

Vice Chairwoman Androh: Any questions from any board members? If not do I have a motion.

Commissioner Harris, so moved the motion was seconded by Commissioner Tracey. The motion was approved with (6) Yeas, (1) Abstention, and (0) Nays.

Mr. Pettigrew: I will circle back to Commissioner Bailey and the renaming committee to lay out the next steps.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

- No Items Submitted.

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

A motion was made by Vice Chairwoman Androh, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:49 pm. At 8:12 pm the Board reconvened in public session.

Thereupon, Vice Chairwoman Androh asked for a motion to adjourn the meeting. Commissioner Zellers moved to adjourn, seconded by Commissioner Malone, 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 (6) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 8:12 pm.

I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

Below are several key operational activities and notable highlights for March 2022:

- Occupancy / Rent Collection**

	Public Housing Feb 2022	Public Housing March 2022	MOD Rehab Feb 2022	MOD Rehab March 2022	Market Rate Feb. 2022	Market Rate March 2022
Occupancy	97%	97%	97%	98%	97%	98%
Rent Collection	80%	84%	79%	89%	64%	60%

- Lease-Ups**

New Lease-Ups	February 2022	March 2022
Tenant-based (HCVP)	21	16
Number of requests for tenancy	31	48
Project-based voucher	0	5
Moderate Rehabilitation	1	4

Below are several key operational activities and notable highlights for rent collection collected as of April 15th, 2022

RENT COLLECTION

ARHA properties collected for April 2022. Individual performance by property is as follows:

PUBLIC HOUSING	No. of Units	April 2022
Samuel Madden	65	50%
Andrew Adkins	89	53%
Ladrey High-Rise	169	94%
Scattered Sites I	50	64%
Scattered Sites II	30	90%



Scattered Sites III	41	50%
Park Place	38	80%
Saxony	5	60%
Chatham Square	52	97%
Whiting	24	42%
Reynolds	18	75%
Braddock	6	100%
Old Dominion	36	97%
West Glebe	48	82%
James Bland I	18	64%
James Bland II	18	46%
James Bland IV	44	54%
MARKET RATE		
Quaker Hill	60	41%
Princess Square	68	23%
Miller Homes	16	64%
Pendleton Park	24	65%
James Bland V	54	40%
MOD REHAB		
Hopkins-Tancil	108	71%

RENT RELIEF ASSISTANCE

Number of Residents with outstanding balance as of April 15 th , 2022	Number of Applications submitted to Rent Relief	Number of Applications Approved
221	61 out of 221	33 out of 61

CERTIFICATIONS ACTIVITY

PUBLIC HOUSING	March 18 th to April 2 nd	April 2 nd to April 15 th
#Interims completed due to income changes	35	75
#Interims that caused rent to go to \$0 due to income changes	0	0
Annual Reexamination	85	185
Annual Re-opened to adjust new rent to \$0	0	0
HOUSING CHOICE VOUCHER /MODREHAB/ PROJECT BASED		
#Interims completed due to income changes	53	135
#Interims that caused rent to go to \$0 due to rent changes	0	0
Annual Reexamination	35	215
Annual Re-Opened to adjust new rent to \$0	0	0



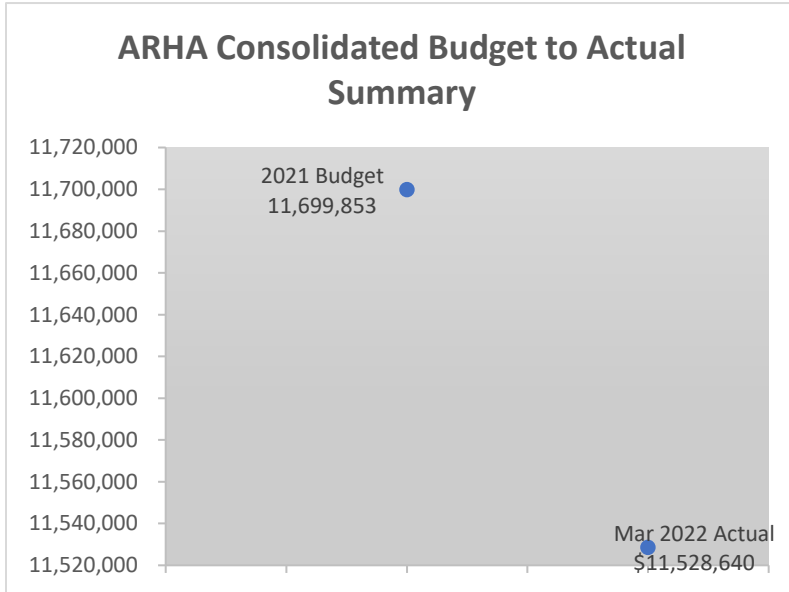
CENTRAL FACILITIES

WORK ORDER ACTIVITY MARCH 19, 2022 – APRIL 15, 2022

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	1	6	25	0	11	43	8	26
Andrew Adkins	2	19	25	0	0	46	7	35
BWR (Braddock, Whiting & Reynolds)	1	20	18	0	0	39	10	22
Chatham Square	3	4	40	0	0	47	11	27
Hopkins-Tancil	0	17	37	2	3	59	12	47
James Bland I, II, IV	0	6	23	0	1	30	4	38
James Bland V	0	3	18	1	0	22	5	16
Ladrey Highrise	4	8	24	2	6	44	8	53
Miller Homes	0	0	7	0	0	7	5	4
Park Place & Saxony Sq.	0	1	17	1	0	19	3	8
Pendleton Park	0	2	11	1	1	15	5	17
Princess Square	0	4	25	0	5	34	10	29
Quaker Hill	1	3	19	0	0	23	6	20
Samuel Madden	3	7	16	0	0	26	3	23
Scattered Sites I, II, III	3	11	106	2	3	125	74	28
TOTAL	18	111	411	9	30	579	171	393

