



Alexandria Redevelopment and Housing Authority

# Monthly Report to the Board of Commissioners

Keith Pettigrew  
Chief Executive Officer

**NOVEMBER 14, 2022**



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**BOARD OF COMMISSIONERS**

**REGULARLY MONTHLY MEETING**

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

**Monday, November 14, 2022, at 7:00 pm**

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- 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, SEPTEMBER 26, 2022.**
- 4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, NOVEMBER 14, 2022.**
- 5. CONSENT DOCKET**
- 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**

**Monday, September 26, 2022, at 7:00 pm**

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

**THOSE ABSENT:**           **Peter Kleeblatt**, Chairman  
                                  **Salena Zellers**, Commissioner  
                                  **Daniel Bauman**, Commissioner

**Steven Hines**

**RECORDER:**               **Casandra Martinez**

Vice Chairwoman Androh called the meeting to order at 7:01 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.

**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 the only concern are the washing machines breaking down. He noted that the agency is in the process of procuring a new vendor. Also, he reported that the residents were excited about the Winn/IBF selection and their involvement in the process.

Vice Chairwoman Androh: Okay.

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



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Commissioner Harris reported that Hopkins Tancil restructured some of their officers and held a meeting this month. The residents conducted walk throughs with staff, maintenance, and property managers. The residents at Samuel Madden participated in last the BAR meeting.

Vice Chairwoman Androh: Okay.

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

Mr. Pettigrew: No one signed up for public discussion.

**ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, SEPTEMBER 26, 2022:**

Vice Chairwoman Androh presented the minutes for Monday, September 26, 2022. Commissioner Ballard moved to accept the minutes; the motion was seconded by Commissioner Jefferson. The motion was approved with (5) Yeas, and (0) Nays

**ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, NOVEMBER 14, 2022:**

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

The COVID numbers continue to fluctuate. We continue to practice safety protocols in the building and on the properties. We will be hosting the 4th booster shot event on October 15 with neighborhood health from 10am-1pm this event will be open to all residents.

Asset Management:

Rent payments continue to improve. Residents continue to work with Resident Services staff to secure funding to aid with rent payment. We are not looking to evict anyone; we simply want them to come see us to connect them with various sources of funding to receive assistance or get them on payment plans.

Park Place and Saxony Square

All 43 units are completed. We meet with HUD every Tuesday morning to discuss various projects we have in the pipeline. We should have all subsidies transitioned over by the end of October.

Maintenance & Facilities:

We continue to complete all work orders. REAC will be back at the end of November for the scattered sites.



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**Resident Services:**

Staff continues to do a tremendous job with outreach in servicing our residents. Gaynelle, David, and I met with ALIVE to discuss the Madden project regarding them being a partner. We surveyed the space to identify their needs and wants as we move forward with the project.

Mr. Pettigrew: Vice Chairwoman, that concludes my report.

Vice Chairwoman Androh: Thank you. I do appreciate you and the staff in getting the Park Place & Saxony project completed.

Mr. Pettigrew: Yes, the residents are happy, Thomas, Juwahn, and her maintenance team did a great job, as well as Janell and the Asset Management team.

**ITEM 5. CONSENT DOCKET:**

- 716-2022 Five-year Plan to HUD

Every five years we submit a 5-year plan to HUD. This plan encompasses the repositioning strategy that we initiated 4 years ago. A motion to approve resolution 716-2022 was made by Commissioner Bailey, seconded by Commissioner Harris.

The motion was approved with (5) Yeas, and (0) Nays

**ITEM 6. ACTION DOCKET:**

- No Items Submitted.

**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 Commissioner Ballard, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:13 pm. At 7:37 pm, the Board reconvened in public session.

Thereupon, Vice Chairwoman Androh asked for a motion to adjourn the meeting. Commissioner Malone moved to adjourn, seconded by Commissioner Ballard; 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



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from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (5) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 7:38 pm.





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## I. EXECUTIVE SUMMARY



## ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing Sept 2022	Public Housing Oct 2022	MOD Rehab Sept 2022	MOD Rehab Oct 2022	Market Rate Sept 2022	Market Rate Oct 2022
Occupancy	99%	98%	99%	98%	98%	99%
Rent Collection	81%	74%	73%	81%	65%	49%

- Lease-Ups**

New Lease-Ups	Sept 2022	Oct 2022
Tenant-based (HCVP)	17	23
Number of request for tenancy	49	58
Project-based voucher	4	1
Moderate Rehabilitation	2	0

## CERTIFICATIONS ACTIVITY

PUBLIC HOUSING	Oct 15 <sup>th</sup> to Oct 31 <sup>st</sup>	Nov 1 <sup>st</sup> to Nov 5 <sup>th</sup>
Number of Interims completed due to income changes	284	41
Number of Interims that caused rent to go to \$0 due to income changes	0	0
Annual Reexamination	114	75
HOUSING CHOICE VOUCHER /MODREHAB/ PROJECT BASED		
Number of Interims completed due to income changes	55	35
Number of Interims that caused rent to go to \$0 due to rent changes	0	0
Annual Reexamination	114	89



## CENTRAL FACILITIES

Reporting Period: September 17, 2022 – November 4, 2022

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	0	6	15	0	1	22	14	50
Andrew Adkins	9	8	37	3	1	58	24	123
BWR (Braddock, Whiting & Reynolds)	2	11	13	0	1	27	7	52
Chatham Square	3	5	25	1	0	34	5	87
Hopkins-Tancil	7	6	59	0	0	72	18	141
James Bland I, II, IV)	2	12	30	0	4	48	9	56
James Bland V	0	6	25	0	0	31	10	25
Ladrey Highrise	9	9	36	0	2	56	3	152
Miller Homes	0	3	6	0	0	9	2	15
Park Place & Saxony Sq.	0	2	6	0	0	8	1	23
Pendleton Park	2	3	15	0	0	20	2	18
Princess Square	3	9	46	1	4	63	23	100
Quaker Hill	0	4	24	1	0	29	9	42
Samuel Madden	2	5	13	0	1	21	4	38
Scattered Sites I, II, III	5	10	42	6	0	63	17	87
<b>TOTAL</b>	<b>44</b>	<b>99</b>	<b>392</b>	<b>12</b>	<b>14</b>	<b>561</b>	<b>148</b>	<b>1009</b>



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## **DEVELOPMENT**

### **A. LINEAGE AT N. PATRICK STREET**

#### **1. PROJECT CLOSEOUT**

Enterprise continues to review the information submitted for release of the Second and Third LIHTC equity installments. These installments contain the pending ARHA developer's fee. ARHA continues to prepare the 8609 application for submission to Virginia Housing before mid-November.

