



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

AUGUST 22, 2022



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

**Alexandria Redevelopment and Housing Authority
401 Wythe Street, Alexandria, VA 22314**

Monday, August 22, 2022, at 7:00 pm

- 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 TUESDAY, JUNE 21, 2022.**
- 4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, AUGUST 22, 2022.**
- 5. CONSENT DOCKET**

5.1 Vote for Approval of Resolution No. 714-2022 To Implement Updates to the FY 2022 Utility Allowance Schedules.
- 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**

Tuesday, June 21, 2022, at 7:00 pm

THOSE PRESENT: **Peter Kleeblatt, Chairman (Virtual)**
 Anitra Androh, Vice Chairwoman
 Willie Bailey, Commissioner
 Tracy Jefferson, Commissioner
 Kevin Harris, Commissioner
 Merrick Malone, Commissioner
 Salena Zellers, Commissioner (Virtual)

THOSE ABSENT: **Daniel Bauman, Commissioner**
 Christopher Ballard, Commissioner

Steven Hines

RECORDER: **Casandra Martinez**

Vice Chairwoman Androh called the meeting to order at 7:06 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 June 21, 2022, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held partially 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. Some of the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being partially 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 sent in advance that are made during the meeting. Individuals requiring translation services or special accommodations also can contact Ms. Martinez as well. Do we have any comments, corrections, or notations?



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

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

Mr. Pettigrew: According to Mr. Hines, there are no issues to report.

Vice Chairwoman Androh: Okay.

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

Commissioner Harris reported that everything is going well, and the ARA are working on getting residents to sign up for a continuing education program that will help them work towards an associate degree. Also, he noted that they are developing a job training program for residents.

Vice Chairwoman Androh: Fantastic! Do you need any assistance from any of us with this endeavor?

Commissioner Harris: Not at this time.

Vice Chairwoman Androh: Now, we can move forward with the executive summary.

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

- No Items Submitted.

ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, APRIL 25, 2022:

Vice Chairwoman Androh presented the minutes for April 25, 2022. Commissioner Malone moved to accept the minutes; the motion was seconded by Commissioner Bailey motion was approved with (6) Yeas, and (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF TUESDAY, JUNE 21, 2022:

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

It was reported that positive test results are up, but deaths are down. We still require staff to wear masks and maintain additional safety protocols.

Lineage:

Mr. Pettigrew reported that we are towards the end of closing Lineage. We have asked for an extension of 8609 form. We just closed out the audit.

Diana Smith: Yes, the year-end audit.



Asset Management:

Mr. Pettigrew: Failure to pay rent percentages have increased. The City's Executive Order that prevents evictions is still in effect until June 30. We have a list of residents that continue to fail to pay. We will begin eviction proceedings for those who fail to obtain rental assistance or enter into repayment agreements.

Vice Chairwoman Androh: I know we have been working diligently trying to get residents on payment plans. Did these folks opt out of trying to get on a payment plan?

Janel: The list is comprised of residents who have failed to respond. We have sent letters asking if they want to be placed on a repayment agreement and they have ignored these letters. We are now moving forward with taking them to court.

Commissioner Malone: This is going to be a balancing act and if you look at the economy in terms of inflation and gasoline prices, we are going to see an increase in unpaid rent. We still need to do what we must do. However, there is a trend, I have never seen an escalation cost like this regarding labor and construction, and when you combine that with the interest rate, gasoline prices, and food, I think we're going to continue to see a pattern of rent not being paid.

Park Place and Saxony Square

Mr. Pettigrew: HUD has signed off on the subsidy transition for 29 Park Place units and 5 Saxony units for a total of thirty-four units. We still have nine units to complete. Those remaining nine units are scheduled to be completed by the end of August.

Maintenance & Facilities:

We continue to complete emergency and routine work orders. We are also preparing for REAC inspections.

Resident Services:

The staff continues outreach activities. The Madden community engagement is going well.

Mr. Pettigrew: Madam Vice Chairwoman that is all.

Vice Chairwoman Androh: Does anyone have any questions with respect to the executive summary? Does anyone virtually have any questions?



ITEM 5. CONSENT DOCKET:

- No Items Submitted.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew: I would like to thank Commissioner Bailey for sponsoring the shoe giveaway for the residents last weekend it was a wonderful event.

Also, we have partnered with Riki Ellison, a former San Francisco 49er Linebacker, and his Youth Impact Program. It is a 2-week program for ARHA kids, ages 10-14 to learn leadership skills and participate in STEM learning. I want to thank Commissioner Malone for coordinating this partnership for our kids. Forty-seven kids are enrolled in the program for the summer. According to early feedback, the kids are enjoying it.

Vice Chairwoman Androh: Thank you for putting all this together.

Commissioner Malone: I want to say that I know it was a team effort to get the BAR approval. I understand that Kevin brought it home and we are appreciative of that.

Mr. Pettigrew: Yes, Commissioner Harris' testimony was powerful.

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

A motion was made by Commissioner Malone, seconded by Commissioner Jefferson, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:27 pm. At 9:02 pm the Board reconvened in public session.

Thereupon, Vice Chairwoman Androh asked for a motion to adjourn the meeting. Commissioner Bailey 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 9:04 pm.

I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- **Occupancy / Rent Collection**

	Public Housing June 2022	Public Housing July 2022	MOD Rehab June 2022	MOD Rehab July 2022	Market Rate June 2022	Market Rate July 2022
Occupancy	98%	98%	98%	99%	99%	98%
Rent Collection	78%	76%	91%	81%	53%	48%

- **Lease-Ups**

New Lease-Ups	June 2022	July 2022
Tenant-based (HCVP)	20	9
Number of requests for tenancy	52	15
Project-based voucher	1	40
Moderate Rehabilitation	2	0

Below are several key operational activities and notable highlights for rent collection collected as of August 13th, 2022.

CERTIFICATIONS ACTIVITY

PUBLIC HOUSING	July 17 th to July 31 st
Number of Interims completed due to income changes	151
Number of Interims that caused rent to go to \$0 due to income changes	0
Annual Reexamination	198
Annual Re-opened to adjust new rent to \$0	0



**HOUSING CHOICE VOUCHER /MODREHAB/ PROJECT
BASED**

Number of Interims completed due to income changes	65
Number of Interims that caused rent to go to \$0 due to rent changes	0
Annual Reexamination	218
Annual Re-Opened to adjust new rent to \$0	0



CENTRAL FACILITIES

WORK ORDER ACTIVITY APRIL 16, 2022 – JUNE 11, 2022

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	9	0	20	0	2	31	9	153
Andrew Adkins	5	2	27	0	0	34	9	79
BWR (Braddock, Whiting & Reynolds)	3	1	27	1	0	32	15	105
Chatham Square	10	2	44	0	0	56	6	82
Hopkins-Tancil	15	1	62	2	4	84	28	93
James Bland I, II, IV	2	3	27	0	1	33	7	70
James Bland V	6	0	12	0	0	18	5	31
Ladrey Highrise	20	1	62	0	10	93	15	109
Miller Homes	2	0	7	0	0	9	3	10
Park Place & Saxony Sq.	1	0	13	0	1	15	1	25
Pendleton Park	0	0	10	0	1	11	5	21
Princess Square	14	0	40	1	2	57	14	48
Quaker Hill	5	7	16	0	0	28	3	34
Samuel Madden	5	4	13	0	0	22	3	49
Scattered Sites I, II, III	8	1	38	2	1	50	9	120
TOTAL	105	22	418	6	22	573	132	1029



WORK ORDER ACTIVITY JUNE 11, 2022 – AUGUST 12, 2022

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	10	5	33	0	2	50	13	153
Andrew Adkins	9	13	99	0	2	123	42	79
BWR (Braddock, Whiting & Reynolds)	3	10	37	1	1	52	17	105
Chatham Square	14	3	69	1	0	87	5	82
Hopkins-Tancil	25	17	90	2	7	141	21	93
James Bland I, II, IV	3	9	42	0	2	56	3	70
James Bland V	6	3	14	1	1	25	3	31
Ladrey Highrise	29	17	92	0	14	152	12	109
Miller Homes	2	3	10	0	0	15	5	10
Park Place & Saxony Sq.	1	0	21	0	1	23	2	25
Pendleton Park	0	1	16	0	1	18	3	21
Princess Square	17	13	65	2	3	100	10	48
Quaker Hill	7	11	24	0	0	42	8	34
Samuel Madden	8	8	21	0	1	38	6	49
Scattered Sites I, II, III	11	10	61	3	2	87	19	120
TOTAL	145	123	694	10	37	1009	169	1029



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

1. PROJECT CLOSEOUT

Enterprise continues to review the final Cost Certification for the project. They requested that the GP, ARHA, submit the 2021 tax return and first-year tax credit calculation. Our external auditors have completed this and we do not expect additional data requests from Enterprise. Once we receive the final Cost Certification, we have already spoken with Enterprise about the release of the outstanding amounts in LIHTC equity, including the developer's fee. We anticipate that this fee will be released in September.