FINANCE

Finance Highlights as of March 31, 2022



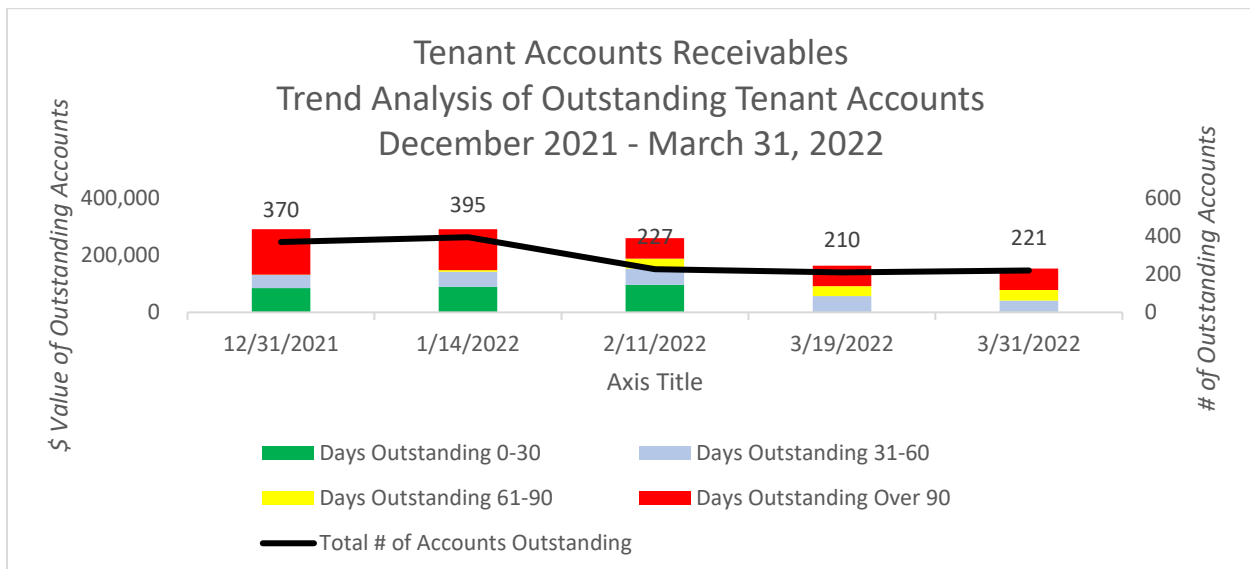
- The budget versus actual comparisons as of March 31, 2022, is based on ARHA's FY2021 approved budget.

- Consolidated operations were \$171K or less than 1.5% under the projected budget.

- Current Year (CY) operating transfers totaled \$to date, which was \$129K or 100% under the projected budget.

Additional financial information can be found in the Finance Section of this report.

The following graph illustrates the total Tenant Accounts Receivables (TARs) past due by 0 – 30 days, 31 – 60 days, 61- 90 days, and over 90 days. Rent is considered late if it is received after the 5th of the month. Residents whose income has not been impacted by the pandemic are expected to continue to pay their rent on time. As of March 31, 2022, TARs had accounts receivable outstanding that totaled a net \$153K. Rent for the month of March is still being collected.





DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

The property continues to perform with 100% occupancy after reaching project stabilization. Each month since May 2021, the property has shown positive cash flow. The project is current with all monthly and quarterly financial and rent rolls due to the investor.

Approval of the final Cost Certification, receipt of the 2021 audit and submission of the 2021 partnership tax returns are the next steps necessary for complete project closeout and submission to Virginia Housing of the required closeout forms.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

We are preparing closing documents to finalize the subsidy transition. We are anticipating the transition to occur in May 2022.

C. SAMUEL MADDEN REDEVELOPMENT

On March 22 the Board unanimously voted to accept the Master Development Agreement negotiated by staff. This allowed final negotiation of the Concept One Plan which was submitted to the City's Planning and Zoning department on March 25.

Extensive community engagement has been conducted among Madden residents. With the submission of the Concept One Plan and in anticipation of the May BAR hearing, together with the development partner, ARHA will commence outreach to community groups and individuals to solicit comments on the submitted plan and to undertake the outreach required for the historical review since this property is in the Parker Gray historical district.

D. LADREY HIGH RISE REDEVELOPMENT

Three proposals for the redevelopment of the Ladrey and former ARHA Administration building site were submitted on March 7. The evaluation panel conducted interviews with the three firms on April 5. The evaluation panel decided to visit a site within the DMV that each of the firms has either renovated or constructed so as to judge the reality versus what was presented in the response and in the interview. The evaluation panel anticipates completing their review and submitting a ranking of the proposals to the ARHA CEO no sooner than mid-May 2022.



E. RAD & RE-SYNDICATION

RAD: ARHA staff and consultants held a successful concept call with HUD in March. The next step is to submit a financing plan for these subsidies only proposals.

Re-Syndication: There has been no progress on the limited partner withdrawal from the Chatham partnership. ARHA staff and counsel continue to engage with the LIHTC syndicator for resolution to this issue.

F. CITY FUNDING FOR DEVELOPMENT

ARHA staff has received comments from Virginia Housing for the \$1.9M capital funds grant submitted on March 9. Final submission of the application will be in May.

In May, staff will submit an application for City funds to retrofit units in Park and at numerous properties throughout the city for wheelchair accessibility. The agency needs more accessible units, and these renovations will assist ARHA get closer to meeting this demand.

G. DEVELOPMENT PUBLICITY

The first rendition of the new VHD web site has been launched. Over time, additional information will be submitted and information for each redevelopment project will be linked to this site.

H. TAX CREDIT PORTFOLIO

March month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Year-end Financial Reporting preparation continues for all tax credit properties. Annual Tax Letters from the investors have been received and Partnership tax returns have been completed. We also continue to answer follow up questions from investors regarding the 2021 annual audits shared with them. Fiscal Year 2022 operating budgets are underway for distribution to tax credit investors. HUD Semi-Annual Labor Standards Enforcement Review has been completed with no findings. VHDA LIHTC Annual Monitoring Agreements have been received for review and approval. VHDA will again suspend collection of Tax Credit Monitoring fees for the 2021 reporting year given the impact of COVID-19 on their business partners.

RESIDENT SERVICES

RACS Operational Report Updates

Resident and Community Services (RACS) staff maintain their outreach efforts that include phone calls, emails, wellness checks, resource referrals, daily assistance, and other necessary activities to provide residents the service they need.

Assistance with food remains a high priority for residents and ARHA continues to partner with ALIVE, the Capital Area Food Bank, and other churches to provide food distributions or referrals for food. For this month, 484 households were provided with food through distributions directly serving ARHA residents. Additionally, ARHA can now refer residents to the new ALIVE Food Hub, located on South Van Dorn Street. The Food Hub is open Tuesday, Thursday, and Saturday of every week, and provides more immediate access to food, personal care items, cleaning supplies, and other essential items, along with connections to other services in the City of Alexandria.

ARHA partnered with the City of Alexandria and the Alexandria Health Department to distribute free rapid Covid-19 antigen at-home test kits. This first shipment contained 504 test kits, which were distributed to ARHA residents at Ladrey, Park Place, and some of our Scatter Site properties. An additional shipment of 2,946 have been received, which will allow ARHA to provide all our remaining Public Housing residents with test kits.

ARHA also ordered rapid Covid-19 antigen at-home test kits for all staff members. Each employee was provided with four tests to take home, and a reserve retained at 401 Wythe Street in the event someone may be experiencing symptoms and need to test onsite.

Staff, along with Seniors from Ladrey and the Senior Center at Charles Houston visited the newly opened facility, Cherry Blossom Pace, for a tour and to learn about the services provided for Seniors. Cherry Blossom Pace is an all-inclusive care facility for the elderly, which was designed to provide health care, activities, and coordinated services that support aging adults in their home. Opportunities to do future activities with the seniors were discussed as well as other ways to work together to benefit the seniors that we serve.