The property continues to perform with 100% occupancy after reaching project stabilization. The project audit and partnership tax returns were filled. The project is current with all monthly and quarterly financial and rent rolls due to the investor.

### **B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING**

Renovation work on the final 9 units at Park Place have been completed. ARHA will be submitting the unit for conversion of the operating subsidy to Section 9.

### **C. SAMUEL MADDEN REDEVELOPMENT**

The Housing Affordability Advisory Committee of the City of Alexandria (HAAC) approved the affordable housing plan without any amendments. Madden residents were present for the meeting.

On October 14, the Development Team submitted the 2<sup>nd</sup> PDSUP to the city incorporating design and other comments from city staff, reaction to the BAR second workshop, and other comments. The submission primarily deals with the final design submission for the North Building, the design of the North Plaza, and addressing engineering and other issues. Leading to this submission, the development team held numerous meetings with city staff and numerous one-on-one meetings on specific topics.

As a result of the building footprint and units remaining constant during a number of city review submissions, the development team has hired the balance of engineering consultants who will produce the design documents for permit submission.

The Section 106 historical review process continues to progress. A consultant was hired to conduct additional trenching on the site to determine if additional archeological work, beyond what will be incorporated in the DSUP conditions, will be necessary. The Development Team has scheduled a community outreach meeting for October 24 to solicit community input on the final PDSUP. The past meetings have had little public participation so additional outreach efforts were undertaken.

The ARHA CEO continues the one-on-one briefings with City Council members. The goal is to provide as much information about the project and to respond to questions prior to the expected Council hearing in February 2023. The project continues to remain on schedule for this Council hearing.



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## **D. LADREY HIGH RISE REDEVELOPMENT**

The first draft of the Master Development Agreement was submitted to the Winn/IBF team in October. Staff has commenced discussions with the Winn/IBF team to iron out the legal/business issues. The goal is to complete the MDA by the end of this year.

Staff has made available an office at Ladrey for the Winn/IBF team. The team's goal is to have a presence at the Ladrey site, commence engaging residents on planning issues, and commence the planning of the relocation plan.

The final summer cookout at Ladrey was a success. Residents met with Winn/IBF staff and received information on future planning efforts.

## **E. RAD & RE-SYNDICATION**

RAD: Revised financial statements for three of the four properties whose operating subsidies are being converted from public housing to RAD rents.

Re-Syndication: The physical needs assessments of the Chatham and BWR properties continue under review. The Market Study and Appraisal will be completed in late October. External auditors were contracted to review the ROFR price for the limited partners of Chatham. This work will conclude in early November with submission of this price to the LIHTC syndicator. ARHA staff continues to work on a goal of financing the improvements by the second quarter of 2023.

## **F. TAX CREDIT PORTFOLIO**

October month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue with financing having been updated per the feedback from HUD. We have received HUD Financing Plan and operating proforma comments and questions are addressing and preparing the response for submission. 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.



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## 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 month of September and October, 452 households were provided with food through distributions directly serving ARHA residents. Additionally, ARHA staff continue to provide financial referral assistance with rent and utilities.

The City of Alexandria has announced their guaranteed income pilot program, ARISE, will be accepting applications from Monday, October 31 – Wednesday, November 9, 2022. The program initiative aims to address racial inequity and income disparities in Alexandria by providing a \$500 cash payment, each month, for two years, to 170 households. The households will be randomly selected from the application pool and selected participants may spend the money on whatever they choose to maximize their personal and household wellbeing. ARHA realizes that many of our households will qualify for this opportunity and has committed to partnering with the City to get the word out about the program and assist residents with the application process. Information was posted on ARHA's website and distributed to all households that participate in our Public Housing and HCV Program.

Though we are officially out of the pandemic, ARHA is still encouraging residents to be vigilant in staying up to date on the latest news regarding covid-19 and up to date on their booster shots and vaccinations. In addition, our healthcare partners are committed to helping us reach our seniors and those most vulnerable to getting sick. One of those partners, Neighborhood Health, held a booster clinic at Ladrey High-Rise, where 51 individuals received the covid-19 booster from Pfizer. Another partner, Safeway Pharmacy also held a clinic where staff and residents were able to receive the covid-19 booster shot, but also flu shots that were geared specifically for seniors.

The Senior Center at Charles Houston recently celebrated the golden anniversary of the program. Participants presented a program where they highlighted the history of the "Krunch Bunch" and acknowledged the community members who have played a role in the continuing success of the program.

Firefighters and Friends held their annual coat giveaway at Charles Houston Recreation Center, where over 600 brand new coats were given to Alexandria youth. Additionally, students were entertained by Amazing Clowns and able to pick out books from Amazing Lit. Safeway Pharmacy was also on hand to provide covid-19 booster shots.

Kingdom Fellowship Church hosted a Community Block Party & Outreach Event at Hopkins Court. In addition to ARHA, the event was co-sponsored by ACPS Family and Community Engagement, the Capital Youth Empowerment Program (CYEP), and Jireh's Place/Black Tie Mentoring. The event featured activities for youth – such as a moon bounce, arts & crafts, group games, trunk or treating for candy, a petting zoo, and horseback riding. Other community partners such as CYEP, Act for Alexandria, and the Alexandria Democratic Committee, provided information on programs available for youth and adults, along with voter's rights and the upcoming election..



**SENIOR CENTER AT CHARLES HOUSTON "KRUNCH BUNCH" – 50<sup>TH</sup> ANNIVERSARY CELEBRATION**



**FIREFIIGHTERS & FRIENDS ANNUAL COAT GIVEAWAY**







**KINGDOM FELLOWSHIP COMMUNITY OUTREACH EVENT**



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## HUMAN RESOURCES

### OPERATIONAL REPORT FOR: 09/18/2022 – 11/04/2022

#### A. COVID-19 Update

- 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.