Completion of the Cost Cert is also the final step needed before we submit to Virginia Housing the 8609 application for the Ramsey Homes project. In June, Virginia Housing accepted our request for an extension to submit the 8609 application. We anticipate submission of the 8609 application in September.

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. The audit for 2021 was submitted to the investors in May 2022 and the calculation of first-year tax credits and partnership tax return in August 2022.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

As of July 8, the operating subsidy for 34 of the 43 units (5 at Saxony and 28 at Park Place) have been converted from public housing subsidy to project-based vouchers.

Renovation work on the nine units at Park Place has commenced. We anticipate that the work will be completed by the end of Q3-2022. The renovation work at Park Place is being funded from a capital grant awarded to ARHA by Virginia Housing. Once these units are renovated, the operating subsidy will also be converted to project-based vouchers. This subsidy repositioning for the 43 total units comes from the HUD approval of the Section 18 application previously submitted by ARHA.

C. SAMUEL MADDEN REDEVELOPMENT

The Development Team received city staff comments for the previously submitted Concept 3 plan. There were extensive comments on the park on the north parcel as well as the need for additional design approach to the North Building. Throughout August, the Development Team will meet with City staff to articulate approaches to these, and other issues raised in the City comments. The original schedule submission of the Preliminary Design/Completeness Submission has been moved to August 26 and the work sessions with the BAR, solely dedicated to the Madden project, has been scheduled for September 16.

The Landlord Tenant Relations Board will meet on September 7 to review and accept the Madden Relocation Plan previously submitted. The LTRB staff expects to provide additional comments, if any,



prior to the meeting. The Relocation Consultant for the Development Team, Housing Opportunities Unlimited, has been brought onboard and will assist with the LTRB hearing.

The Section 106 process continues to move forward as consultants continue to compile historical data and other required information. Similarly, the environmental review process continues to move forward without major issues surfacing

D. LADREY HIGH RISE REDEVELOPMENT

Negotiation of the Term Sheet commenced on July 14. The teams have met weekly and continue to work to refine terms and agreements.

Given the interest rate environment, the financial model presented by the Development Team projected a \$20M gap. The ARHA team has presented various options on closing the gap that the Development Team is considering for future models. As a result, the originally August target date for submitting the draft term sheet to the Board has had to be moved to September.

Resident engagement at Ladrey continues. In September, the ARHA team will commence meeting with smaller groups of residents and having one-on-one meetings to ensure that residents are informed of progress in selecting the development team.

E. RAD & RE-SYNDICATION

RAD: Revised financial projections for three properties are currently being reviewed by HUD.

Re-Syndication: The capital needs assessment of 100% of the units is expected to be completed by the end of August. We have been in contact with the syndicator of the Chatham properties and the investor requested additional financial information. We are projecting limited partnership exit in this calendar year.

F. CITY FUNDING FOR DEVELOPMENT

ARHA staff has met with Virginia Housing to commence the onboarding for the \$1.9M in capital funds.

In September ARHA expects to submit to Virginia Housing a grant request to revise the ARHA Strategic Plan. The awarded capital grant requires that the ARHA strategic plan be current, and the last strategic plan was adopted over five years ago.

ARHA staff and City Housing staff will commence discussions on how ARHA can obtain city grants instead of city loans, as is the case currently.

G. TAX CREDIT PORTFOLIO



July month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. 2022 annual investor audit of Pendleton Park is underway and pending close out. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue with financing plans being updated with feedback from HUD. The updated financing plans will be submitted in order to secure the final HUD RAD conversion commitment before moving to closing. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Virginia Housing has completed Tax Credit and Lender inspections for Chatham Square, BWR, Quaker Hill, and James Bland I and II and are awaiting a close-out report.



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 the months of June and July, 749 households were provided with food through distributions directly serving ARHA residents. Additionally, ARHA staff continue to provide financial referral assistance with rent and utilities. Staff assisted 76 residents with referrals for rent and utilities.

ARHA continues to partner with the Alexandria Health Department (AHD), in providing information on where individuals can get Covid-19 booster shots and vaccinations and booking vaccination appointments. Recently, the FDA approved vaccinations for children under the age of 5. Staff assisted AHD volunteers with door-to-door outreach in ARHA communities to share this information. Additionally, the AHD and Neighborhood Health provided vaccination clinics at two of the National Night Out locations on August 2nd.

The City of Alexandria supplied more Covid-19 test kits for distribution to our residents. To date, 2,162 test kits have been distributed to seniors and ARHA families. The city is supplying an additional 1200 kits and will make testing kits available as needed.

The Department of Recreation and Parks is providing free pool passes for ARHA families this summer. Families can pick up passes from the ARHA main office through the end of the summer for use at any of the City's public pools. To date, 289 passes have been given out.

The Senior Center at Charles Houston held their first Juneteenth Celebration as a way of commemorating the end of slavery in the United States and championing the ongoing struggle for equity and justice. Even though Juneteenth is newly recognized as a federal and state holiday, African Americans have been sharing the stories of Juneteenth for generations and the seniors were happy to incorporate other local stories of Alexandrians and their fight to promote equality, civil rights, and African American advancement.

Most recently, our partners are working with us to help students gear up and get ready to head back to school. The 12 Days of Christmas organization sponsored 7 families and provided a wish list of items for students including all of their school supplies, clothing, and shoes. The parents were also provided with gift cards for groceries and household items.

Alfred Street Baptist Church held their Brother's Keeper giveaway where over 100 ARHA families were provided gift cards to Amazon, Wal-Mart, and Target to do their essential school supply shopping. Families were also given brand new Galaxy Tab tablets.

Lastly, Firefighters and Friends held their annual Back to School event on August 14th at Charles Houston Recreation Center. In addition to backpacks and school supplies, students were able to get free books and stylists/barbers were on hand to provide free haircuts and hairstyles. There were also resource tables from ACPS, the Capital Youth Empowerment Program, and ARHA provided masks and test kits for residents. Approximately 450 backpacks, 95 haircuts/hairstyles, 1000 books, and 500 masks and test kits were distributed.



FIREFIIGHTERS & FRIENDS BACK TO SCHOOL GIVEAWAY



12 DAYS OF CHRISTMAS ORGANIZATION – AUGUST BACK TO SCHOOL EVENT



HUMAN RESOURCES

OPERATIONAL REPORT FOR: 06/15/2022 – 08/15/2022

A. COVID-19:

- ARHA is continuing to practice the policy that everyone is to wear a mask in public areas and when meeting with others.
- We have had several staff out with COVID since the last reporting period and continue to follow the Alexandria Health Department's protocols.
- Staff will continue to receive any PPE and home testing kits they request.



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
August 22, 2022	Board Meeting	401 Wythe Street	7:00 PM
August 30, 2022	ROSS/FSS Open House	401 Wythe Street	6:00 PM
September 10, 2022	Teen Block Party	Patrick Henry Recreation Center	3:00 PM
September 14, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
September 21, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 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

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

	Indicator	June 2022	July 2022	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)	98%	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 (*)	.69%	.48%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

B. OCCUPANCY RATE

Public Housing had an average occupancy rate of 98%. Individual Performance data by property is as follows:

PUBLIC HOUSING	June 2022	July 2022
Samuel Madden	100%	100%



Andrew Adkins	99%	99%
Ladrey Highrise	99%	99%
Scattered Sites I	100%	96%
Scattered Sites II	87%	97%
Scattered Sites III	98%	98%
Saxony Square	100%	100%
Park Place	87%	87%
Chatham Square	100%	98%
Braddock & Whiting	97%	97%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I, II, IV	100%	99%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	June 2022	July 2022
Housing Choice Voucher	99%	99%
Moderate Rehabilitation	98%	98%
Project Based Section 8	98%	99%
Low Rent Public Housing	98%	98%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for July 2022:

	June 2022	July 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	95	96
Tenant Protection	56	58
All Other Vouchers	1281	1298
Number of Vouchers Under Lease on the last day of the month	1485	1499
HA Owned Units Leased – included in the units lease above	149	137
New Vouchers issued but not under contract as of the last day of the month	95	115
Portable Vouchers Administered	12	12



Number of Vouchers Covered by Project-Based AHAPs and HAPs	73	73
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E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 06/30/2022	Total Occupied units 07/31/2022	Current # Vacant
Princess Square	68	65	65	3
Quaker Hill	60	60	60	0
Hopkins-Tancil	108	106	107	1
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	54	53	1
TOTALS	330	325	325	5

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 06/30/2022	Total Units Occupied 07/31/2022	Current # Vacant
Ladrey Building	169	167	167	2
Chatham Square.	52	52	51	1
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	43	1
S. Madden Homes	65	65	65	0
A. Adkins Homes	89	88	88	1
Scattered Sites 410	50	50	48	2
Scattered Site 411	30	26	29	1
Scattered Site 412	41	40	40	1
Braddock	6	6	6	0
Whiting	24	23	23	1
Reynolds	18	18	18	0