HUMAN RESOURCES

OPERATIONAL REPORT FOR: 03/16/2022 – 04/15/2022

A. STAFFING:

- Summer Internships will commence on Monday, May 2, 2022 and end on Friday, August 12, 2022. ARHA will host a dozen interns who are students in Virginia colleges and ARHA residents.

B. COVID-19:

- May 16, 2022 has been set for staff to physically return to work.
- The policy that everyone is to wear a mask in public areas and when meeting with others in their office continues to be practiced.
- Staff were each provided 2-COVID test kits and will continue to receive any PPE they request.



UPCOMING MEETINGS AND EVENTS

The upcoming 2022 Board Meetings and other event dates are as follow:

Date	Event	Location	Time
April 26, 2022	Community Cookout & Resource Fair	322 Tancil Ct (Ruby Tucker)	5:30 PM
April 28, 2022	Community Cookout & Resource Fair	269 S Whiting St (Parking Lot)	5:30 PM
May 3, 2022	Community Cookout & Resource Fair	901 Wythe St (Charles Houston)	5:30 PM
May 5, 2022	Community Cookout & Resource Fair	3963 Old Dominion Blvd (Parking Lot)	5:30 PM
May 18, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
May 23, 2022	Board Meeting	401 Wythe Street	7:00 PM
May 25, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
May 31, 2022	ROSS/ FSS Open House	401 Wythe Street	2:00 PM
June 27, 2022	Board Meeting	401 Wythe Street	7:00 PM
July 25, 2022	Board Meeting	401 Wythe Street	7:00 PM
August 22, 2022	Board Meeting	401 Wythe Street	7:00 PM
September 26, 2022	Board Meeting	401 Wythe Street	7:00 PM
October 24, 2022	Board Meeting	401 Wythe Street	7:00 PM
November 28, 2022	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

II. ASSET MANAGEMENT



A. PERFORMANCE INDICATORS FOR BOARD MONITORING OF PUBLIC HOUSING, BV, MOD & MARKET RENT

Indicator	Feb 2022	March 2022	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	97%	97%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts <i>(General Public Housing only)</i>
2 Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	97%	98%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) – Occupied Units (*)	98%	98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	29%	.29%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

B. OCCUPANCY RATE

Public Housing had an average occupancy rate of 97%. Individual Performance data by property is as follows:

PUBLIC HOUSING	February 2022	March 2022
Samuel Madden	97%	100%
Andrew Adkins	98%	100%
Ladrey Highrise	96%	99%
Scattered Sites I	98%	98%
Scattered Sites II	94%	94%
Scattered Sites III	98%	98%
Saxony Square	100%	100%
Park Place	77%	77%
Chatham Square	98%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	98%	98%
James Bland I, II, IV	99%	100%



C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	February 2022	March 2022
Housing Choice Voucher	99%	99%
Moderate Rehabilitation	98%	98%
Project Based Section 8	98%	98%
Low Rent Public Housing	97%	97%
Market Rate (Affordable Dwelling Units)	98%	98%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for March 2022:

	February 2022	March 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	39	39
Portable Vouchers Paid	96	96
Tenant Protection	55	55
All Other Vouchers	1,295	1,295
Number of Vouchers Under Lease on the last day of the month	1500	1500
HA Owned Units Leased – included in the units lease above	149	149
New Vouchers issued but not under contract as of the last day of the month	63	75
Portable Vouchers Administered	12	17
Number of Vouchers Covered by Project-Based AHAPs and HAPs	77	77

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 02/28/2022	Total Occupied units 03/31/2022	Current # Vacant
Princess Square	68	66	66	2
Quaker Hill	60	60	60	0



Hopkins-Tancil	108	104	105	3
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons V	54	51	52	2
TOTALS	330	320	322	8

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 02/28/2022	Total Units Occupied 03/31/2022	Current # Vacant
Ladrey Building	169	162	166	3
Chatham Square.	52	51	52	0
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	43	44	0
S. Madden Homes	65	63	65	0
A. Adkins Homes	89	87	89	0
Scattered Sites 410	50	49	49	1
Scattered Site 411	30	28	28	2
Scattered Site 412	41	40	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	29	29	9
West Glebe	48	47	47	1
Old Dominion	36	36	36	0
TOTALS: <i>(Values are rounded up/down)</i>	751	724	735	16



G. WAITING LIST STATISTICS

Currently Active on the Waiting list March 2022	
Waiting List Type	
HCVP	13,108
Total	13,108
MOD Rehab	
(1) bedroom	36
(2) bedroom	15
(3) bedroom	14
(4) bedroom	0
Total	65
General Public Housing	
(1) bedroom	4335
(2) bedroom	1200
(3) bedroom	1202
(4) bedroom	188
Total	6025
Elderly / Disabled	
(1) bedroom	256
Total	256
BWR	
(2) bedroom	2039
(3) bedroom	1246
Total	3285
Chatham Square	
(2) bedroom	2183
(3) bedroom	1356
Total	3539
West Glebe / Old Dominion	
(1) bedroom	2230
(2) bedroom	2050
(3) bedroom	1331
(4) bedroom	12
Total	5623
OTC I, II, IV	
(2) bedroom	2115
(3) bedroom	1322
Cumulative TOTAL	35,338



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	February 2022	March 2022
Pre-Admission/Eligibility	3	16
Request for Tenancy Approval	21	16
New Move-in/Change of Unit/Port-in	21	16
Interim Change	79	52
Annual Reexamination	114	111
End of Participation	2	2
PUBLIC HOUSING		
Pre-Admission/Eligibility	3	5
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	4	13
Interim Change	11	20
Annual Reexamination	44	68
End of Participation	4	1
MODERATE REHABILITATION		
Pre-Admission/Eligibility	1	1
Request for Tenancy Approval	1	4
New Move-in/Change of Unit/Port-in	1	4
Interim Change	3	7
Annual Reexamination	9	9
End of Participation	1	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	2
Request for Tenancy Approval	0	1
New Move-in/Change of Unit/Port-in	0	1
Interim Change	4	1
Annual Reexamination	5	7
End of Participation	2	0
TOTAL CERTIFICATIONS COMPLETED	333	358

I. INSPECTIONS

Inspections	February 2022	March 2022
# Of Annual/return Inspections	127	119
# Of Initial/Re-inspections	31	48
# Of Final Failed Inspections	0	2
# Of Abatements	0	2
# Of Emergency/Special Inspections	0	3
# Of Missed Inspections (no show)	18	24
# Of Quality control inspections conducted	0	14

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	February 2022	March 2022
Recertification's	53	45
Intake Certifications	42	80

A minimum of 20% of the monthly recertification caseload is reviewed by Quality Control

Number of Recertification's Files With Errors /Recert Info	February 2022	March 2022
# of Recert Files w/ Errors	5	5

2. Public Safety

The following table provides 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.