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## UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
November 14, 2022	Board Meeting	401 Wythe Street	7:00 PM
November 17, 2022	Renaming Building Ceremony	401 Wythe Street	11:00 AM
November 29, 2022	Ross/FSS	401 Wythe Street	6:00 PM
November 30, 2022	Town Hall Meeting	Conference Call	12:00 PM
December 7, 2022	Town Hall Meeting	Conference Call	12:00 PM
December 16, 2022	Santa's Winter Wonderland	901 Wythe Street	3:00 PM
December 17, 2022	Santa's Winter Wonderland	901 Wythe Street	9:00 AM
December 18, 2022	Santa's Winter Wonderland	901 Wythe Street	1:00 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	Sept 2022	Oct 2022	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH) (*)	99%	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%	99%	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

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

**B. OCCUPANCY RATE**

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

PUBLIC HOUSING	Sept 2022	Oct 2022
Samuel Madden	98%	98%
Andrew Adkins	100%	97%
Ladrey Highrise	99%	98%
Scattered Sites I	98%	92%
Scattered Sites II	97%	97%
Scattered Sites III	100%	95%
Saxony Square	100%	100%
Park Place	100%	100%



Chatham Square	98%	98%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	97%	97%
West Glebe	96%	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:

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

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for October 2022:

	Sept 2022	Oct 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	44	33
Tenant Protection	58	53
All Other Vouchers	1,301	1,286
Number of Vouchers Under Lease on the last day of the month	1430	1425
HA Owned Units Leased – included in the units lease above	137	135
New Vouchers issued but not under contract as of the last day of the month	112	209
Portable Vouchers Administered	13	13
Number of Vouchers Covered by Project-Based AHAPs and HAPs	124	124



### E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 09/30/2022	Total Occupied units 10/31/2022	Current # Vacant
Princess Square	68	67	67	1
Quaker Hill	60	59	60	0
Hopkins-Tancil	108	107	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	52	53	1
<b>TOTALS</b>	<b>330</b>	<b>325</b>	<b>326</b>	<b>4</b>

### F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 09/30/2022	Total Units Occupied 10/31/2022	Current # Vacant
Ladrey Building	169	167	166	3
Chatham Square.	52	51	51	1
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	64	64	1
A. Adkins Homes	89	89	86	3
Scattered Sites 410	50	49	46	4
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	39	2
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	46	47	1
Old Dominion	36	35	35	1
<b>TOTALS:</b> <i>(Values are rounded up/down)</i>	<b>751</b>	<b>741</b>	<b>734</b>	<b>17</b>



## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list October 2022
<b>HCVP</b>	11,404
<b>MOD Rehab</b>	
(1) bedroom	45
(2) bedroom	35
(3) bedroom	25
(4) bedroom	0
<b>General Public Housing</b>	
(1) bedroom	4082
(2) bedroom	3036
(3) bedroom	1781
(4) bedroom	170
<b>Elderly / Disabled</b>	
(1) bedroom	185
<b>BWR</b>	
(2) bedroom	1843
(3) bedroom	1125
<b>Chatham Square</b>	
(2) bedroom	1943
(3) bedroom	35
<b>West Glebe / Old Dominion</b>	
(1) bedroom	1955
(2) bedroom	1872
(3) bedroom	1194
(4) bedroom	13
<b>OTC I, II, IV</b>	
(2) bedroom	1843
(3) bedroom	1192

## H. CERTIFICATIONS ACTIVITY

Waiting List Type	Currently Active on the Waiting list October 2022
<b>HCVP</b>	11,404
<b>MOD Rehab</b>	
(5) bedroom	45



(6) bedroom	35
(7) bedroom	25
(8) bedroom	0
<b>General Public Housing</b>	
(5) bedroom	4082
(6) bedroom	3036
(7) bedroom	1781
(8) bedroom	170
<b>Elderly / Disabled</b>	
(4) bedroom	185
<b>BWR</b>	
(5) bedroom	1843
(6) bedroom	1125
<b>Chatham Square</b>	
(2) bedroom	1943
(3) bedroom	35
<b>West Glebe / Old Dominion</b>	
(1) bedroom	1955
(2) bedroom	1872
(3) bedroom	1194
(4) bedroom	13
<b>OTC I, II, IV</b>	
(2) bedroom	1843
(3) bedroom	1192

## I. INSPECTIONS

Inspections	September 2022	October 2022
Number of annual/return Inspections	119	94
Number of Initial/Re-inspections	49	58
Number of Final Failed Inspections	6	3
Number of Abatements	1	3
Number of Emergency/Special Inspections	1	1
Number of Missed Inspections (no show)	21	23
Number of quality control inspections conducted	3	20



## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files*		
	September 2022	October 2022
Recertification's	50	34
Intake Certifications	88	140

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

Number of Recertification's Files With Errors /Recert Info		
	September 2022	October 2022
Number of Recert Files w/ Errors	6	6

### 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	September 2022	October 2022
Bar Notices issued	0	0
Late Notices	145	268
Unlawful Detainers	13	15
Evictions (legal)	1	2
Evictions (drugs)	0	0

## K. RENT COLLECTION

ARHA properties collected cash at **72%** of rent charged for **October 2022**. Individual performance by property is as follows:

	September 2022	October 2022
Samuel Madden	55%	60%
Andrew Adkins	46%	46%
Ladrey High-Rise	90%	90%
Scattered Sites I	83%	87%
Scattered Sites II	71%	69%
Scattered Sites III	49%	69%
Saxony Square	100%	100%
Park Place	90%	94%



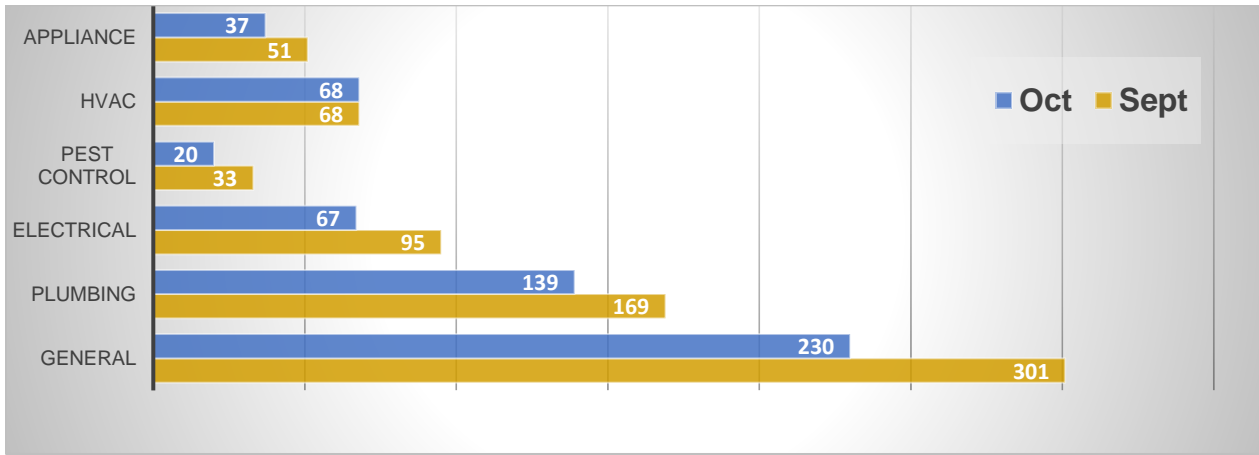
Chatham Square	99%	94%
Braddock	68%	75%
Whiting	86%	100%
Reynolds	55%	72%
Old Dominion	92%	100%
West Glebe	97%	90%
James Bland I	38%	50%
James Bland II	49%	56%
James Bland IV	82%	85%
<b>TOTAL</b>	<b>70%</b>	<b>74%</b>
<b>MARKET RATE</b>		
Quaker Hill	68%	62%
Princess Square	38%	43%**
Millers Homes	50%	61%**
Pendleton Park	39%	80%
James Bland V	40%	39%**
<b>TOTAL</b>	<b>48%</b>	<b>49%</b>
<b>MOD/PBV</b>		
Hopkins-Tancil	71%	81%
<b>TOTAL</b>	<b>71%</b>	<b>81%</b>