Saxony Square	5	5	5	0
Park Place	38	33	33	5
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
TOTALS: <i>(Values are rounded up/down)</i>	751	737	736	15

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list June 2022
HCVP	12,700
Total	12,200
MOD Rehab	
(1) bedroom	30
1) bedroom	15
2) bedroom	14
3) bedroom	0
Total	59
General Public Housing	
1) bedroom	4100
2) bedroom	1200
3) bedroom	1201
4) bedroom	188
Total	6919
Elderly / Disabled	
1) bedroom	200
Total	200
BWR	
1) bedroom	2030
2) bedroom	1246
Total	3276
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

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	June 2022	July 2022
Pre-Admission/Eligibility	4	4
Request for Tenancy Approval	20	9
New Move-in/Change of Unit/Port-in	20	9
Interim Change	50	69
Annual Reexamination	79	94
End of Participation	3	1
PUBLIC HOUSING		
Pre-Admission/Eligibility	3	5
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	4	3
Interim Change	15	37
Annual Reexamination	59	59
End of Participation	5	37
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	2	0
New Move-in/Change of Unit/Port-in	2	0
Interim Change	4	5
Annual Reexamination	12	5
End of Participation	1	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	2	20
Request for Tenancy Approval	0	40
New Move-in/Change of Unit/Port-in	0	40
Interim Change	3	5
Annual Reexamination	7	8
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	295	450



I. INSPECTIONS

Inspections	June 2022	July 2022
Number of annual/return Inspections	182	86
Number of Initial/Re-inspections	52	15
Number of Final Failed Inspections	1	0
Number of Abatements	1	0
Number of Emergency/Special Inspections	4	1
Number of Missed Inspections (no show)	34	22
Number of quality control inspections conducted	10	8

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

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

Number of Files Reviewed Audit Files	June 2022	July 2022
Recertification's	42	35
Intake Certifications	49	42

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	June 2022	July 2022
Bar Notices issued	0	0
Late Notices	190	260
Unlawful Detainers	0	20
Evictions (legal)	0	0
Evictions (drugs)	0	0



K. RENT COLLECTION

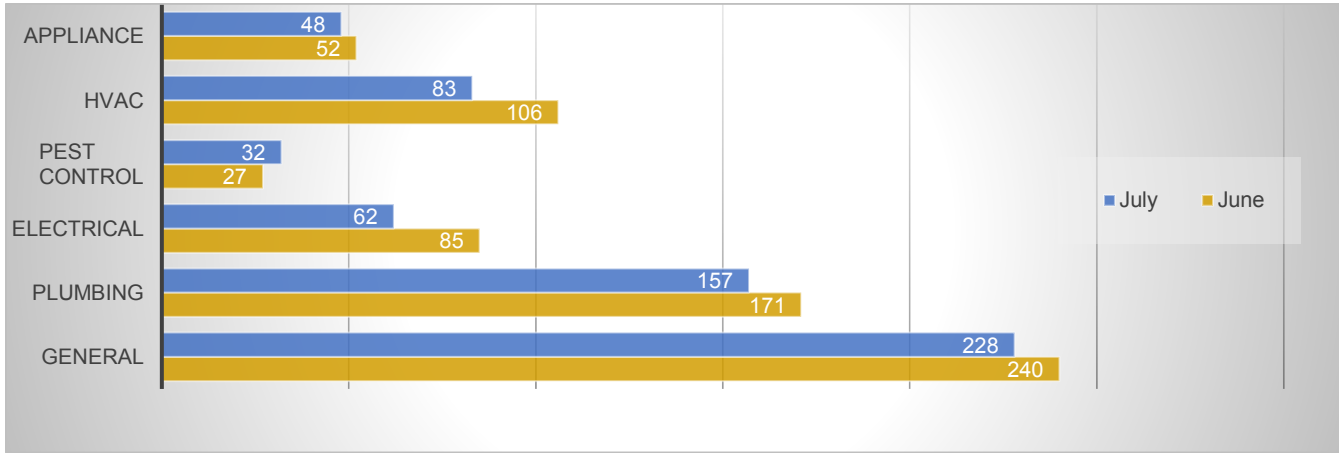
ARHA properties collected cash at **69%** of rent charged for **July 2022**. Individual performance by property is as follows:

	June 2022	July 2022
Samuel Madden	64%	67%
Andrew Adkins*	54%	39%
Ladrey High-Rise	97%	96%
Scattered Sites I	85%	91%
Scattered Sites II	81%	72%
Scattered Sites III	51%	48%
Saxony Square	100%	100%
Park Place	86%	86%
Chatham Square	99%	98%
Braddock*	100%	77%
Whiting*	67%	50%
Reynolds*	100%	86%
Old Dominion	95%	100%
West Glebe	97%	100%
James Bland I	48%	73%
James Bland II	40%	44%
James Bland IV	80%	72%
TOTAL	78%	76%
MARKET RATE		
Quaker Hill	56%	48%
Princess Square*	40%	23%
Miller Homes	76%	83%
Pendleton Park	43%	52%
James Bland V*	50%	32%
TOTAL	53%	48%
MOD/PBV		
Hopkins-Tancil	82%	81%
TOTAL	82%	81%

III. CENTRAL FACILITIES



**A. JUNE WORK ORDER ACTIVITY TOTAL: 681
JULY WORK ORDER ACTIVITY TOTAL: 610**



JUNE 2022

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building	1	0	0	1	0	0	2	2	5
Alexandria Crossing (Old Dominion & West Glebe)	7	12	8	1	12	7	47	81	656
Andrew Adkins	11	22	5	1	1	3	43	65	889
BWR (Braddock, Whiting & Reynolds)	23	7	0	0	5	3	38	152	510
Chatham Square	24	6	4	0	15	2	51	102	535
Hopkins-Tancil	33	27	12	3	13	7	95	62	919
James Bland I, II, IV	3	8	6	1	7	8	33	72	644
James Bland V	6	6	3	0	4	2	21	11	316
Ladrey Highrise	27	28	20	13	10	6	104	62	1100
Miller Homes	0	1	0	1	2	0	4	4	142
Park Place & Saxony Sq.	5	3	1	1	2	1	13	19	167
Pendleton Park	6	3	4	1	0	1	15	10	229
Princess Square	27	9	3	1	5	3	48	46	780
Quaker Hill	12	11	4	0	6	3	36	25	503
Samuel Madden	20	11	10	2	7	2	52	21	703
Scattered Sites I, II, III	35	17	5	1	17	4	79	66	1225
TOTAL	240	171	85	27	106	52	681	800	9323



JULY 2022

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building	0	0	0	0	0	0	0	2	5
Alexandria Crossing (Old Dominion & West Glebe)	5	6	3	1	10	1	26	47	656
Andrew Adkins	14	29	7	3	5	10	68	43	889
BWR (Braddock, Whiting & Reynolds)	12	7	3	2	6	5	35	38	510
Chatham Square	24	5	2	1	6	5	43	51	535
Hopkins-Tancil	49	18	9	9	15	8	108	95	919
James Bland I, II, IV	6	10	7	1	8	5	37	33	644
James Bland V	13	2	0	0	3	0	18	21	316
Ladrey Highrise	17	27	10	8	8	3	73	104	1100
Miller Homes	9	2	3	0	1	0	15	4	142
Park Place & Saxony Sq.	2	7	0	0	1	2	12	13	167
Pendleton Park	2	1	1	1	0	0	5	15	229
Princess Square	38	20	5	4	9	4	80	48	780
Quaker Hill	11	7	2	0	3	2	25	36	503
Samuel Madden	7	5	3	2	1	1	19	52	703
Scattered Sites I, II, III	19	11	7	0	7	2	46	79	1225
TOTAL	228	157	62	32	83	48	610	681	9323

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 October 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 two (2) different methods. Notices are 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 – June 1 & 5, 2022, July 18, 2022
 - Chatham Square – June 2 & 16, 2022, July 7, 2022
 - Andrew Adkins – June 3 & 17, 2022, July 1, 2022
 - Ladrey floors 7-11 – June 6 & 20, 2022, July 25, 2022
 - Ladrey floors 1-6 – June 7 & 21, 2022, July 26, 2022
 - Hopkins Tancil – June 9 & 23, 2022, July 5 & 6, 2022
 - Samuel Madden – June 10 & 24, 2022, July 8, 2022
- Real Estate Assessment Center (REAC) will conduct inspections for the Scattered Site properties on September 7 – 8, 2022.