Types	February 2022	March 2022
Bar Notices issued	0	0
Late Notices	210	200
Unlawful Detainers	0	0
Evictions (legal)	0	0
Evictions (drugs)	0	0



K. RENT COLLECTION

ARHA properties collected cash at **79%** of rent charged for **March 2022**. Individual performance by property is as follows:

	February 2022	March 2022
Samuel Madden	54%	65%
Andrew Adkins	66%	65%
Ladrey High-Rise	99%	98%
Scattered Sites I	62%	91%
Scattered Sites II	100%	100%
Scattered Sites III	77%	66%
Saxony Square	100%	100%
Park Place	51%	85%
Chatham Square	92%	96%
Braddock	100%	100%
Whiting*	77%	55%
Reynolds	81%	95%
Old Dominion	95%	100%
West Glebe	85%	95%
James Bland I	92%	87%
James Bland II	74%	63%
James Bland IV	66%	69%
TOTAL	80%	84%
MARKET RATE		
Quaker Hill*	58%	52%
Princess Square	38%	37%
Miller Homes	94%	91%
Pendleton Park	70%	56%
James Bland V	63%	61%
TOTAL	60%	60%
MOD/PBV		
Hopkins-Tancil	79%	89%
TOTAL	79%	89%

*Additional Rent Collection Information: (March 2022)

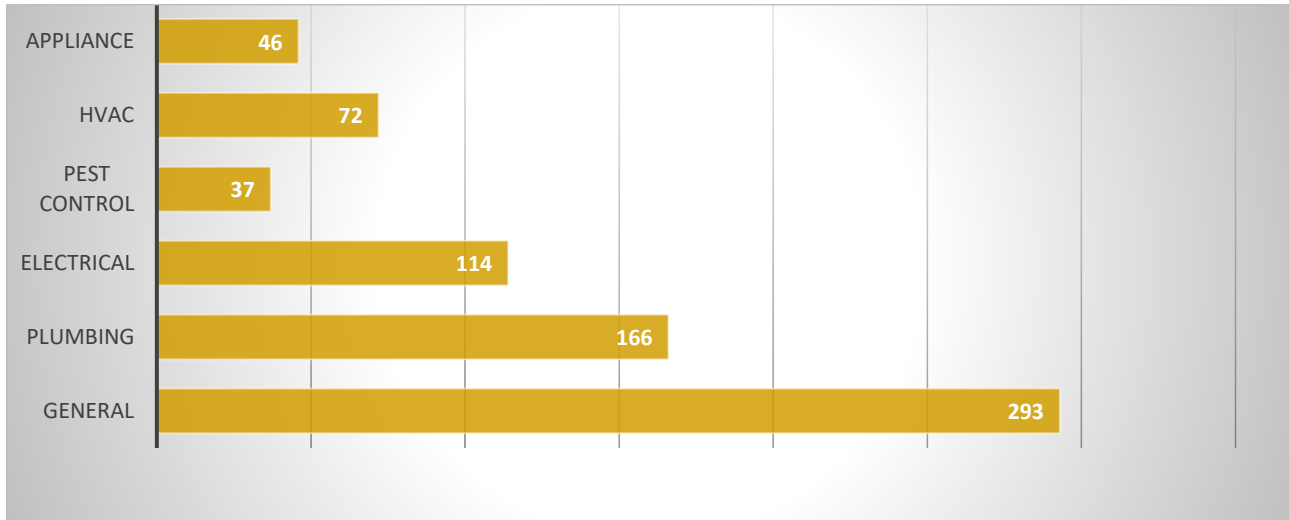
(24 Units) Whiting
(60 Units) Quaker Hill

Out of 24 units (8) families rent portion is \$0 and (3) fail to pay rent
Out of 60 units (9) families rent portion is \$0 and (12) fail to pay rent

III. CENTRAL FACILITIES



A. WORK ORDERS ACTIVITY TOTAL 728



COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building							0	2	5
Alexandria Crossing (Old Dominion & West Glebe)	15	10	9	1	5	5	45	23	656
Andrew Adkins	25	23	2	5	6	5	66	49	889
BWR (Braddock, Whiting & Reynolds)	12	15	6	1	2	3	39	26	510
Chatham Square	30	7	4	0	3	3	47	35	525
Hopkins-Tancil	54	16	12	9	8	5	104	63	919
James Bland I, II, IV	16	22	12	0	8	5	63	52	644
James Bland V	10	7	5	0	4	5	31	38	316
Ladrey Highrise	27	15	14	6	8	3	73	73	1100
Miller Homes	1	2	4	0	2	0	9	18	142
Park Place & Saxony Sq.	16	5	2	0	2	3	28	26	167
Pendleton Park	5	3	5	2	0	0	15	13	229
Princess Square	26	12	9	7	7	3	64	35	780
Quaker Hill	13	8	12	0	5	2	40	19	503
Samuel Madden	15	6	4	1	8	4	38	21	703
Scattered Sites I, II, III	28	15	14	5	4	0	66	42	1225
TOTAL	293	166	114	37	72	46	728	535	9313

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental in regard to decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by three (3) different methods. Notices are mailed via US Postal Service, staff hand delivers notices, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:
 - Princess Square – March 2 & March 17 & April 6 & April 27, 2022
 - Chatham Square – March 3 & March 18 & April 7 & April 21, 2022
 - Andrew Adkins – March 4 & March 18 & April 1 & April 22, 2022
 - Ladrey floors 7-11 – March 7 & March 21 & April 25, 2022
 - Ladrey floors 1-6 – March 8 & March 22 & April 26, 2022
 - Hopkins Tancil – March 9 – 10 & March 23 – 24, & April 4 - 5, 2022
 - Samuel Madden – March 11 & March 25 & April 8 & April 28, 2022

Annual Uniform Physical Condition Standard (UPCS) Inspections:

- American Property Consultants (APC) has issued a schedule to perform UPCS Annual Inspections on all public housing properties. The deficiencies captured on the inspection reports will be addressed and completed by the Maintenance Staff, the Modernization Staff, and contractors. This work is ongoing, and the goal is to have all deficiencies corrected prior to HUD Real Estate Assessment Center (REAC) inspections. To date, we have not received any official correspondence pertaining to a schedule for the HUD REAC inspections, but we plan to prepare if and when they are announced.