\*\* payments pending from Rent Relief

### **III. CENTRAL FACILITIES**



**A. SEPTEMBER WORK ORDER ACTIVITY TOTAL: 717  
OCTOBER WORK ORDER ACTIVITY TOTAL: 561**



**SEPTEMBER 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	2	1	0	0	3	0	5
Alexandria Crossing (Old Dominion & West Glebe)	28	12	11	0	9	5	65	38	656
Andrew Adkins	24	22	13	9	5	6	79	279	889
BWR (Braddock, Whiting & Reynolds)	8	7	2	3	0	2	22	36	510
Chatham Square	16	2	1	1	1	2	23	34	535
Hopkins-Tancil	41	29	14	5	9	8	106	68	919
James Bland I, II, IV	25	15	7	1	7	11	66	51	644
James Bland V	16	5	3	0	4	4	32	35	316
Ladrey Highrise	27	18	7	2	9	2	65	63	1100
Miller Homes	13	3	1	0	3	2	22	12	142
Park Place & Saxony Sq.	4	16	1	1	1	1	24	11	167
Pendleton Park	3	7	1	1	0	1	13	14	229
Princess Square	33	5	5	1	5	4	53	63	780
Quaker Hill	19	5	8	0	7	1	40	25	503
Samuel Madden	13	9	4	1	5	0	32	12	703
Scattered Sites I, II, III	31	14	15	7	3	2	72	64	1225
<b>TOTAL</b>	<b>301</b>	<b>169</b>	<b>95</b>	<b>33</b>	<b>68</b>	<b>51</b>	<b>717</b>	<b>805</b>	<b>9323</b>



## OCTOBER 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	3	5
Alexandria Crossing (Old Dominion & West Glebe)	20	13	11	1	6	4	55	65	656
Andrew Adkins	43	26	5	3	16	3	96	79	889
BWR (Braddock, Whiting & Reynolds)	4	3	3	0	2	0	12	22	510
Chatham Square	38	8	7	0	6	2	61	23	535
Hopkins-Tancil	29	12	7	5	8	4	65	106	919
James Bland I, II, IV	7	10	1	1	6	3	28	66	644
James Bland V	10	8	7	0	1	4	30	32	316
Ladrey Highrise	13	14	6	2	4	2	41	65	1100
Miller Homes	10	3	3	1	3	3	23	22	142
Park Place & Saxony Sq.	4	0	0	0	1	1	6	24	167
Pendleton Park	4	4	2	1	0	2	13	13	229
Princess Square	31	19	9	5	9	3	76	53	780
Quaker Hill	4	4	3	0	3	2	16	40	503
Samuel Madden	7	9	3	1	2	2	24	32	703
Scattered Sites I, II, III	6	6	0	0	1	2	15	72	1225
<b>TOTAL</b>	<b>230</b>	<b>139</b>	<b>67</b>	<b>20</b>	<b>68</b>	<b>37</b>	<b>561</b>	<b>717</b>	<b>9323</b>

## 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



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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 – September 7 & 21, 2022, October 5, 2022
  - Chatham Square – September 8 & 22, 2022, October 6, 2022
  - Andrew Adkins – September 2 & 16, 2022, October 18, 2022
  - Ladrey floors 7-11 – September 12 & 26, 2022, October 24, 2022
  - Ladrey floors 1-6 – September 13 & 27, 2022, October 25, 2022
  - Hopkins Tancil – September 14 & 28, 2022, October 10 & 11, 2022
  - Samuel Madden – September 9 & 23, 2022, October 7, 2022
- HUD Real Estate Assessment Center (REAC) has confirmed inspection dates for the following properties:
    - Old Dominion – November 21, 2022
    - James Bland IV – November 22, 2022
    - James Bland I – November 28, 2022
    - James Bland II – November 29, 2022
    - SS I, II, III & Park Place – November 30 – December 1, 2022



## IV. FINANCE



## A. FINANCIAL SUMMARY SEPTEMBER 2022

<i>Alexandria Redevelopment &amp; Housing Authority September and YTD 2022 Budget vs Actual For the Period Ending September 30, 2022</i>									
	Annual Budget	September 30, 2022				FY 2022 YTD (January 1, 2022 September 30, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b><u>Operating Revenue</u></b>									
Dwelling Rent	4,335,900	361,325	392,386	31,061	9%	3,251,925	3,454,362	202,437	6%
Rental Assistance	3,793,800	316,150	305,173	(10,977)	-3%	2,845,350	2,796,286	(49,064)	-2%
Governmental Grants	28,650,772	2,387,564	2,215,494	(172,070)	-7%	21,488,079	20,322,902	(1,165,177)	-5%
Local Grants	397,825	33,152	-	(33,152)	-100%	298,369	-	(298,369)	-100%
Management/Fee for Service	3,577,500	298,125	423,045	124,920	42%	2,683,125	3,084,052	400,927	15%
Bookkeeping Fee	94,100	7,842	10,035	2,193	28%	70,575	84,486	13,911	20%
Asset Management Fee	125,600	10,467	8,255	(2,212)	-21%	94,200	93,992	(208)	0%
HCVF Asset Management Fee	3,050,100	254,175	223,430	(30,745)	-12%	2,287,575	2,076,522	(211,053)	-9%
Operating Subsidy	3,941,700	328,475	373,971	45,496	14%	2,956,275	3,350,056	393,781	13%
Investment Income	14,850	1,238	120	(1,117)	-90%	11,138	2,159	(8,979)	-81%
CY Transfers	694,917	57,910	-	(57,910)	-100%	521,188	-	(521,188)	-100%
Other Income	1,742,667	145,222	139,855	(5,368)	-4%	1,307,000	869,880	(437,120)	-33%
<b>Total Operating Revenue</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,091,765</b>	<b>(109,879)</b>	<b>-3%</b>	<b>37,814,798</b>	<b>36,134,697</b>	<b>(1,680,101)</b>	<b>-4%</b>
<b><u>Operating Expenses</u></b>									
Administration	8,054,627	671,219	851,449	(180,230)	-27%	6,040,970	6,605,543	(564,573)	-9%
Tenant Services	963,580	80,298	54,253	26,045	32%	722,685	534,818	187,867	26%
Utilities	1,522,470	126,873	158,125	(31,252)	-25%	1,141,853	1,281,257	(139,404)	-12%
Ordinary Maintenance & Operations	6,041,780	503,482	735,917	(232,435)	-46%	4,531,335	4,563,736	(32,401)	-1%
Protective Services	158,490	13,208	46,959	(33,752)	-256%	118,868	223,640	(104,772)	-88%
General Expense	2,612,250	217,688	190,291	27,396	13%	1,959,188	1,729,087	230,100	12%
Housing Assistance Payments	27,383,620	2,281,968	2,155,917	126,052	6%	20,537,715	20,019,115	518,600	3%
Debt Service	257,120	21,427	66,043	(44,616)	-208%	192,840	263,529	(70,689)	-37%
CY Reserves	3,425,794	285,483	-	285,483	100%	2,569,346	-	2,569,346	100%
<b>Total Operating Expense</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,258,953</b>	<b>(57,309)</b>	<b>-1%</b>	<b>37,814,798</b>	<b>35,220,725</b>	<b>2,594,073</b>	<b>7%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>0</b>	<b>0</b>	<b>(167,188)</b>	<b>(167,188)</b>		<b>0</b>	<b>913,971</b>	<b>913,971</b>	