IV. FINANCE



A. FINANCIAL SUMMARY JUNE 2022

*Alexandria Redevelopment & Housing
Authority
June and YTD 2022 Budget vs Actual
For the Period Ending June 30, 2022*

	Annual Budget	June 30, 2022				FY 2022 YTD (January 1, 2022, June 30, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	4,335,900	361,325	402,648	41,323	11%	2,167,950	2,290,910	122,960	6%
Rental Assistance	3,793,800	316,150	312,894	(3,256)	-1%	1,896,900	1,864,171	(32,729)	-2%
Governmental Grants	28,650,772	2,387,564	1,762,221	(625,343)	-26%	14,325,386	13,595,913	(729,474)	-5%
Local Grants	397,825	33,152	-	(33,152)	-100%	198,913	-	(198,913)	-100%
Management/Fee for Service	3,577,500	298,125	272,567	(25,558)	-9%	1,788,750	1,782,521	(6,229)	0%
Bookkeeping Fee	94,100	7,842	8,460	618	8%	47,050	50,760	3,710	8%
Asset Management Fee	125,600	10,467	10,240	(227)	-2%	62,800	61,440	(1,360)	-2%
HCVP Asset Management Fee	3,050,100	254,175	216,285	(37,890)	-15%	1,525,050	1,236,580	(288,470)	-19%
Operating Subsidy	3,941,700	328,475	460,047	131,572	40%	1,970,850	2,228,142	257,292	13%
Investment Income	14,850	1,238	5	(1,232)	-100%	7,425	2,007	(5,418)	-73%
CY Transfers	691,707	57,642	-	(57,642)	-100%	345,854	-	(345,854)	-100%
Other Income	1,745,877	145,490	65,774	(79,715)	-55%	872,939	433,851	(439,088)	-50%
Total Operating Revenue	50,419,731	4,201,644	3,511,141	(690,504)	-16%	25,209,866	23,546,294	(1,663,572)	-7%
Operating Expenses									
Administration	8,054,627	671,219	730,461	(59,242)	-9%	4,027,314	3,982,765	44,549	1%
Tenant Services	963,580	80,298	30,777	(49,521)	62%	481,790	373,932	107,858	22%
Utilities	1,522,470	126,873	71,504	(55,369)	44%	761,235	777,350	(16,115)	-2%
Ordinary Maintenance & Operation	6,041,780	503,482	456,338	(47,143)	9%	3,020,890	2,540,717	480,173	16%
Protective Services	158,490	13,208	25,525	(12,318)	-93%	79,245	158,937	(79,692)	-101%
General Expense	2,612,250	217,688	263,957	(46,269)	-21%	1,306,125	1,207,056	99,069	8%
Housing Assistance Payments	27,383,620	2,281,968	2,226,729	55,240	2%	13,691,810	13,446,049	245,761	2%
Debt Service	257,120	21,427	14,145	7,281	34%	128,560	151,255	(22,695)	-18%
CY Reserves	3,425,794	285,483	-	285,483	100%	1,712,897	-	1,712,897	100%
Total Operating Expense	50,419,731	4,201,644	3,819,437	382,208	9%	25,209,866	22,638,060	2,571,805	10%
NET SURPLUS (DEFICIT)	0	0	(308,296)	(308,296)	0	908,234	908,233		

***The Annual Budget will include Lineage at the end of the year



BUDGET VS ACTUAL DETAIL JUNE 2022

<i>Alexandria Redevelopment & Housing Authority YTD June 2022 Budget versus Actual Detail</i>									
	Agency			Central Office (C.O.)			HCVP		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	2,290,910	2,167,950	122,960	-	-	-	-	-	-
Rental Assistance	1,864,171	1,896,900	(32,729)	-	-	-	-	-	-
Governmental Grants	13,595,913	14,325,386	(729,474)	-	215,300	(215,300)	13,595,913	14,110,086	(514,174)
Local Grants	-	198,913	(198,913)	-	103,913	(103,913)	-	-	-
Management/Fee for Service	1,782,521	1,788,750	(6,229)	1,752,266	1,788,750	(36,484)	-	-	-
Bookkeeping Fee	50,760	47,050	3,710	50,760	47,050	3,710	-	-	-
Asset Management Fee	61,440	62,800	(1,360)	61,440	62,800	(1,360)	-	-	-
HCVP Asset Management Fee	1,236,580	1,525,050	(288,470)	288,347	291,050	(2,703)	948,233	1,234,000	(285,767)
Operating Subsidy	2,228,142	1,970,850	257,292	-	-	-	-	-	-
Investment Income	2,007	7,425	(5,418)	11	50	(39)	39	110	(71)
CY Transfers	-	345,854	(345,854)	-	131,055	(131,055)	-	-	-
Other Income	433,851	872,939	(439,088)	221,510	324,544	(103,034)	63,791	62,550	1,241
Total Operating Revenue	23,546,294	25,209,866	(1,663,572)	2,374,334	2,964,512	(590,177)	14,607,975	15,406,746	(798,771)
Operating Expenses									
Administration	3,982,765	4,027,314	44,549	1,118,278	1,210,547	92,268	756,651	867,102	110,451
Tenant Services	373,932	481,790	107,858	99,921	208,500	108,579	73,367	100,000	26,633
Utilities	777,350	761,235	(16,115)	34,209	36,975	2,766	(16)	-	16
Ordinary Maintenance & Operation	2,540,717	3,020,890	480,173	841,250	848,713	7,463	536	7,000	6,464
Protective Services	158,937	79,245	(79,692)	35,653	1,035	(34,618)	-	125	125
General Expense	1,207,056	1,306,125	99,069	432,031	353,350	(78,681)	170,281	199,600	29,319
Housing Assistance Payments	13,446,049	13,691,810	245,761	-	-	-	13,246,499	13,691,810	445,311
Debt Service	151,255	128,560	(22,695)	-	-	-	-	-	-
CY Reserves	-	1,712,897	1,712,897	-	305,393	305,393	-	541,109	541,109
Total Operating Expense	22,638,060	25,209,866	2,571,805	2,561,342	2,964,512	403,168	14,247,319	15,406,746	1,159,427
NET SURPLUS (DEFICIT)	908,234	0	908,234	(187,008)	0	(187,009)	360,656	-	360,656



BUDGET VS ACTUAL DETAIL JUNE 2022

*Alexandria Redevelopment & Housing
Authority YTD June 2022 Budget
versus Actual Detail*

	VHD LLC			Affordable Properties			LIPH Properties		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	-	-	-	1,015,046	969,800	45,246	1,275,864	1,198,150	77,714
Rental Assistance	-	-	-	1,864,171	1,896,900	(32,729)	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	95,000	(95,000)	-	-	-	-	-	-
Management/Fee for Service	-	-	-	10,116	-	10,116	20,139	-	20,139
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	2,228,142	1,970,850	257,292
Investment Income	1,782	5,000	(3,218)	112	290	(178)	63	1,975	(1,912)
CY Transfers	-	-	-	-	-	-	-	214,799	(214,799)
Other Income	-	367,000	(367,000)	60,655	37,575	23,080	87,895	81,270	6,625
Total Operating Revenue	1,782	467,000	(465,218)	2,950,100	2,904,565	45,535	3,612,102	3,467,044	145,059
<u>Operating Expenses</u>									
Administration	423,657	443,425	19,768	569,323	522,096	(47,228)	1,114,855	984,145	(130,711)
Tenant Services	-	-	-	101,960	108,160	6,200	98,683	65,130	(33,553)
Utilities	-	-	-	265,305	198,975	(66,330)	477,852	525,285	47,433
Ordinary Maintenance & Operation	-	325	325	569,830	991,320	421,490	1,129,101	1,173,533	44,432
Protective Services	-	-	-	3,703	8,610	4,907	119,581	69,475	(50,106)
General Expense	66,048	23,250	(42,798)	183,284	358,400	175,116	355,411	371,525	16,114
Housing Assistance Payments	-	-	-	-	-	-	199,550	-	(199,550)
Debt Service	-	-	-	151,180	128,560	(22,620)	75	-	(75)
CY Reserves	-	-	-	-	588,445	588,445	-	277,952	277,952
Total Operating Expense	489,705	467,000	(22,705)	1,844,586	2,904,565	1,059,979	3,495,108	3,467,044	(28,064)
NET SURPLUS (DEFICIT)	(487,923)	-	(487,923)	1,105,514	-	1,105,514	116,995	-	116,995



B. FINANCIAL SUMMARY JULY 2022

*Alexandria Redevelopment &
Housing Authority
July and YTD 2022 Budget vs Actual
For the Period Ending July 2022*