The chart below identifies the properties and the confirmed date for the 2022 Annual UPCS Inspections

Properties	Inspection Dates	# Of units
AMP 004		
Scattered Sites I, II, III	March 29 - 31, 2022	120
AMP 007		
Braddock, Whiting, Reynolds - (BWR)	April 5, 2022	48
AMP 006		
Chatham Square	April 6, 2022	52
AMP 008		
Old Dominion	April 7, 2022	36
AMP 008		
West Glebe	April 12, 2022	36
AMP 012		
James Bland IV	April 13, 2022	33
AMP 010		
James Bland I	April 14, 2022	18
AMP 011		
James Bland II	April 14, 2022	18
AMP 003		
Andrew Adkins	April 19 – 20, 2022	90
AMP 003		
Samuel Madden	April 20 - 21, 2022	66
AMP		
Pendleton Park	April 26, 2022	24
AMP 001		
Ladrey High-Rise	April 26-28, 2022	170

IV. FINANCE



A. FINANCIAL SUMMARY

Alexandria Redevelopment & Housing Authority									
FY2022 Budget vs Actual									
For the Period Ending March 31, 2022									
	Prior Year Annual Budget	March 31, 2022				FY 2022 YTD (Jan 1, 2022 - March 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	\$4,160,600	\$ 346,717	\$376,451	\$ 29,734	8%	\$ 1,040,150	\$1,101,153	\$ 61,003	6%
Rental Assistance	3,962,600	330,217	\$298,356	(31,861)	-11%	\$ 990,650	\$907,412	(83,238)	-9%
Government Grants	26,430,562	2,202,547	\$1,640,455	(562,092)	-34%	\$ 6,607,641	6,607,052	(589)	0%
Local Grants	207,825	17,319	\$0	(17,319)	100%	\$ 51,956	17,270	(34,686)	100%
Management /Fee for Service	3,568,650	297,388	\$360,413	63,026	17%	\$ 892,163	824,963	(67,200)	-8%
Bookkeeping Fee	249,900	20,825	\$32,237	11,412	35%	\$ 62,475	61,990	(485)	-1%
Asset Management Fee	125,650	10,471	\$13,238	2,767	21%	\$ 31,413	175,705	144,293	82%
HCVF Asset Management Fee	2,474,223	206,185	\$591,612	385,427	65%	\$ 618,556	658,843	40,287	6%
Operating Subsidy	4,158,850	346,571	\$326,703	(19,868)	-6%	\$ 1,039,713	980,108	(59,605)	-6%
Investment Income	7,050	588	\$882	295	100%	\$ 1,763	7,582	5,820	100%
CY Transfers	517,283	43,107	\$0	(43,107)	100%	\$ 129,321		(129,321)	100%
Other Income	936,217	78,018	\$59,694	(18,324)	-31%	\$ 234,054	186,562	(47,492)	-25%
Total Operating Revenues	\$46,799,410	\$ 3,899,951	\$3,700,041	\$ (199,910)	-5%	\$ 11,699,853	\$11,528,640	\$ (171,213)	-1%
Operating Expenses									
Administration	\$6,602,315	\$ 550,193	\$673,504	123,311	18%	\$ 1,650,579	\$ 1,716,537	\$ 65,958	4%
Tenant Services	976,626	81,386	\$40,980	(40,406)	-99%	\$ 244,157	197,558	(46,599)	-24%
Utilities	1,520,020	126,668	\$233,246	106,578	46%	\$ 380,005	481,029	101,024	21%
Ordinary Maintenance & Operations	5,897,110	491,426	\$262,436	(228,990)	-87%	\$ 1,474,278	1,129,646	(344,632)	-31%
Protective Services	158,140	13,178	\$55,041	41,863	76%	\$ 39,535	67,849	28,314	42%
General Expense	2,533,650	211,138	\$33,547	(177,591)	-529%	\$ 633,413	592,796	(40,617)	-7%
Housing Assistance Payments	26,480,562	2,206,714	\$2,395,420	188,707	8%	\$ 6,620,141	6,779,686	159,546	2%
Debt Service	257,120	21,427	\$79,715	58,288	73%	\$ 64,280	122,889	58,609	48%
CY Reserves	2,373,867	197,822	(\$73,848)	(271,670)	368%	\$ 593,467	440,650	(152,817)	-35%
Total Operating Expense	\$46,799,410	\$3,899,951	\$3,700,041	(\$199,910)	-5%	\$11,699,853	\$11,528,640	(\$171,213)	-1%
NET SURPLUS (DEFICIT)	\$0	\$0	\$0	(\$0)		\$0	\$0	\$0	

V. DEVELOPMENT

DEVELOPMENT

1. LINEAGE AT N. PATRICK STREET PROJECT CLOSEOUT & TAX CREDIT EQUITY RELEASE

With the repayment of the construction loan in December (2021), and submission of all final lien waivers and payment of all subs and the general contractor in February 2022, the Ramsey Homes project has been closed out.

With regard to the operation of the Lineage property, with the assistance of the third-party property manager we have achieved 100% occupancy after reaching project stabilization in May 2021. The property manager is current with their financial reports and all asset management reports required by ARHA.

Submission of the final Cost Certification, partnership audit and tax return has been delayed and it is expected to be completed in April.

The next step will be submission to Virginia Housing Form 8609, the final step to close out the tax credits for this project. Upon certification by the state that the 8609 documents are complete, Enterprise will release the final tax credit equity for the project.

We continue to work with the Bank and Enterprise on tax credit adjusters and timing of release of developer fee; and will commence working with Virginia Housing on submission of Form 8609.

2. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

Together with the architect, ARHA staff have completed review of the outstanding 25 units at Park Place. In addition to the renovations undertaken in the first round, the architect is preparing documents for increasing the number of handicap units at Park. Currently there are no handicap accessible units and there is a demand for such accessibility.

HUD notified ARHA that the PBV subsidy for the units at Park Place and Saxony Square will also commence in April 2022.

3. SAMUEL MADDEN REDEVELOPMENT

With an 8-0-0 vote, on March 22 the ARHA Board of Commissioners accepted the Master Development Agreement negotiated by staff. This vote allowed the development partners and ARHA staff to finalize the Concept One Plan. On March 25, the Concept One plan was submitted to the City's Planning and Zoning department. We anticipate comments on this plan on or about April 15. Throughout April, together with our development partners, we will commence community outreach beyond the Madden residents to solicit input and support for the planned redevelopment of the Madden site.

In March, the development team commenced placing articles in business journals and local newspapers of the future plans for the site. A lot of positive and supportive comments have been generated from this press statement.

The development team has also commenced the historical review or Section 106 process.

The ARHA Development PM continues to engage Madden residents. Resident participation continues to increase. We anticipate introducing the development team to the Madden residents in April.

4. LADREY HIGH RISE REDEVELOPMENT

Three proposals for redevelopment of Ladrey and former ARHA Administration site were submitted by the March 7 deadline. On April 5, the Ladrey evaluation panel (comprised of ARHA staff and Ladrey residents) interviewed the three bidders. The panel decided to visit renovation or new construction sites in the greater DC area sponsored by each of the bidders. The bidders include Winn Development, AHC and CHP. After the site visits (to be completed by April 25th) the evaluation panel will meet to discuss each panel member's individual scores and comments and, thereafter make a recommendation to the ARHA CEO.

5. RAD & RE-SYNDICATION

RAD: A concept call has been scheduled with HUD in March. This is the next step in the process.

Re-Syndication: Staff selected a firm to assist with submission of a LIHTC application. We anticipate that the Chatham limited partner will withdraw from the partnership in the next quarter.