The Annual Budget will include Ladrey at the end of the year



	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
<b>Operating Revenue</b>									
Dwelling Rent	3,454,362	3,251,925	202,437	-	-	-	-	-	-
Rental Assistance	2,796,286	2,845,350	(49,064)	-	-	-	-	-	-
Governmental Grants	20,322,902	21,488,079	(1,165,177)	-	322,950	(322,950)	20,322,902	21,165,129	(842,227)
Local Grants	-	298,369	(298,369)	-	155,869	(155,869)	-	-	-
Management/Fee for Service	3,084,052	2,683,125	400,927	3,049,999	2,683,125	366,874	-	-	-
Bookkeeping Fee	84,486	70,575	13,911	84,486	70,575	13,911	-	-	-
Asset Management Fee	93,992	94,200	(208)	93,992	94,200	(208)	-	-	-
HCVP Asset Management Fee	2,076,522	2,287,575	(211,053)	432,521	436,575	(4,054)	1,644,001	1,851,000	(206,999)
Operating Subsidy	3,350,056	2,956,275	393,781	-	-	-	-	-	-
Investment Income	2,159	11,138	(8,979)	39	75	(36)	144	165	(21)
CY Transfers	-	521,188	(521,188)	-	196,583	(196,583)	-	-	-
Other Income	869,880	1,307,000	(437,120)	479,026	486,815	(7,789)	174,607	93,825	80,782
<b>Total Operating Revenue</b>	<b>36,134,697</b>	<b>37,814,798</b>	<b>(1,680,101)</b>	<b>4,140,063</b>	<b>4,446,767</b>	<b>(306,703)</b>	<b>22,141,654</b>	<b>23,110,119</b>	<b>(968,465)</b>
<b>Operating Expenses</b>									
Administration	6,605,543	6,040,970	(564,573)	2,074,302	1,815,820	(258,483)	1,187,944	1,300,653	112,709
Tenant Services	534,818	722,685	187,867	150,432	312,750	162,318	73,367	150,000	76,633
Utilities	1,281,257	1,141,853	(139,404)	57,508	55,463	(2,045)	(16)	-	16
Ordinary Maintenance & Operations	4,563,736	4,531,335	(32,401)	1,550,030	1,273,069	(276,961)	1,746	10,500	8,754
Protective Services	223,640	118,868	(104,772)	35,743	1,553	(34,191)	-	188	188
General Expense	1,729,087	1,959,188	230,100	581,466	530,025	(51,441)	249,757	299,400	49,643
Housing Assistance Payments	20,019,115	20,537,715	518,600	-	-	-	19,819,565	20,537,715	718,150
Debt Service	263,529	192,840	(70,689)	-	-	-	-	-	-
CY Reserves	-	2,569,346	2,569,346	-	458,088	458,088	-	811,664	811,664
<b>Total Operating Expense</b>	<b>35,220,725</b>	<b>37,814,798</b>	<b>2,594,073</b>	<b>4,449,481</b>	<b>4,446,767</b>	<b>(2,714)</b>	<b>21,332,363</b>	<b>23,110,119</b>	<b>1,777,756</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>913,971</b>	<b>0</b>	<b>913,971</b>	<b>(309,417)</b>	<b>0</b>	<b>(309,417)</b>	<b>809,291</b>	<b>-</b>	<b>809,291</b>

The Annual Budget will include Ladrey at the end of the year



	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	%
<b>Operating Revenue</b>											
Dwelling Rent	-	-	-	1,523,174	1,454,700	68,474	5%	1,931,188	1,797,225	133,963	7%
Rental Assistance	-	-	-	2,796,286	2,845,350	(49,064)	-2%	-	-	-	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	142,500	(142,500)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	11,651	-	11,651	NB	22,402	-	22,402	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	3,350,056	2,956,275	393,781	13%
Investment Income	1,782	7,500	(5,718)	113	435	(322)	-74%	81	2,963	(2,882)	-97%
CY Transfers	-	-	-	-	-	-	NB	-	324,605	(324,605)	-100%
Other Income	-	550,500	(550,500)	92,505	56,363	36,142	64%	123,742	119,498	4,245	4%
<b>Total Operating Revenue</b>	<b>1,782</b>	<b>700,500</b>	<b>(698,718)</b>	<b>4,423,729</b>	<b>4,356,848</b>	<b>66,882</b>	<b>2%</b>	<b>5,427,468</b>	<b>5,200,565</b>	<b>226,903</b>	<b>4%</b>
<b>Operating Expenses</b>											
Administration	739,814	665,138	(74,677)	844,818	783,143	(61,675)	-8%	1,758,664	1,476,217	(282,447)	-19%
Tenant Services	115	-	(115)	154,686	162,240	7,554	5%	156,218	97,695	(58,523)	-60%
Utilities	-	-	-	357,587	298,463	(59,125)	-20%	866,178	787,928	(78,250)	-10%
Ordinary Maintenance & Operations	-	488	488	1,156,898	1,486,980	330,082	22%	1,855,062	1,760,299	(94,764)	-5%
Protective Services	-	-	-	5,953	12,915	6,962	54%	181,943	104,213	(77,731)	-75%
General Expense	100,048	34,875	(65,173)	273,128	537,600	264,472	49%	524,688	557,288	32,599	6%
Housing Assistance Payments	-	-	-	-	-	-	NB	199,550	-	(199,550)	NB
Debt Service	-	-	-	263,454	192,840	(70,614)	-37%	75	-	(75)	NB
CY Reserves	-	-	-	-	882,667	882,667	100%	-	416,927	416,927	100%
<b>Total Operating Expense</b>	<b>839,977</b>	<b>700,500</b>	<b>(139,477)</b>	<b>3,056,525</b>	<b>4,356,848</b>	<b>1,300,322</b>	<b>30%</b>	<b>5,542,379</b>	<b>5,200,565</b>	<b>(341,814)</b>	<b>-7%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(838,195)</b>	<b>-</b>	<b>(838,195)</b>	<b>1,367,204</b>	<b>-</b>	<b>1,367,204</b>		<b>(114,911)</b>	<b>-</b>	<b>(114,911)</b>	