	Annual Budget	July 31, 2022				FY 2022 YTD (January 1, 2022, July 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	4,335,900	361,325	390,297	28,972	8%	2,529,275	2,681,207	151,932	6%
Rental Assistance	3,793,800	316,150	318,577	2,427	1%	2,213,050	2,182,748	(30,302)	-1%
Governmental Grants	28,650,772	2,387,564	2,407,331	19,767	1%	16,712,950	15,751,906	(961,045)	-6%
Local Grants	397,825	33,152	-	(33,152)	-100%	232,065	-	(232,065)	-100%
Management/Fee for Service	3,577,500	298,125	427,901	129,776	44%	2,086,875	2,210,423	123,548	6%
Bookkeeping Fee	94,100	7,842	8,460	618	8%	54,892	59,220	4,328	8%
Asset Management Fee	125,600	10,467	10,240	(227)	-2%	73,267	71,680	(1,587)	-2%
HCVP Asset Management Fee	3,050,100	254,175	216,362	(37,813)	-15%	1,779,225	1,452,942	(326,283)	-18%
Operating Subsidy	3,941,700	328,475	373,971	45,496	14%	2,299,325	2,853,451	554,126	24%
Investment Income	14,850	1,238	4	(1,234)	-100%	8,663	2,010	(6,652)	-77%
CY Transfers	691,707	57,642	-	(57,642)	-100%	403,496	-	(403,496)	-100%
Other Income	1,745,877	145,490	58,137	(87,353)	-60%	1,018,428	491,987	(526,441)	-52%
Total Operating Revenue	50,419,731	4,201,644	4,211,280	9,636	0%	29,411,510	27,757,574	(1,653,936)	-6%
Operating Expenses									
Administration	8,054,627	671,219	840,876	(169,657)	-25%	4,698,532	4,823,640	(125,108)	-3%
Tenant Services	963,580	80,298	48,929	31,370	39%	562,088	422,860	139,228	25%
Utilities	1,522,470	126,873	195,404	(68,532)	-54%	888,108	972,754	(84,647)	-10%
Ordinary Maintenance & Operation	6,041,780	503,482	673,076	(169,594)	-34%	3,524,372	3,213,793	310,579	9%
Protective Services	158,490	13,208	7,667	5,541	42%	92,453	166,603	(74,151)	-80%
General Expense	2,612,250	217,688	187,326	30,362	14%	1,523,813	1,394,382	129,431	8%
Housing Assistance Payments	27,383,620	2,281,968	2,194,523	87,446	4%	15,973,778	15,640,571	333,207	2%
Debt Service	257,120	21,427	14,145	7,281	34%	149,987	165,401	(15,414)	-10%
CY Reserves	3,425,794	285,483	-	285,483	100%	1,998,380	-	1,998,380	100%
Total Operating Expense	50,419,731	4,201,644	4,161,945	39,700	1%	29,411,510	26,800,005	2,611,505	9%
NET SURPLUS (DEFICIT)	0	0	49,335	49,335		0	957,569	957,569	

***The Annual Budget will include Lineage at the end of the year



BUDGET VS ACTUAL DETAIL JULY 2022

<i>Alexandria Redevelopment & Housing Authority YTD July 2022 Budget versus Actual Detail</i>									
	Agency			Central Office (C.O.)			HCVP		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	2,681,207	2,529,275	151,932	-	-	-	-	-	-
Rental Assistance	2,182,748	2,213,050	(30,302)	-	-	-	-	-	-
Governmental Grants	15,751,906	16,712,950	(961,045)	-	251,183	(251,183)	16,003,244	16,461,767	(458,523)
Local Grants	-	232,065	(232,065)	-	121,231	(121,231)	-	-	-
Management/Fee for Service	2,210,423	2,086,875	123,548	2,179,270	2,086,875	92,395	-	-	-
Bookkeeping Fee	59,220	54,892	4,328	59,220	54,892	4,328	-	-	-
Asset Management Fee	71,680	73,267	(1,587)	71,680	73,267	(1,587)	-	-	-
HCVP Asset Management Fee	1,452,942	1,779,225	(326,283)	336,410	339,558	(3,149)	1,116,532	1,439,667	(323,134)
Operating Subsidy	2,853,451	2,299,325	554,126	-	-	-	-	-	-
Investment Income	2,010	8,663	(6,652)	12	58	(46)	42	128	(87)
CY Transfers	-	403,496	(403,496)	-	152,898	(152,898)	-	-	-
Other Income	491,987	1,018,428	(526,441)	252,872	378,634	(125,762)	70,128	72,975	(2,847)
Total Operating Revenue	27,757,574	29,411,510	(1,653,936)	2,899,463	3,458,596	(559,133)	17,189,946	17,974,537	(784,591)
Operating Expenses									
Administration	4,823,640	4,698,532	(125,108)	1,438,827	1,412,304	(26,523)	918,484	1,011,619	93,135
Tenant Services	422,860	562,088	139,228	117,875	243,250	125,374	73,367	116,667	43,299
Utilities	972,754	888,108	(84,647)	44,190	43,138	(1,053)	(16)	-	16
Ordinary Maintenance & Operation	3,213,793	3,524,372	310,579	1,049,958	990,165	(59,794)	1,378	8,167	6,788
Protective Services	166,603	92,453	(74,151)	35,713	1,208	(34,506)	-	146	146
General Expense	1,394,382	1,523,813	129,431	494,905	412,242	(82,664)	197,567	232,867	35,300
Housing Assistance Payments	15,640,571	15,973,778	333,207	-	-	-	15,441,021	15,973,778	532,757
Debt Service	165,401	149,987	(15,414)	-	-	-	-	-	-
CY Reserves	-	1,998,380	1,998,380	-	356,291	356,291	-	631,294	631,294
Total Operating Expense	26,800,005	29,411,510	2,611,505	3,181,471	3,458,596	277,126	16,631,802	17,974,537	1,342,735
NET SURPLUS (DEFICIT)	957,569	0	957,569	(282,008)	0	(282,008)	558,144	-	558,144



BUDGET VS ACTUAL DETAIL JULY 2022

*Alexandria Redevelopment &
Housing Authority YTD July 2022
Budget versus Actual Detail*

	VHD LLC			Affordable Properties			LIPH Properties		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	-	-	-	1,183,797	1,131,433	52,364	1,497,410	1,397,842	99,568
Rental Assistance	-	-	-	2,182,748	2,213,050	(30,302)	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	110,833	(110,833)	-	-	-	-	-	-
Management/Fee for Service	-	-	-	10,181	-	10,181	20,972	-	20,972
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	2,602,113	2,299,325	302,788
Investment Income	1,782	5,833	(4,051)	112	338	(227)	63	2,304	(2,242)
CY Transfers	-	-	-	-	-	-	-	250,598	(250,598)
Other Income	-	428,167	(428,167)	72,635	43,838	28,797	96,353	94,816	1,537
Total Operating Revenue	1,782	544,833	(543,051)	3,449,473	3,388,659	60,813	4,216,910	4,044,884	172,026
<u>Operating Expenses</u>									
Administration	560,293	517,329	(42,964)	648,157	609,111	(39,045)	1,269,089	1,148,169	(120,920)
Tenant Services	-	-	-	117,824	126,187	8,363	113,793	75,985	(37,808)
Utilities	-	-	-	284,530	232,138	(52,392)	644,050	612,833	(31,217)
Ordinary Maintenance & Operation	-	379	379	776,737	1,156,540	379,803	1,385,719	1,369,121	(16,598)
Protective Services	-	-	-	5,203	10,045	4,842	125,687	81,054	(44,633)
General Expense	66,048	27,125	(38,923)	213,197	418,133	204,937	411,455	433,446	21,991
Housing Assistance Payments	-	-	-	-	-	-	199,550	-	(199,550)
Debt Service	-	-	-	165,326	149,987	(15,339)	75	-	(75)
CY Reserves	-	-	-	-	686,519	686,519	-	324,277	324,277
Total Operating Expense	626,341	544,833	(81,508)	2,210,972	3,388,659	1,177,687	4,149,418	4,044,884	(104,534)
NET SURPLUS (DEFICIT)	(624,559)	-	(624,559)	1,238,500	-	1,238,500	67,492	-	67,492

V. DEVELOPMENT

I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

ARHA expects to receive the final Cost Certification in August. Once this cost cert is finalized, ARHA staff will submit an application to the state for the final 8609. Given that the cost cert has not been completed, ARHA staff applied for and was permitted an extension of time to submit final 8609. The Enterprise site visit, scheduled for July, was rescheduled for next month.

The property continues to perform as projected. Once the cost certificate has been finalized, ARHA staff will complete the negotiations with Enterprise and Capitol One for release of the outstanding developer's fee contained in the second and third equity release, but which have not been released pending completion of cost cert. In addition, staff will negotiate the downward adjuster for the project, repayment of the outstanding portion of the developer's construction advances.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

As of July 8, the operating subsidies of 29 units at Park Place and the five units at Saxony Square have been converted public housing subsidies to project-based vouchers. This reposition comes from the previously HUD approved Section 18 disposition application. The final 9 units at Park Place will be renovated before the end of Q3-2022 with funds from the Virginia Housing approved \$1.9M capital grant proposal.

The repositioning of the operating subsidy changes the operating revenue per unit from roughly \$600 per unit to approximately \$1800 per unit. In addition, the change allows the units to incur debt, something that a public housing unit is unable to do.