6. CITY FUNDING FOR DEVELOPMENT

The grant pre-application for the \$1.9M capital funds from Virginia Housing was submitted on March 9. Staff is currently working on initial comments received from the state. The comments were primarily focused on providing additional information and clarification to submitted materials.

ARHA staff is working with City staff to submit an application for funds to retrofit units in Park and at numerous properties throughout the city for wheelchair accessibility. The agency is in need of more accessible units and these renovations will assist ARHA get closer to meeting this demand.

7. BRAGG STREET MARKET STUDY

In March, ARHA procured the services of a market study firm. The firm was contracted to provide a study of the potential use of the Bragg Street site as a future age restricted housing including but not limited to senior housing, independent living, and assisted living facility. Once ARHA staff have reviewed the study with the consultants, the CEO will make a recommendation to the Board on how to move this project forward

8. TAX CREDIT PORTFOLIO

March month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Year-end Financial Reporting preparation continues for all tax credit properties. Annual Tax Letters from the investors have been received and Partnership tax returns have been completed. We also continue to answer follow up questions from investors regarding the 2021 annual audits shared with them. Fiscal Year 2022 operating budgets are underway for distribution to tax credit investors. HUD Semi-Annual Labor Standards Enforcement Review has been completed with no findings. VHDA LIHTC Annual Monitoring Agreements have been received for review and approval. VHDA will again suspend collection of Tax Credit Monitoring fees for the 2021 reporting year given the impact of COVID-19 on their business partners.

We continue to respond to all investor inquiries regarding the state of our properties in terms of financial and operational stability by providing various metrics as requested.

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	36	0
Chatham Square	26	0
Samuel Madden	31	0
Andrew Adkins	24	0
James Bland V	73	1
Princess Square	8	0
Ladrey	21	0
HCVF	69	0
Scattered Sites	31	0
City-wide	50	0
TOTAL	369	1

Due to the Covid-19 pandemic, not all RACS programs are physically meeting in person, but RACS staff are maintaining contact with program participants through phone calls, text, emails, and virtual meetings. The City of Alexandria is currently at a low community transmission rate for Covid-19, and plans are underway to begin meeting in person for all remaining programs.

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

1. Congregate Meals –For adults aged 60 and older, ARHA partners with the City to provide a nutritious lunch, which meets one third (1/3) of the daily dietary reference intakes requirements for participants, in accordance with federal, state, and local laws and nutrition guidelines. (Not currently meeting in person due to Covid-19, but plans are to resume in person programming by the end of April).
2. Krunch Bunch – Provides services and resources for adults aged 60 and older. Activities consist of exercise classes, education seminars, analytical games, social, recreational, community-based events, and entertainment excursions to support independence and cognitive function. (Meeting virtually and occasionally in person for limited, socially distanced activities and essential supply senior shopping trips).

- **Ladrey Highrise:**

3. Activity Center - For seniors and adults with disabilities, Ladrey Highrise offers a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services for seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation,

home visits and assessments for specific provisions. (Meeting by appointment with Social Worker and plans are underway for some in person activities by the end of April).

Ruby Tucker Family Center: Provides programming and initiatives for families, focused on education, enrichment, and empowerment.

4. Community Gardening - Students at the Center, plan and maintain a garden from March – November, while adults may sign up for a family plot to do the same. In addition to realizing the benefits of growing their own produce, participants learn about healthy methods of preparing the food they harvest. (Meeting weekly starting in March).
5. FACE/LINK Club – In partnership with ACPS, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21st Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting afterschool daily at Jefferson Houston Elementary and Ruby Tucker Family Center).
6. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week).

ROSS:

7. The Resident Opportunities for Self Sufficiency (ROSS) program provides case management and offers resources to residents of Traditional Public Housing to assist in the areas of Childcare Services, Adult Basic Education/Literacy Classes, High School Diploma/GED Classes, Job Training Skills, Financial Literacy, and Health Care. The coordinator assists residents in developing plans that meet the overall program goals of achieving economic self-sufficiency and reducing dependence on any type of subsidized housing or welfare assistance. (Meeting virtually and by appointment with Staff).

James Bland V Supportive Services

8. The JBV SS program, which specifically services James Bland V residents aged 18 and over provides outreach programming and supportive services that focus on motivation and wellness. The program model is designed to transition residents to achieve residential and employment stability and link them to resources needed to obtain self-sufficiency. (Meeting virtually and by appointment with Staff).

B. HOUSEHOLD CONTACT BY PROPERTY

Resident and Community Services (RACS) staff have been assigned to specific properties to conduct outreach activity during the month. The outreach activity includes, but is not limited to, phone calls, emails, site visits, wellness checks, etc. Through the outreach efforts, staff connect with residents and determine their needs. We also coordinate with Asset Management and Maintenance Staff to share resident concerns that may be identified through our outreach or the monthly Townhall Calls. The Household Contacts table below identifies the number of households staff contacted for March, broken down by property.

Household Contacts Numbers Reached Property March 1 - 31, 2022	
Hopkins-Tancil	84
Chatham Square	32
Samuel Madden	52
Andrew Adkins	40
James Bland /OTC	61
Princess Square	42
Ladrey Highrise	139
West Glebe/Old Dominion	32
Pendleton Park/Park Place	30
Scattered Sites	36
HCVP/City-wide	64

C. VOLUNTEERS

Currently there are 41 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of March, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, and conducted virtual workshops. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	# New Recruits	# Of Service Hours	Value of Service Hrs.
41	0	54	\$1,455.84

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation - YTD	52	73
Number of Households with Positive Escrow Accounts	N/A	51
Number of Households to Successfully Graduate – YTD	N/A	0

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	March 2022	YTD
Healthcare & Medical	14	92
Financial Assistance/Literacy Education	23	99
Daily Living Skills/Entitlements	3	11
Transportation	84	188
Enrollments/Registrations/Assessments	2	9
Adult Basic Education/Literacy/GED	2	4
Job Training Skills/Programs/Certifications	3	11
Childcare Services	1	9
Other	9	15
TOTAL	141	438

F. PARTNERSHIPS

Provider / Partner	Event/Activity – March 2022	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	6
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, S. Whiting Street, Old Town Community)	253
ALIVE	End of Month Food @ Ladrey	121
Capital Area Food Bank	Mobile Market	110
Russell Temple CME Church/Meade Memorial	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	16
Total	6	556

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$32,458.89	\$ 1,350.00	\$1,370.00	\$35,178.89

H. PROGRAM SUMMARY

March started with fitness and nutrition as the top priorities for our senior participants. Bi-weekly walking continued for the Senior Center at Charles Houston, while Goodwin House held their first in person exercise class at Ladrey Highrise. Now that the City of Alexandria is at a low community transmission rate for Covid-19, more in person events are being planned for the Seniors, while still exercising certain precautions, such as masks and encouraging frequent hand sanitizing.