## V. DEVELOPMENT

## **I. DEVELOPMENT**

### **A. LINEAGE AT N. PATRICK STREET**

Enterprise continues to review the evidence of compliance with the conditions for release of the Second and Third LIHTC installments. These conditions had previously been waived in order for the construction loan to be paid in December 2021. Once Enterprise accepts this evidence, the developer fee will be released. Staff has commenced preparing the 8609 application for submission to Virginia Housing in early November.

Now that the cost certificate has been finalized, ARHA staff has started discussions with Enterprise and Capitol One for release of funds to reimburse ARHA for construction guarantees that ARHA invested in the project. If approved, these funds would be paid in first position in the waterfall distribution of cash flow. In addition, staff will negotiate the reduction or elimination of the downward adjuster for the project.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow. We continue to work with HUD for the release of the ACC subsidy for the six public housing units on this site.

### **B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING**

Renovation of the final 9 units at Park Place continues. Funds from the Virginia Housing Capital Grant will be used to complete renovation of these units. Once the units are completed, they will be inspected and submitted to HUD for replacement of the current public housing operating subsidy to project-based Section 8 vouchers.

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**

On October 14, the Development Team submitted the 2<sup>nd</sup> PDSUP to the city incorporating design and other comments from city staff, reaction to the BAR second workshop, and other comments. The submission primarily deals with the final design submission for the North Building, the design of the North Plaza, and addressing engineering and other issues. Leading to this submission, the development team held numerous meetings with city staff and numerous one-on-one meetings on specific topics. With the submission and acceptance by the city of the Preliminary Design in September, the team's primary goal of reaching consensus on the building designs, the number of units for the project, placement of the internal courtyards, and the design of the North Plaza was achieved. The 2<sup>nd</sup> PDSUP is essentially addressing enhancements to the submitted designs, instead of being new design of the buildings. Although the second work session with didn't produce a support



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of the majority of BAR members, we expect that this design submission will address their concerns and that we can obtain BAR sign-off in our next BAR meeting, yet to be scheduled.

The Housing Affordability Advisory Committee of the City of Alexandria (HAAC) approved the affordable housing plan without any amendments. The BIAG meeting where the Madden project will be presented is scheduled for October 18. The community outreach meeting for the Madden project is scheduled for October 24 at the Houston Center.

The Madden Resident Committee continues to meet monthly. This month the committee reviewed their experience at the last BAR work session. During the meeting, members of two civic organizations made derogatory remarks stating that residents should be happy that they have drying yards and some green space, while not recognizing that poor families should also benefit from redevelopment of their neighborhoods. The unfortunate aspect of these remarks were that they could be discouraging for continued resident participation. Despite these remarks, Madden residents made their voices heard at the BAR work session. The PM raised this issue with the city staff and the need for city staff who hear these remarks not remain as by-standers and instead feel empowered to confront these disparaging comments on the spot. This issue will be raised at the next ARHA Affordable Housing Work Group meeting to emphasize the need for continued sensitivity training and awareness of harmful statements.

Relocation planning with Madden residents will commence with a kick-off meeting on October 19 with Housing Opportunities Unlimited (HOU), the relocation consultant hired for this project. The purpose of this meeting is for ARHA to introduce HOU to residents and kick off relocation engagement. HOU is a nationally recognized expert on successful relocation of residents, primarily in public housing and subsidized housing communities.

The historical review process continues to progress. A preliminary report was submitted by the 106 consultant. The project PM continues to organize a tour of historical markers significant in the history of African Americans in the City of Alexandria. The ARHA CEO continues to meet with City Council members to provide current information on the Madden project and to respond to any questions or concerns. The goal is to provide as much information about the project and to respond to questions prior to the expected Council hearing in February 2023.

With regard to the project schedule, we are on-schedule to submit an application for 9% Low Income Housing Tax Credits in March 2023. Given the increase in interest rates, the development team has commenced discussing alternative financing vehicles and the need for city funds for the project. ARHA will be applying for pre-development funds, and we expect to submit the application for HAAC consideration at their November 22 meeting. In initial conversations with Virginia Housing the state confronted with an over-subscription for 9% tax credits from housing authorities and nonprofits. ARHA will commence playing a large role in trying to positively impact the discussion.

#### **D. LADREY HIGH RISE REDEVELOPMENT**

ARHA staff presented to the Winn/IBF team the first draft of the Master Development Agreement (MDA). The MDA incorporates into a legally binding document the agreements reached during the negotiations of the Term Sheet that the Board of Commissioners accepted in September. The goal is to complete the negotiations by the end of December 2022.



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On September 29, staff sponsored the final summer cook-out. The event was attended by at least 60 residents, ARHA staff, commissioners, and the Winn/IBF team. Translators were present to ensure that residents were able to understand the information that was provided during the event.

The Winn/IBF team will be retrofitting an office that ARHA made available. The goal is for the Winn/IBF team to engage residents early in the planning process and to commence the very important Relocation Plan. It is early in the process but one of the requirements in the RFP was that the selected development partner was required to engage residents early in the development process to ensure that a thorough relocation plan could be created and executed without difficulties.

## **E. RAD & RE-SYNDICATION**

RAD: ARHA staff has received comments from HUD staff regarding the financial plans previously submitted. In reaction, ARHA staff will revise the financial plans on three applications and is reviewing options on the fourth application. Staff continue to work on schedule for a subsidy transformation to RAD by the end of the year.