C. SAMUEL MADDEN REDEVELOPMENT

The Development Team is currently working on a preliminary design submission (due August 26) in reaction to City staff comments on the previously submitted Concept 3 plan. There were extensive comments to the park on the north parcel as well as the need for additional design approach to the North Building. Regarding the North Building architecture, the BAR and the City want the development team to design a more prominent and contemporary building that speaks to the gateway nature of this site. The Preliminary Design/Completeness Submission will also allow the BAR to provide reactions to these designs. The BAR work session, solely dedicated to the Madden project, has been scheduled for September 16. Our goal is to finalize all major design issues at this meeting and that additional comments are solely on articulation and other such issues.

The Landlord Tenant Relations Board will meet on September 7 to review and accept the Madden Relocation Plan previously submitted. The LTRB staff expect to provide additional comments, if any, prior to the meeting. The Relocation Consultant for the Development Team, Housing Opportunities Unlimited, has been brought onboard and will assist with the LTRB hearing.

The Section 106 process continues to move forward as consultants continue to compile historical data and other required information. Similarly, the environmental review process continues to move forward without major issues surfacing. In addition, with more definitive comments by the BAR and city staff on the design of both buildings, the team is interviewing Civil Engineers with a background on green building certification to commence influencing the final building design.

With regard to the project schedule, the city issued a new schedule that shows a City Council approval hearing in February 2023, which will allow the development team to submit an application for 9% Low Income Housing Tax Credits in March 2023.

D. LADREY HIGH RISE REDEVELOPMENT

The changing credit market has had an impact on the originally submitted development program, therefore, requiring the proposed development team to present new financial and programmatic models for ARHA's review. The initially submitted project showed a gap of approximately \$20M. ARHA has proposed different approaches and financing vehicles that may bridge this gap.

The ARHA team and the proposed development team commenced negotiations of the Term Sheet in early July. The two teams meet weekly to negotiate business terms as we continue to explore alternative financial and programmatic models for Ladrey. As a result, the original schedule has had to change. The ARHA team anticipates submitting a draft term sheet for Board consideration in September. The ARHA team has briefed the Development Committee on the Term Sheet negotiation progress.

E. RAD & RE-SYNDICATION

RAD: ARHA staff has received comments from HUD staff regarding the financial plans previously submitted. In reaction, ARHA staff submitted revised financial plans on three applications and is awaiting HUD comments. Staff continues to work on schedule for a subsidy transformation to RAD by the end of the year.

Re-Syndication: Chatham/BWR

The limited partner of Chatham has requested additional information. From our discussions with the LIHTC syndicator, the limited partner is working to be bought out from the partnership by the end of the year. The staff has been in regular contact with the Richman Group, the tax syndicator for the project. Despite this, ARHA staff continue to work on the pre-development of the project.

The project architect will complete a needs assessment of all 100 units by the end of August. Once this step is completed and the project architect has provided a cost estimate of the project's capital needs, we will commence working with the RAD consultant to submit the financials for both properties.

We anticipate a financial closing on this project in Q2 23.

F. CITY FUNDING FOR DEVELOPMENT

ARHA staff has started working with Virginia Housing on the financial systems necessary to access the \$1.9M capital funds. The funds will be used to complete the nine outstanding units at Park Place, pre-development funding for Cameron Valley, increasing the number of handicap accessible units throughout the ARHA portfolio, and other projects as necessary.

ARHA anticipates submitting to Virginia Housing a grant request to update ARHA's strategic plan. As a condition for receipt of the capital fund grant, ARHA is required to have a current strategic plan. This is, a strategic plan that is less than five years in existence. ARHA's current strategic plan was adopted by the Board over five years ago, therefore, we are required to at least update the current plan. We anticipate submitting the grant request in September.

With regard to City funds, ARHA staff and the City's Housing staff will meet during the summer to negotiate for future grant funding versus city loans. Public housing units not being redeveloped cannot incur debt as the city is proposing. We expect to achieve resolution on this issue this summer.

G. TAX CREDIT PORTFOLIO

July month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. 2022 annual investor audit of Pendleton Park is underway and pending close out. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue with financing plans being updated with feedback from HUD. The updated financing plans will be submitted in order to secure the final HUD RAD conversion commitment before moving to closing. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Virginia Housing has completed Tax Credit and Lender inspections for Chatham Square, BWR, Quaker Hill, and James Bland I and II and are awaiting a closeout report.

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)	June New Enrollment	July New Enrollment
Hopkins-Tancil	39	1	0
Chatham Square	26	0	0
Samuel Madden	31	0	0
Andrew Adkins	24	0	0
James Bland V	73	0	0
Princess Square	9	0	0
Ladrey	21	0	0
HCVP	69	0	0
Scattered Sites	31	0	0
City-wide	54	1	1
TOTAL	377	2	1

All RACS programs have returned to physically meeting in person, but with precautions in place. Participants are encouraged to wear masks, sanitizer stations have been established throughout the facilities, air filters recommended by the Alexandria Health Department have been purchased, and wherever possible social distancing is still practiced. Additionally, RACS staff maintain contact with program participants and residents through phone calls, texts, emails, virtual, and in person meetings.

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. The Alexandria Health Department and Division of Aging and Adult Services provided approval to resume in-person daily programming in May.
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. The Alexandria Health Department and Division of Aging and adult services provided approval to resume in-person daily programming in May.

- **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. In person activities resumed in the month 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. Recruitment open houses started in May.

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 June, broken down by property.

Household Contacts By Property	Numbers Reached June 1 – June 30	Numbers Reached July 1 - July 31
Hopkins-Tancil	94	90
Chatham Square	31	33
Samuel Madden	59	61
Andrew Adkins	37	39
James Bland /OTC	69	68
Princess Square	29	31
Ladrey Highrise	158	148
West Glebe/Old Dominion	33	39
Pendleton Park/Park Place	31	30
Scattered Sites	36	36
HCVP/City-wide	42	47
Total	619	623

C. VOLUNTEERS

Currently, there are 38 active volunteers working with RACS programs, to assist in the delivery of workshops or programming. For the months of June and July, volunteers assisted with LINK Club, conducted read-aloud sessions, assisted with food distributions, assisted with the community garden, 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.
38	0	48	\$1,294.08
38	0	44	\$1,186.24

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	54	75
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	June 2022	July 2022	YTD
Healthcare & Medical	12	14	157
Financial Assistance/Literacy Education	39	37	262
Daily Living Skills/Entitlements	2	3	24
Transportation	88	80	533
Enrollments/Registrations/Assessments	12	7	32
Adult Basic Education/Literacy/GED	1	2	10
Job Training Skills/Programs/Certifications	2	2	34
Childcare Services	7	10	47
Other	5	6	36
TOTAL	168	161	1,135

F. PARTNERSHIPS

Provider / Partner	Event/Activity – June 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.	278

	Whiting Street, Old Town Community)	
ALIVE	End of Month Food @ Ladrey	127
Capital Area Food Bank	Mobile Market	140
Russell Temple CME Church/Meade Memorial	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	7
Firefighters & Friends/Shiloh Baptist Church	Shoes and Grocery Giveaway	500
Women Who Give Back	Shopping Events for Mothers & Children	5
Total	8	1,113

Provider / Partner	Event/Activity – July 2022	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	5
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, S. Whiting Street, Old Town Community)	301
ALIVE	End of Month Food @ Ladrey	122
Capital Area Food Bank	Mobile Market	176
Russell Temple CME Church/Meade Memorial	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	7
Alfred Street Baptist Church	Brother's Keeper School Event	128
Kingdom Fellowship Church	Community Outreach & Giveaway	128
Women Who Give Back	Shopping Events for Mothers & Children	5
Total	9	922

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$3,800	\$ 2,850	\$ 1,760	\$55,838.89

H. PROGRAM SUMMARY

For the month of June, our Seniors were once again busy with community events and activities. The Senior Center at Charles Houston held their first Juneteenth Celebration, where they recognized the

significance of the holiday and shared historical facts regarding African Americans' struggle for civil rights since the end of slavery.

Seniors from both Ladrey and The Senior Center at Charles Houston attended the Fourth of July Senior Picnic at Mt. Vernon Recreation Center and the play "Last Call" at the Lee Center, sponsored by Momentum Collective, Inc. In addition to sponsoring tickets for the Seniors, Momentum Collective donated proceeds from the intermission snack sales to the Ruby Tucker Center for use in arts programming.

LINK Club students ended the school year with celebrations at Sky Zone Trampoline Park and a cookout complete with Goodies Ice Cream Truck at Jefferson Houston School. A special thanks goes out to Alfred Street Baptist Church, the Alexandria Police Department, Concerned Citizens Network of Alexandria, and the Jefferson Houston PTA, who all came together to sponsor and support different components of the events.

The end of school quickly led into the start of summer programs and camps. Students were assisted with enrollment in a variety of programs that included the Animal Welfare League, the Art League, LINK Club, Alexandria Parks and Recreation, and our newest partnership the Youth Impact Program (YIP).