Additionally, the Senior Center at Charles Houston continued their Arthritis Exercise Class and participated in a nutrition class to learn “All about Asparagus”. Other notable activities included a field trip to DC for the Cherry Blossom Festival and a Women’s History program with presentations by the Senior Center participants on notable women who had an impact in their lives.

Together We Bake (TWB) recently held their Spring Graduation and invited ROSS Participant and TWB Graduate, Cathy Driver, as their Guest Speaker. Since her graduation from TWB, Ms. Driver has gone on to secure employment and self-published a book of inspirational stories about her experiences.

LINK Club students started their annual “I Can Shine Community Garden” by planting bean, kale,

lettuce, spinach, and radishes.

Staff worked with the Development Team to select and meet with residents that will comprise the Resident Engagement Committees for both Samuel Madden and Ladrey Highrise. The meeting provided an opportunity to update residents on the development progress of both properties and understand the responsibilities of serving on the engagement committee.

Dates have been set for the 2022 Community Cook Outs and Resource Fairs that will be held throughout the city. In addition to highlighting programs for youth and families, information on city resources will be shared, and free snacks and activities provided. This year, ARHA will have three properties serve as host sites. They are Hopkins-Tancil (Ruby Tucker), S. Whiting Street, and Old Dominion. All events are scheduled from April – May (Flyer included).

Even though the City of Alexandria is currently in low community transmission status for Covid-19, Staff continue to work with the Alexandria Health Department to make residents aware of testing locations and local pharmacies/outreach events where vaccinations or booster shots can be obtained. Staff are planning another vaccination clinic for Ladrey now that an additional booster is recommended for immunocompromised/vulnerable populations. Additionally, all the Community Cook Outs will offer vaccination clinics sponsored by the Alexandria Health Department or Neighborhood Health.

I. UPCOMING: TRAININGS / WORKSHOPS / COURSES / ORIENTATIONS / SPECIAL EVENTS

- Community Cook Outs (April – May) – Flyer below
 - Ruby Tucker – April 26
 - S. Whiting Street – April 28
 - Old Dominion Blvd – May 10

- Town Hall Calls – Wednesdays (See dates in chart) – 12:00pm

May 18	May 18	May 25	May 25
Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	Old Dominion West Glebe Pendleton Park	Ladrey Highrise Park Place/Saxony Sq Old Town Commons (JB I, II, IV, & V)	Quaker Hill Miller Homes Princess Square All Scattered Sites (I, II, III, & BWR)

HEY ALEXANDRIA!!!

JOIN US FOR A FREE COMMUNITY COOKOUT AND RESOURCE FAIR

TUES. 4/19 SOUTHERN TOWERS, 4901 SEMINARY RD.
 THUR. 4/21 449 N. ARMISTEAD ST. (PARK)
 TUES. 4/26 RUBY TUCKER, 322 TANCIL CT.
 THUR. 4/28 269 S. WHITING ST. (PARKING LOT)
 TUES. 5/3 CHARLES HOUSTON, 901 WYTHE ST.
 THUR. 5/5 3963 OLD DOMINION BLVD (PARKING LOT)
 TUES. 5/10 MASON AT VAN DORN, 140 S. VAN DORN

TIME: 5:30P.M. - 7:30P.M.

RAIN DATE FOR EACH COOKOUT IS THE FOLLOWING DAY

Questions? Contact:
 Michael Johnson @ 703.746.5571 or
 Faith Spillman @ 703.746.6284

- Learn about City services.
- Info on programs for youth and families.
- Free food, giveaways, and vaccinations available.

Partners:

J. PHOTOS

TOGETHER WE BAKE GRADUATION SPEAKER



ROSS PARTICIPANT – CATHY DRIVER & ROSS COORDINATOR – SHANELLE GAYDEN

SENIOR CENTER AT CHARLES HOUSTON WOMEN'S HISTORY MONTH PRESENTATION



LINK CLUB ACTIVITIES/ENRICHMENT SESSIONS



I CAN SHINE CHILDREN'S GARDEN – PLANTING SPRING VEGGIES

RESIDENT ENGAGEMENT MEETING WITH SAMUEL MADDEN AND LADREY RESIDENTS



VII. CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

Commissioners: Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris
Anitra Androh, *Vice-Chairwoman* Daniel Bauman Merrick Malone
Willie Bailey, Sr. Tracy Jefferson Salena Zellers

Keith Pettigrew, *Chief Executive Officer*

DATE: April 25, 2022
TO: Commissioner Salena Zellers and the ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary/Treasurer
SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 710-2022 TO ESTABLISH PBV SITE-BASED WAITING LISTS FOR RAD CONVERTED PROJECTS**

ISSUE

Establish a change of our current Site-Based Waiting List for public housing projects converted to Project Based Vouchers (PBV) under the Rental Assistance Demonstration (RAD) program.

DISCUSSION:

Under 24 CFR § 983.251 and Section 1.6, of RAD Notice H-2019-09 PIH-2019-23 Rev 4., PHAs shall determine the best means for residents to be admitted to covered PBV projects. Upon a review of waiting list methods in the provisions and regulations listed above, it is being proposed that the most efficient way for ARHA to admit residents to RAD converted PBV projects/Section 18 TPV is to restructure and/or transfer existing public housing site-based waiting lists to new PBV site-based waiting lists. The newly formed PBV site-based waiting lists will utilize the same ARHA and HUD approved preferences as applicants on the current Housing Choice Voucher (HCVP) waiting list.

The current and proposed site-based waiting lists are as follows:

CURRENT

West Glebe/Old Dominion
James Bland I, II, IV
Braddock/Whiting/Reynolds

PROPOSED

West Glebe
Old Dominion
James Bland I
James Bland II
James Bland IV
Braddock

Whiting
Reynolds

ARHA, in establishing site-based waiting lists must do so also in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the ARHA's public housing general and site-based waiting lists will be offered placement on PBV project's initial waiting lists. In all cases, ARHA is given discretion to determine the most appropriate means of informing applicants on all public housing waiting lists given the number of applicants, ARHA resources, and admissions requirements of the projects being converted under RAD. Any activities to contact applicants on public housing waiting lists must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP). ARHA is also required to maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

Asset Management is seeking Board approval to establish site-based waiting lists for each RAD converted PBV project

RECOMMENDATION:

The ARHA Board of Commissioners approves the establishment of site-based waiting lists for public housing properties converted to Project Based Voucher (PBV) projects under the Rental Assistance Demonstration (RAD) program.

FISCAL IMPACT:

There is no fiscal impact.



HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO ESTABLISH SITE-BASED WAITING LISTS FOR RAD CONVERTED PBV PROJECTS.

RESOLUTION No. 710-2022

WHEREAS, Under, 24 CFR § 983.251 and Section 1.6, of RAD Notice H-2019-09 PIH-2019-23 Rev 4, ARHA has determined the best means for residents to be admitted to RAD converted PBV projects is to restructure and/or transfer existing public housing site-based waiting lists to PBV site-based waiting lists.