Re-Syndication: Chatham/BWR

An assessment of the condition of the units, the building envelope and common areas was conducted by the project architect. The final reports of the 100 units will be completed by the end of September and is currently under review. In addition, the Market Study is currently being reviewed and an Appraisal of the four properties will be completed in late October.

Staff reached out to The Richman Group regarding the exit of the limited partners from the Chatham partnership. As a result, staff has retained external auditors to review the ROFR price for submission to the tax credit syndicator. This process and price will be reviewed by counsel and then submitted to the tax credit syndicator.

Soon, staff will commence submission of the additional information required for RAD subsidy conversion of the units at both properties. Staff continues to anticipate a financial closing on this project in Q2 23.

## **F. CITY FUNDING FOR DEVELOPMENT**

ARHA received a \$50,000 Community Impact grant from Virginia Housing.

ARHA signed the Notes submitted by the city for the \$300,000 planning funds awarded to ARHA by the City Council.

## **G. OTHER PROJECTS**

### Bragg Street

The additional market study requested by the Development Committee is currently being reviewed and will be submitted to the Development Committee for their review. In addition, ARHA staff have commenced working with the City's Planning and Zoning department on planning activities in this community to redraft the Small Area plans for Alexandria West.





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### Cameron Valley

The Physical Needs Assessment for this site is expected to be completed in November. We have provided the engineering studies (structural, geo-technical, and civil) previously obtained for this property. This is the first step necessary for the submission of a Section 18 Demo/Dispo application for this site.

### Bond Discussion

The development department staff continues to work on compiling information to submit for a Standard & Poor's agency rating review. The Rating is required for ARHA to issue general revenue bonds for future development projects.

## **H. OTHER PROJECTS**

October month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue with financing having been updated per the feedback from HUD. We have received HUD Financing Plan and operating proforma comments and questions are addressing and preparing the response for submission. 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.

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)	September New Enrollment	October New Enrollment
Hopkins-Tancil	41	0	0
Chatham Square	26	0	0
Samuel Madden	34	0	0
Andrew Adkins	28	0	0
James Bland V	73	0	0
Princess Square	11	0	0
Ladrey	21	0	0
HCVP	69	0	0
Scattered Sites	34	1	2
City-wide	6	6	1
<b>TOTAL</b>	<b>399</b>	<b>7</b>	<b>3</b>

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. 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 21<sup>st</sup> 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 and for summer programming at specific locations).
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 September, broken down by property.

<b>Household Contacts By Property</b>	<b>Numbers Reached September 1 – September 30</b>	<b>Numbers Reached October 1 – October 31</b>
Hopkins-Tancil	91	89
Chatham Square	38	39
Samuel Madden	60	65
Andrew Adkins	44	46
James Bland /OTC	71	67
Princess Square	31	34
Ladrey Highrise	159	164
West Glebe/Old Dominion	36	39
Pendleton Park/Park	38	26
Scattered Sites	40	37
HCVP/City-wide	48	44
<b>Total</b>	<b>656</b>	<b>650</b>

## 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 September and October, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, assisted with the community garden, assisted with the Firefighters and Friends Coat Giveaway, and conducted Creative Writing Workshops. The table below indicates the number of service hours for the month and the value of their time.

<b># Active Volunteers</b>	<b>Month</b>	<b># New Recruits</b>	<b># Of Service Hours</b>	<b>Value of Service Hrs.</b>
40	September	0	79	\$2,129.84
38	October	0	65	\$1,752.40



#### 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	September 2022	October 2022	YTD
Healthcare & Medical	24	96	310
Financial Assistance/Literacy Education	38	41	382
Daily Living Skills/Entitlements	2	4	32
Transportation	174	126	931
Enrollments/Registrations/Assessments	4	38	80
Adult Basic Education/Literacy/GED	2	0	13
Job Training Skills/Programs/Certifications	2	6	42
Childcare Services	0	2	52
Other	6	9	57
<b>TOTAL</b>	<b>252</b>	<b>322</b>	<b>1,899</b>

#### F. PARTNERSHIPS

Provider / Partner	Event/Activity – September 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, Jefferson Houston, Old Town Community)	251
ALIVE	End of Month Food @ Ladrey	115



Capital Area Food Bank	Mobile Market	79
Russell Temple CME Church/Meade Memorial	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	7
Successful Aging Committee	Robust Walkathon	31
<b>Total</b>	<b>7</b>	<b>538</b>

<b>Provider / Partner</b>	<b>Event/Activity – October 2022</b>	<b># Participants/ Families Served</b>
Division of Aging & Adult Services (DAAS)	Meal on Wheels	5
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	229
ALIVE	End of Month Food @ Ladrey	119
Capital Area Food Bank	Mobile Market	88
Russell Temple CME Church/Meade Memorial	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	11
Firefighters & Friends	Coat Distribution	600
Safeway Pharmacy & Neighborhood Health	Vaccination Clinics (Covid-19 & Flu)	91
Kingdom Fellowship	Community Block Party	200
<b>Total</b>	<b>9</b>	<b>1,393</b>

## G. FUNDING / FINANCIAL SUPPORT

<b>External Funding</b>	<b>In-Kind/Leveraged</b>	<b>ARHA \$</b>	<b>YTD TOTAL</b>
\$2,500	\$ 1,825	\$ 1,238.50	\$67,104.89

## H. PROGRAM SUMMARY

Our LINK Club students have been engaged in new enrichment programs for the fall. This includes cooking classes taught by INOVA, yoga classes, Mixed Sports, Fashion Photography, and Peace Club meetings to help with their social and emotional development, along with character and mentoring clubs. One of those clubs is the Keep it 360 Peer Advocates which brings in Alexandria City High School Students to work with and mentor elementary and middle school students. The Peer Advocates will be visiting our LINK Club students every month and spent their first session



discussing dreams and goals. Students not only shared their aspirations but designed a vision board as a guide to what they want their future to hold.

ARHA partnered with Momentum Collective to provide Creative Neighborhood Writing Workshops and Performances for ARHA youth and families at Charles Houston Recreation Center. The workshop series was funded by the City of Alexandria through a project grant from the National Endowment for the Arts. Over the course of four weeks, students had the opportunity to learn about different writing styles and create their own works. Afterwards, local artists performed live and conducted a question-and-answer session regarding how they became interested in performance arts. The sessions included poetry writing with Khris Hutson, monologue writing with Dominique Jones, short stories with Dennis Williams, and one-act plays with Peter Abrickian. Additionally, Christian Rap/Hip-Hop artist Ayye Kev and R&B Artist Chancellor Jay performed some of their latest hits and presented students with lots of swag to take home.