LINK Club Summer Camp students recently visited the newly re-opened Freedom House Museum in Alexandria. While the museum educates about Alexandria's role in the domestic slave trade, it also highlights several individuals and events that were critical in the fight for civil rights nationally and here in the DMV area. Of note, students learned about Alexandria legends such as Annie B. Rose, Rev. Andrew Adkins, and Melvin Miller.

YIP and ARHA signed a five-year partnership agreement to provide a free summer learning opportunity for ARHA boys and girls, ages 10-14. This summer kicked off the inaugural program, which was held for two weeks at Cora Kelly Elementary School, with 50 youth. Students were offered a variety of STEM lessons, athletics, and character-building activities, which also included a field trip to Ft. Myers. Students noted that the camp was different, engaging, and fun, and several noted they wished it lasted longer than two weeks. ARHA is looking forward to next year and the opportunity to grow the program.

Firefighters and Friends partnered with Shiloh Baptist Church to offer a shoe and grocery giveaway at Charles Houston Recreation Center. The sneaker giveaway provided over 240 youth with free shoes, socks, books, and the opportunity to hang out with cartoon characters, just in time for summer. Shiloh Baptist Church provided 500 bags of groceries for seniors and families, along with free sandwiches and ice cream from Roaming Rooster Chicken and Goodies Ice Cream Trucks. Volunteers from the Alexandria Democratic Committee were on hand to conduct a voter registration drive and provide information on the upcoming election.

The ROSS and FSS programs have been conducting yearly assessments and recruiting for new participants. At the most recent open house, two new participants signed up for each program. Both programs plan to continue the monthly open house, and the next session is scheduled for August 30th.

J. PHOTOS



FIREFIIGHTERS & FRIENDS SHOE GIVEAWAY AND SHILOH BAPTIST CHURCH GROCERY GIVEAWAY



YOUTH IMPACT PROGRAM PHOTOS



SENIOR CENTER JUNETEENTH CELEBRATION



LINK CLUB END OF SCHOOL YEAR EVENTS



**FREEDOM HOUSE MUSEUM REOPENING –
FEATURING EXHIBITS OF REV. ANDREW ADKINS & MELVIN MILLER**

VII. CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

DATE: August 22, 2022
TO: Vice-Chairwoman Anitra Androh and the ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary/Treasurer
SUBJECT: VOTE APPROVAL OF RESOLUTION No. 714 -2022 TO IMPLEMENT UPDATES TO THE FY 2022 UTILITY ALLOWANCE SCHEDULES.

ISSUE

To approve updated FY 2022 utility allowance schedules for ARHA's Housing Choice Voucher (HCV), Public Housing (PH), and Low-Income Housing Tax Credit (LIHTC) programs

DISCUSSION:

Under 24 CFR § 982.517, 24 CFR § 965, Subpart E, 26 CFR § 1.42-10, a PHA must establish and maintain a utility allowance schedule for tenant-paid utilities, tenant-supplied refrigerators and ranges, and other tenant-paid housing services, such as trash collection and tenant-paid air conditioning costs. The utility schedules must be reviewed and updated (if required) annually. The proposed FY 2022 utility allowance schedules were determined by a third-party vendor using proprietary software which accurately calculates utility schedules by housing type, using utility rates and measurements of average consumption. In addition, the third-party software meets all HUD requirements for establishing and updating utility allowances and is currently being used in 151 PHAs including, Fairfax County. The proposed FY 2022 Utility Allowance Schedules (by housing type) are attached.

RECOMMENDATION:

The ARHA Board of Commissioners approves the submitted FY 2022 Utility Allowance Schedules.

FISCAL IMPACT:

There is no fiscal impact.

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO IMPLEMENT UPDATES TO THE FISCAL YEAR 2022 UTILITY ALLOWANCE

RESOLUTION No. 714-2022

WHEREAS, Under 24 CFR § 982.517, 24 CFR § 965, and Subpart E, 26 CFR § 1.42-10, a PHA must establish and maintain a utility allowance schedule for tenant-paid utilities.

WHEREAS, the Asset Management Department must annually review utility allowances and if necessary, update the utility schedules.

WHEREAS, the Asset Management Department has submitted for Board approval, the FY 2022 updated utility allowance schedules.

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 updated FY 2022 be approved.

Adopted this August 22, 2022

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____ By: _____
Anitra Androh, Vice-Chairwoman Keith Pettigrew, Chief Executive Officer

Its: _____ Its: _____

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS



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NEWS

'Instrument petting zoo', Ethiopian film festival and more get art grant funding in Alexandria

Vernon Miles August 10, 2022 at 2:45pm



Alexandria's [Office of the Arts](#) has announced [new funding](#) aimed at helping to revitalize community programs in the West End, Arlandria and Old Town.

The Creative Neighborhood Grant Program (CNGP), funded by the City of Alexandria and a grant from the National Endowment of the Arts, launched in April with \$60,000 to distribute.

Ultimately, the release said the program is granting \$61,143 to 13 organizations, which in turn will hire and engage over 200 artists with 38 different programs.

"The Office of the Arts is truly pleased that the Creative Neighborhood Grant Program awardees will be able to help energize three neighborhoods in Alexandria including the West End, Arlandria, and Old Town by hosting unique and engaging community programs," the city said in a release. "All Alexandria city residents are cordially invited to participate in the upcoming Creative Neighborhood programs and to take part in this historic initiative which will help create vibrant creative communities in our city."

In Arlandria, two of the programs receiving funding are a "MakersFEST" -- a free art-making day with local artists in October -- and a concert/"Instrument potting zoo" hosted by the Alexandria Citizens Band.

In the West End, the grant funding will go to benefit an Ethiopian Film and Art Festival later this month, a Tango Concert series in September, and more.

Another Ethiopian arts event is planned for Old Town at the Durant Art Center (1605 Cameron Street) in October. The "Made in Ethiopia DMV Trade Fair" event spotlights traditional music and dance.

The link to the press release was broken at time of writing, so the full release is posted below the jump:

City of Alexandria's Office of the Arts is pleased to announce the results of the Creative Neighborhood Grant Program (CNGP). Funding for the Creative Neighborhood Grant Program is made possible by City of Alexandria and an Arts Project grant from the National Endowment for the Arts. To learn more about how National Endowment for the Arts grants impact individuals and communities, visit www.arts.gov.

The Creative Neighborhood Grant Program application was launched on April 15, 2022, and by May 13, 2022, the Office of the Arts received 15 grant applications. With only \$60,000 available to award, \$61,143 is re-granted to 13 nonprofit organizations which will help to hire and engage more than 200 artists with 38 program occurrences and 162 programming hours.

The Office of the Arts is truly pleased that the Creative Neighborhood Grant Program awardees will be able to help energize three neighborhoods in Alexandria including the West End, Arlandria, and Old Town by hosting unique and engaging community programs. All Alexandria city residents are cordially invited to participate in the upcoming Creative Neighborhood programs and to take part in this historic initiative which will help create vibrant creative communities in our city.

The Office of the Arts would also like to extend its appreciation for the honorable

Mayor Justin Wilson, members of the Alexandria City Council, collaborating partners including Alexandria City Public Schools, Department of Teaching, Learning and Leadership, Office of Fine Arts; ACT for Alexandria; Alexandria Redevelopment Housing Authority; Alexandria's Race and Social Equity Office; the West End Business Association; and Casa Chirilagua and various community stakeholders for their strong support of the Creative Neighborhood Grant Program and the arts in the city.

Should you have any questions about the Creative Neighborhood Grant Program or other Office of the Arts programs and services visit: alexandriava.gov/Arts or email arts@alexandriava.gov.

Creative Neighborhood Grant Programs to be offered between July 1 and December 15, 2022.

Arlandria

- Del Ray Artisans
"MakersFEST," a free art making day with local artists
October 22, 2 – 6p.m.
Four Mile Run Conservatory, 4109 Mt. Vernon Ave
[Calendar – Del Ray Artisans](#)
- Alexandria Citizens Band
"Concert and Instrument Petting Zoo" plus a series of "Fun Fridays"
afterschool programs
October 22, 2 – 6p.m.
Four Mile Run Conservatory, 4109 Mt. Vernon Avenue
[Alexandria Citizens Band – Building Community Through Music](#)

Old Town

- Arts on the Horizon
"Balloon Project," creative interactive workshop for children ages 0- 3 and their families
September 24, October 8, 10:30 - 11a.m.
Durant Art Center, 1605 Cameron Street
[Arts on the Horizon – Home](#)
- Ethio Global Arts
"Zensa Felega" (Searching for Melody), Music Contest, Finale Program with local, regional, and global participants.
December 3, 12 – 9p.m.
Durant Art Center, 1605 Cameron Street
[Ethio Global Arts](#)
- Momentum Collective
"Creative Workshops" - poetry, monologues, short stories, and acting
September 10, 17, 24; October 1, 12 – 3p.m.
Charles Houston Recreation Center, 901 Wythe Street
momentumcinc.org
- Northern Virginia Fine Arts Association
"Faces" Film installation/art exhibition and videography workshop
September 10, Workshops 10a.m. – 3p.m. and 2 – 5p.m.