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to establishing new PBV site-based waiting lists; 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, and the action of the Chief Executive Officer that the establishment of Project Based Voucher (PBV) site-based waiting lists is hereby ratified and approved.

Adopted this April 25th, 2022

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Salena Zellers, Commissioner

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____ Its: _____



Alexandria Redevelopment and Housing Authority

Commissioners: Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris
Anitra Androh, *Vice-Chairwoman* Daniel Bauman Merrick Malone
Willie Bailey, Sr. Tracy Jefferson Salena Zellers

Keith Pettigrew, *Chief Executive Officer*

DATE: April 25th, 2022
TO: Commissioner Salena Zellers and the ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary/Treasurer
SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 711-2022 TO ESTABLISH PBV SITE-BASED WAITING LISTS FOR THE SECTION 18 CONVERTED PROJECTS, PARK PLACE AND SAXONY SQUARE**

ISSUE

Establishment of site-based waiting list that are under public housing projects, Park Place and Saxony Square converted under Section 18 to Project Based Vouchers (PBV) properties.

DISCUSSION:

Under 24 CFR § 983.2510, applicants who will occupy PBV units must be selected by the PHA from the PHA waiting list. The PHA may use a separate waiting list(s) for admission to PBV units or may use the same waiting list for both tenant-based assistance and PBV assistance.

Asset Management is proposing that the most efficient way for ARHA to admit residents to Section 18 converted PBV projects is to implement new PBV site-based waiting lists. The newly formed PBV site-based waiting lists will utilize the same ARHA and HUD approved wait list applicant preferences and regulations and policies governing ARHA's current Housing Choice Voucher (HCVP) waiting list.

The proposed site-based waiting lists are for the following properties:

Park Place
Saxony Square

ARHA, in establishing PBV site-based waiting lists must do so also in accordance with 24 CFR § 983.2510 (a-c) which states that the PHA must offer to place applicants who are listed on the waiting list for tenant-based assistance on the waiting list for PBV assistance. ARHA is given discretion to determine the most appropriate means of informing applicants on the tenant based, Housing Choice Voucher (HCV) waiting list given the number of applicants, ARHA resources, and admissions requirements of the projects being converted under Section 18. Any activities to contact applicants on the HCV waiting list must be conducted in accordance with

the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP). ARHA is also required to maintain all site-based waiting lists in accordance with all applicable civil rights and fair housing laws and regulations.

Upon a review of waiting list methods in the provisions and regulations listed above, Asset Management is seeking Board approval to establish site-based waiting lists for Park Place and Saxony Square which have been converted under Section 18 from public housing to PBV properties.

RECOMMENDATION:

The ARHA Board of Commissioners approves the establishment of PBV site-based waiting lists for Park Place and Saxony Square.

FISCAL IMPACT:

There is no fiscal impact.



HOUSING AUTHORITY BOARD OF COMMISSIONERS

**APPROVAL TO ESTABLISH SITE-BASED WAITING LISTS FOR THE SECTION 18
CONVERTED PROJECTS**

RESOLUTION No. 711-2022

WHEREAS, Under, 24 CFR § 983.251 ARHA has determined the best means for residents to be admitted to Section 18 converted PBV projects, Park Place and Saxony Square is to establish separate site-based waiting lists.

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to establishing PBV site-based waiting lists; 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, and the action of the Chief Executive Officer that the establishment of Project Based Voucher (PBV) site-based waiting lists is hereby ratified and approved.

Adopted this April 25th, 2022

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Salena Zellers, Commissioner

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____ Its: _____

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

Alexandria Redevelopment Would Replace 66 Homes With 529-Unit Mixed-Use Project

April 5, 2022 | Jacob Wallace, Bisnow Washington, D.C. (<https://www.bisnow.com/author/jacob-wallace-533636>) (<mailto:jacob.wallace@bisnow.com>)



Plans filed with Alexandria (<https://www.bisnow.com/tags/alexandria>) reveal the city's intention to add hundreds of new affordable units as part of a mixed-use community in north Old Town.

Developers plan to redevelop the site of the Samuel Madden Homes to include 529 units and ground-floor retail and amenity space, according to details shared with *Bisnow*.

More than half of the units would be affordable and workforce housing. The new development sits on 3.4 acres between Henry and Patrick streets and would replace a cluster of 66 affordable units composed of two- and three-bedroom townhouses.

The Alexandria Redevelopment and Housing Authority (<https://www.bisnow.com/tags/alexandria-redevelopment-and-housing-authority>) is partnering with Fairstead (<https://www.bisnow.com/tags/fairstead>), Mill Creek Residential (<https://www.bisnow.com/tags/mill-creek-residential>) and The Communities Group on the project.

“The Samuel Madden Homes sit at a critical site in Northern Virginia,” Fairstead Development Director Noah Hale said in a statement. “It’s a gateway to Alexandria, and just minutes away from Amazon HQ2 (<https://www.bisnow.com/tags/amazon-hq2>). It has the potential to serve as an important link in the community with mixed-income housing, public open space, and needed childcare and food resources for the entire neighborhood.”

More than half of the units in the new development would be income restricted, totaling more than 260 homes. A portion would be reserved for those making 30% to 60% of the area median income, and others would be reserved for workforce housing, or those households making between 60% and 80% AMI, according to the plans.

Many of the amenities in the building will serve its low-income residents. The development partners have brought on nonprofit Hopkins House to operate a 13K SF daycare and early learning center. The plans also include a 500 SF food pantry.

That would leave an additional 16K SF for street-level retail, and a 10K SF public park is planned for the site.

Mill Creek Residential has focused in recent years on urban or urban-adjacent properties with strong growth potential (<https://www.bisnow.com/washington-dc/news/multifamily/mill-creek-sells-laurel-apartments-for-119m-as-it-pursues-projects-in-dc-nova-98730>), Executive Managing Director Sean Caldwell (<https://www.bisnow.com/tags/sean-caldwell>) told *Bisnow* in 2019.

Fairstead, a vertically integrated national developer focused on sustainability and affordability, has an office in Bethesda (<https://www.bisnow.com/tags/bethesda>).

Contact Jacob Wallace at jacob.wallace@bisnow.com (<mailto:jacob.wallace@bisnow.com>)

XI. HUMAN RESOURCES



HUMAN RESOURCES OPERATIONAL REPORT FOR: 03/16/2022 – 04/15/2022

A. STAFFING:

- Summer Internships will commence on Monday, May 2, 2022 and end on Friday, August 12, 2022. ARHA will host a dozen interns who are students in Virginia colleges and ARHA residents.

B. COVID-19:

- May 2, 2022 has been set for staff to physically return to work.
- The policy that everyone is to wear a mask in public areas and when meeting with others in their office continues to be practiced.
- Staff were each provided 2-COVID test kits and will continue to receive any PPE they request.