The Senior Center at Charles Houston received an invitation to attend a performance of The Color Purple at the Signature Theater. The award-winning play has a cast of Broadway actors performing in the show and the Seniors were delighted when the lead actress, Nova Payton, came out afterwards to personally greet them and take photos.

Seniors from both Ladrey Highrise and the Senior Center at Charles Houston participated in the Robust Walkathon sponsored by the Successful Aging Committee. Seniors were able to enjoy low-intensity exercise, while walking the paths at Ben Brenman Park. PK Silver also gave a special parkour and falls prevention tutorial.

ARHA was a co-sponsor and supporter of a city-wide Teen Block Party that was held at Patrick Henry PreK-8 School on September 10th. Other sponsors included the Department of Recreation, Parks, and Cultural Events, the Department of Community and Human Services, the Alexandria Police Department, the Alexandria Sherriff’s Department, the Alexandria Fire Department, along with Virginia Tech and community groups such as Even Scale and the Social Responsibility Group. The event targeted teens and provided a day of fun specifically for them. Activities included a gaming truck, basketball and obstacle course inflatables, a dunk tank, and transportation was provided by DASH Buses and vans from various recreation centers along with Ruby Tucker.

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

- Ross/FSS Information Session – 401 Wythe Street – November 29 – 6:00 pm
- Town Hall Calls – Wednesdays (See dates in chart) – 12:00 pm

November 30	November 30	December 7	December 7
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)

- Building Renaming Ceremony – November 17 – 401 Wythe Street



## J. PHOTOS



**SENIOR CENTER AT CHARLES HOUSTON ATTENDING THE COLOR PURPLE AT SIGNATURE THEATER**



**SENIOR CENTER AT CHARLES HOUSTON & FROM LADREY AT ROBUST WALKATHON**



**TEEN BLOCK PARTY**



**YOGA SESSIONS AND INOVA HEALTHY PLATE COOKING CLASSES FOR LINK CLUB STUDENTS**



**KEEP IT 360 PEER ADVOCATES – VISION BOARD SESSION**



## CREATIVE NEIGHBORHOOD WRITING WORKSHOPS & ARTIST PERFORMANCES

## VII. CONSENT DOCKET

## VIII. ACTION DOCKET

## IX. OTHER BUSINESS

## **X. NEWS ARTICLES / ANNOUNCEMENTS**

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## NEWS

### Development Partners for Ladrey High Rise

Alexandria Redevelopment and Housing Authority (ARHA) named a partner in the redevelopment of the Ladrey High Rise public housing building. The development team is Winn Companies and local developer IBF Development, a Washington, D.C.-based minority-owned firm that prioritizes local hiring. Both firms have experience developing affordable housing communities regionally and nationally. The proposed development plan will replace all the current Ladrey units and increase the number of apartment homes available to working households. The project is at 300 Wythe St, Alexandria, VA 22314. "This is the next big step in our plan for improving housing ... in our city," said ARHA CEO Keith Pettigrew. "When completed, the units in the Ladrey High Rise will rival other modern housing developments in Alexandria. We look forward to hitting the ground running so that we can get these long-time residents into their brand-new homes as soon as possible."

The Ladrey, which sits on an approximately 2-acre site in the Old Town North Small Area, is an 11-story, 170-unit high rise building that houses primarily seniors and residents with disabilities. An adjoining property, also owned by ARHA, was combined with Ladrey to create a larger plot to rebuild the new housing. The redevelopment plan calls for demolishing the buildings and constructing a new mid-rise building that will replace all existing units and add a significant number of units that are affordable for families who live and work in Alexandria.

"We are excited and proud to partner with ARHA in creating new housing in this prime location," said Gilbert J. Winn, Chief Executive Officer of WINN Companies.

The site plan will include amenities such as underground parking, meeting, exercise and services rooms and a community plaza. The plan also calls for rooftop amenity spaces for residents and improved accessibility throughout.

Kenneth Burton, a 20-year resi-

dent of Ladrey who uses a power wheelchair, said the current building is not designed for him to easily get around. He welcomed the news that he and his neighbors would be getting apartments with more accessibility features, and said he appreciated that residents were involved with developing this redevelopment plan. "We have

been told Ladrey would be renovated and upgraded many times before, but it hasn't happened yet. But now this time, I believe it will."

The project is a continuation of Pettigrew's vision for overhauling, improving and maximizing the potential in ARHA's properties since his arrival in 2017. Most recently, ARHA announced in Novem-

ber 2021 that the Samuel Madden public housing site would be transformed into a mixed-use, mixed-income rental community with numerous amenities and improved green spaces for residents and the general community. To further ARHA's goal of modernizing its housing portfolio, in the coming months ARHA will issue a new

request for development partners.

The Ladrey building is fully occupied, and a relocation plan will be designed for temporarily moving all current residents during the construction phase. The anticipated project will take several years to obtain approval and commence the leasing on these new apartment homes.

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NEWS

## Community meeting planned for controversial Braddock redevelopment

Vernon Miles · October 11, 2022 at 10:50am



Samuel Madden redevelopment rendering (image via Torti Gallas + Partners/City of Alexandria)

The Samuel Madden redevelopment project at the north end of the Braddock neighborhood is heading back to the community review process after a [significant redesign](#).

The Alexandria Redevelopment and Housing Authority (ARHA) is planning on tearing down a dozen aging townhomes at the north end of the Braddock Neighborhood, where Patrick and Henry streets reform into Route 1. They will be replaced with a new 500-unit multifamily residential development that would act — as it was called in some of the earlier meetings — as a gateway into Old Town.

The project had previously been [lambasted](#) by the Board of Architectural Review (BAR) for the neglect of the previous townhouse units, which were allowed to significantly deteriorate, and for seemingly giving [little care](#) to the architectural character of the townhomes the new development would be replacing.

The new version of the project doesn't quite emulate the WWII-era design of the townhomes currently on the site, nor does it retroactively fix the years of neglect for the buildings by ARHA, but it did receive a more positive reception by staff and the BAR with inclusions like a new northern courtyard and more significant setbacks at the southern end of the site where it sits across from much lower-elevation development.

The new community meeting is scheduled for Monday, Oct. 24, at 7 p.m. It will be both in-person and virtual, with the in-person side held at the Charles Houston Recreation Center (901 Wythe Street).

A release from the City of Alexandria said the development team will be available to offer updates on the project and explain some of the new uses coming in, including mixed-income rental housing, community services, and early childhood education programs.

## **XI. HUMAN RESOURCES**



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## HUMAN RESOURCES

OPERATIONAL REPORT FOR: 09/18/2022 – 11/04/2022

### A. COVID-19 Update

- 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.