September 22, 23, 26, 27, & 28, Exhibition 12 – 6p.m.
"Special activity" September 22 opening reception 5 – 7p.m.
Durant Art Center, 1605 Cameron Street
[Athenaeum | NYFAA | Old Town Alexandria](#)

- NOVA Connections
"Made in Ethiopia DMV Trade Fairs" showcases traditional music and dance
October 15, 12 – 9p.m.
Durant Art Center, 1605 Cameron Street
[Events | africanrun.com](#)
- Running Strong American Indian Youth
"Native American Cultural Beading Workshops"
September 10, 11; November 5, 6, 10 a.m. – 2 p.m.
Durant Art Center, 1605 Cameron Street
[Intertribal Creatives – Indian Youth](#)

West End

- Network of Family Service: "Ethiopian Film and Art Festival," photo exhibition, and panel discussion with Ethiopian cinema directors, actors, and actresses. August 26, 5 – 9p.m.; August 27, 2 – 8p.m. Patrick Henry Recreation Center, Black Box Theater, 4653 Taney Avenue [Network of Family Service \(network-of-family-service-nofa.netlify.app\)](#)
- Quintango "Tango Concerts and Music Workshops for Families" Date/Time: TBD William Ramsay Recreation Center, 5640 Sanger Avenue September 23, 6 – 7p.m. Patrick Henry Recreation Center, 4653 Taney Avenue [QUINTANGO – Quintango Home](#)
- Raeve Children Aid, Inc. "Enkutatash Fest in Alexandria 2022" Ethiopian new year celebration showcasing traditional music, dance, fashion, and arts. September 10, 2 – 10p.m. William Ramsay Recreation Center, 5640 Sanger Avenue [Raeve \(raevechildrenaid.org\)](#)
- Sound Impact "Musicpalooza," an interactive musical performance and music making September 24, 10 a.m. Patrick Henry Recreation Center, 4653 Taney Avenue [Musicpalooza – Sound Impact](#)
- Washington Metropolitan Philharmonic "Musical Tales for Kids!" Three family orchestra concerts. October 22, November 12, December 17, 4 – 6p.m. Patrick Henry Recreation Center, Black Box Theater, 4653 Taney Avenue [wpgamusic.org](#)

Photo via [Alexandria Citizens Band/Facebook](#)

#art #grants #music



NEWS

Free haircuts and school supplies for kids in Alexandria on Sunday

Vernon Miles August 6, 2022 at 10:00am



As local kids prepare to head back to school, [Firefighters and Friends to the Rescue](#) and [ARHA](#) is hosting their [annual](#) School Supply Giveaway this weekend.

The event is scheduled for 9:30 a.m. to 12:30 p.m. at the Charles Houston Recreation Center (901 Wythe Street) on Sunday, Aug. 14.

The program, which is led by School Board Member Willie Bailey, will offer school supplies for kids in need as well as a free haircut.

"A free haircut and school supply giveaway event will be happening in the Alexandria area," the group said in a flyer. "Please note that kids must be present to receive their backpacks and school supplies!"

Additional booths will be set up throughout the gym to offer a variety of other services to local families.

#ARHA #charity #event



Alexandria Gazette Packet

25 CENTS

SERVING ALEXANDRIA FOR OVER 200 YEARS • A CONNECTION NEWSPAPER

AUGUST 18, 2022

'All About the Kids' Backpacks, haircuts provided for back-to-school.

By Jeremy Eisenman
Guest Writer

Hundreds of families turned out Aug. 14 at the Charles Houston Recreation Center as the Alexandria Redevelopment Housing Authority and Firefighters and Friends in the Bronx partnered to distribute more than 600 backpacks to local children as they prepare to head back to school.

"This was one of our biggest events to date," said organizer Willie Bailey, a member of the School Board and founder of the nonprofit Firefighters and Friends. "We gave away over 600 backpacks filled with school supplies, provided more than 100 haircuts and styles, and distributed more than 1,000 books to the children who participated in the event."

Lines formed just to the start of the event, with Bailey estimating between 100-700 people coming through the doors of the rec center.

"I know it was going to be busy when I

"There is never enough for the needs that are in the community."

— Backpack drive organizer Willie Bailey

arrived and lines were out the door. After the event to Madison Street and down the sidewalk," Bailey said. "Even as the backpacks inside filled up, we still had a line going out the door."

Volunteers, including City Manager Jim Paivon and a team from the Capital Youth Empowerment Program, helped children select a new backpack filled with school supplies or head to get a new haircut from volunteer barbers and stylists.

"This is all about the kids," said Del Ray barber Gary Bailey. "It is about their looking great, making them happy and giving them confidence as they head back to school."

In addition to Gary Bailey, five haircuts were provided by volunteers from Paul Mitchell's the friend Woodbridge. Activities for the day included presentations by nutrition educators, a balloon artist, and Carlog Apple Therapy Dogs for attendees to pet and enjoy.

Bailey, a Business Chief with Fairfax County Park and Rec and living resident of Del Ray, began his planning for the backpack drive months in advance.

"There is a lot of fundraising that goes into this," Bailey said. "We spent \$45,000 on



A volunteer from the Paul Mitchell the School-Woodbridge cuts the hair of an attendee at the backpack and haircut day Aug. 14 at Charles Houston Recreation Center.



Willie Bailey of Firefighters and Friends cuts the hair of a young boy at the Firefighters and Friends back-to-school backpack and haircut day Aug. 14 at Charles Houston Recreation Center.



Members of the Capital Youth Empowerment Program volunteers at the Firefighters and Friends backpack and haircut day Aug. 14 at Charles Houston Recreation Center.

Barber Gary Bailey of Del Ray provides a haircut to a young boy of the Firefighters and Friends backpack and haircut day Aug. 14 at Charles Houston Recreation Center.

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NEWS



APD officer Dennis Evans, ARHA board member Tracey Jefferson and Daniel Shelby of the Departmental Progressive Club volunteer at the Firefighters and Friends backpack and haircuts day Aug. 14 at Charles Houston Recreation Center.



The Mba family picked out a new backpack for their 3-year-old daughter Aug. 14 at Charles Houston Recreation Center.



Teeth-grader Julian Vasquez and her brother Justin, an eighth grader, show off their new backpacks Aug. 14 at Charles Houston Recreation Center.

Backpacks, Haircuts Provided for Back-to-School

From Page 1:

backpacks and school supplies this year and a lot of the fundraising comes from relationships we have built over the last 10-15 years. But we still run out of backpacks. There is never enough for the needs that are in the community."

Bailey singled out volunteer Mandy Lyb for her fundraising efforts.

"Mandy really beat the drum for us this year," Bailey said. "She went out to people to help us serve not just the Charles Houston community but also the families of Susan Tucker and William Ramsey schools, where backpacks were delivered later in the day by Officer Dennis Evans and Michael Johnson of the parks and rec department."

Backpacks and supplies were also delivered to ARHA families who were unable to attend the event in person.

"Our sponsors were phenomenal," Bailey said. "Several families did not believe it possible that without our support today their children would not have what they need to start the school year off right."

Sponsors of the event include: Jack Taylor Toyota; Brothers of Henry Knox Field John Blair Lodge



A balloon artist entertains attendees at the backpacks and haircuts day Aug. 14 at Charles Houston Recreation Center.



Stylist Bernanne Bekkiah of Paul Mitchell the School-Woodbridge gives a new haircut to a young girl Aug. 14 at Charles Houston Recreation Center.



Children gather around a Caring Angels Therapy dog at the Firefighters and Friends backpacks and haircuts day Aug. 14 at Charles Houston Recreation Center.

#349; Departmental Progressive Club; Capital Youth Empowerment; Inspirit ; Ken Savitierre Foundation; David & Maryanne Millard; Apple Federal Credit Union; Alexandria Dept. of Recreation & Parks; Evans Blair Family;

Dennis Blair Family; The Dennis Family; Alexandria Gazette Packet; Brothers of Masonic District 1c; and Caring Angels Therapy Dogs.

"We are very grateful for the Firefighters and Friends partnership that has been essential

in providing school supplies and backpacks for ARHA youth," said Gaynelle Diaz. "Not only are our students able to get needed supplies, but they are able to get free books along with haircuts and hairstyles. Essentially they can get

everything they need to start the school year feeling good and looking good, which hopefully sets the foundation for them to have a successful school year."

To learn more or to donate, visit www.fireandfriendschouston.org.

XI. HUMAN RESOURCES



HUMAN RESOURCES

OPERATIONAL REPORT FOR: 06/15/2022 – 08/15/2022

A. COVID-19:

- ARHA is continuing to practice the policy that everyone is to wear a mask in public areas and when meeting with others.
- We have had several staff out with COVID since the last reporting period and continue to follow the Alexandria Health Department's protocols.
- Staff will continue to receive any PPE and home testing kits they request.