



Alexandria Redevelopment and Housing Authority

**Monthly Report
to the Board of Commissioners**

Keith Pettigrew
Chief Executive Officer

FEBRUARY 28, 2022



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, February 28, 2022, 2021, at 7:00 pm

AGENDA

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

Zoom Meeting ID: 869 9716 4638, Passcode: 644112

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

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

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

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

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

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

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

3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JANUARY 24, 2022.



4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, FEBRUARY 28, 2022.

5. CONSENT DOCKET

5.1 Vote to Approve Resolution No. 705-2022, Small Area Fair Market Rent (SAFMR's)

6. ACTION DOCKET

7. NEW BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

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



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MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

REGULARLY SCHEDULED BOARD MEETING

401 WYTHE STREET, ALEXANDRIA, VA 22314

(Virtual Meeting)

Monday, February 28, 2022, at 7:00 pm

THOSE PRESENT: **Peter Kleeblatt, Chairman**
 Anitra Androh, Vice Chairwoman
 Willie Bailey, Commissioner
 Christopher Ballard, Commissioner
 Daniel Bauman, Commissioner
 Tracy Jefferson, Commissioner
 Merrick Malone, Commissioner
 Salena Zellers, Commissioner

THOSE ABSENT: **Kevin Harris, Commissioner**

RECORDER: **Cynthia Dickerson**

Chairman Kleeblatt called the meeting to order at 7:02 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.

Chairman Kleeblatt disclosed the following announcement:

Due to the COVID-19 Pandemic emergency, January 24, 2022, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, to undertake essential business. All the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the Board Room at 401 Wythe Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through the Zoom information which can be found on the ARHA website or on the city website. Public comments will be received at the meeting individuals interested in speaking during the public discussion period should contact Ms. Martinez comments may be sent in advance are made during the meeting individuals requiring translation services or special accommodations contact Ms. Martinez as well. Okay. So, with that, we are officially open during our public meeting.



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

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

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President, Ladrey Resident Advisory Board.

He noted that Mr. Hines expressed concern about the elevator and the boiler. He confirmed that both issues were being abated. He indicated that he was informed that the elevator would be fixed the morning of January 25, 2022. Finally, he noted that prior to the meeting, Mr. Hines confirmed that the boiler has been repaired

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

Commissioner Harris indicated he would be late and did not have anything to report.

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

• Ms. Estela Herrera

Ms. Herrera greeted everyone and shared several concerns: 1) safety and lighting near bushes in front of Ladrey; 2) alleged smoking in unit 802, and 3) she has an outstanding work order for her ceiling.

Next, she alleged that Mr. Pettigrew was rude to her during a recent resident meeting. Mr. Pettigrew responded stating that he was not rude, but that she was upset because he stopped to correct her because she has a habit of misrepresenting facts regarding ARHA, and he was not going to continue to let her do that. Mr. Pettigrew closed by telling Ms. Herrera that if she felt offended, he apologizes. In closing, Mr. Pettigrew assured her that all her issues would be addressed immediately.

ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, JANUARY 24, 2022.

Chairman Kleeblatt presented the minutes for Monday, January 24, 2022. Commissioner Bauman moved to accept the minutes; the motion was seconded by Commissioner Bailey. The motion was approved with (7) Yeas, and (0) Nays.

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

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

The City of Alexandria remains in high transmission state. We have closed the building to the public until the end of the month, will reevaluate based on city guidelines and instructions as well as the Alexandria Health Department (AHD) guidance.



The AHD administered a total of 137 booster shots administered to the Ladrey residents since the last meeting. We continue to follow COVID guidelines to keep everyone safe.

Lineage and Section 18:

Will provide update in Executive session.

Asset Management:

The rent payments continue to fluctuate. Over the past two months, there have been no income changes. We have begun charging late fees.

Chairman Kleeblatt: I have one question on the rent collection, I understand in December it was 65% across the board in terms of different properties, which was well down from what the full year was. Was there something specific related to December?

Mr. Pettigrew: Janell or Derek do any of you want to respond to that?

Janell Diaz: Every year in December the rent collections shrink. We believe it's due to the holidays.

Chairman Kleeblatt: Okay

Park Place and Saxony Square

Section 18 Saxony is completed. We continue to have our meetings with HUD and talk about the transition to the HAP subsidy. Due to COVID HUD has issues with staffing, anticipate getting everything switched over by the first quarter of this year. Thirteen units at Park Place have been completed and residents have been moved back into their respective units. We are working on the remaining 25.

Security at Ladrey:

The security detail continues to be effective. Transitioned to a part-time employee.

Maintenance & Facilities:

We continue to complete the work orders.

Resident Services:

The staff continues to do an outstanding job with outreach in servicing our residents as we continue to push toward the end of the year. As Ms. Anderson alluded to in terms of working with ARHA as well as the communities.

This concludes my executive summary, Mr. Chair, any questions if you have any.



Chairman Kleeblatt: Any other questions? Okay, hearing none. Thank you, Mr. Pettigrew, for the Executive summary, we can now move to the Consent Docket.

ITEM 5. CONSENT DOCKET:

Mr. Derek McDaniel introduced the resolution for the annual write-off of TARS.

Derek McDaniel: This resolution is to write off the account receivables for 2020-2021. Requesting the board to approve resolution number 704-2022, which would authorize staff to write off the vacated tenant accounts of \$61,733. We will continue to try and collect rent through the collection agency. Most of these residences have moved out and we have exhausted all measures to collect the rent. Any questions?

Chairman Kleeblatt: In terms of the amount how does it compare to prior years?

Mr. McDaniel: I believe Janell has that breakdown of the \$61,733.

Janell Diaz: For 2019 we have \$44,962.00. For 2020 we have \$10,345.00. For 2021 we have a total of \$51,388.00

Chairman Kleeblatt: Okay this is 2 years' worth?

Janell Diaz: Yes, we did not submit one for 2020 because we were trying to see if we could collect the balance that was due.

Chairman Kleeblatt: Okay. Any further questions? Okay, hearing none is there a motion to approve 704-2022 Vice-Chair Androh, Commissioner Zellers, all Yeas, Nays 0.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.



ITEM 8. ANNOUNCEMENTS:

The annual awards for residents, community champions, and employees of the year were presented. The winners are identified below.

SADE AFINNI
MIDDLE SCHOOL/ELEMENTARY YOUTH RESIDENT OF THE YEAR

ABDELRAHMAN ABDELSADIG
HIGH SCHOOL YOUTH RESIDENT OF THE YEAR

KIA TERRY
RUBY TUCKER RESIDENT OF THE YEAR

STEVEN HINES
MELVIN MILLER SENIOR RESIDENT OF THE YEAR

BEVERLY ANDERSON
COMMUNITY CHAMPION RESIDENT OF THE YEAR

DENISE KAFFKA
EMPLOYEE OF THE YEAR

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:21 pm

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

A motion was made by Vice Chairwoman Androh, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:44 pm. At 9:01 pm the Board reconvened in public session.



Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Zellers moved to adjourn, seconded by Vice Chairwoman Androh, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (8) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 9:03 pm.

I. EXECUTIVE SUMMARY



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

ASSET MANAGEMENT

- Occupancy / Rent Collection

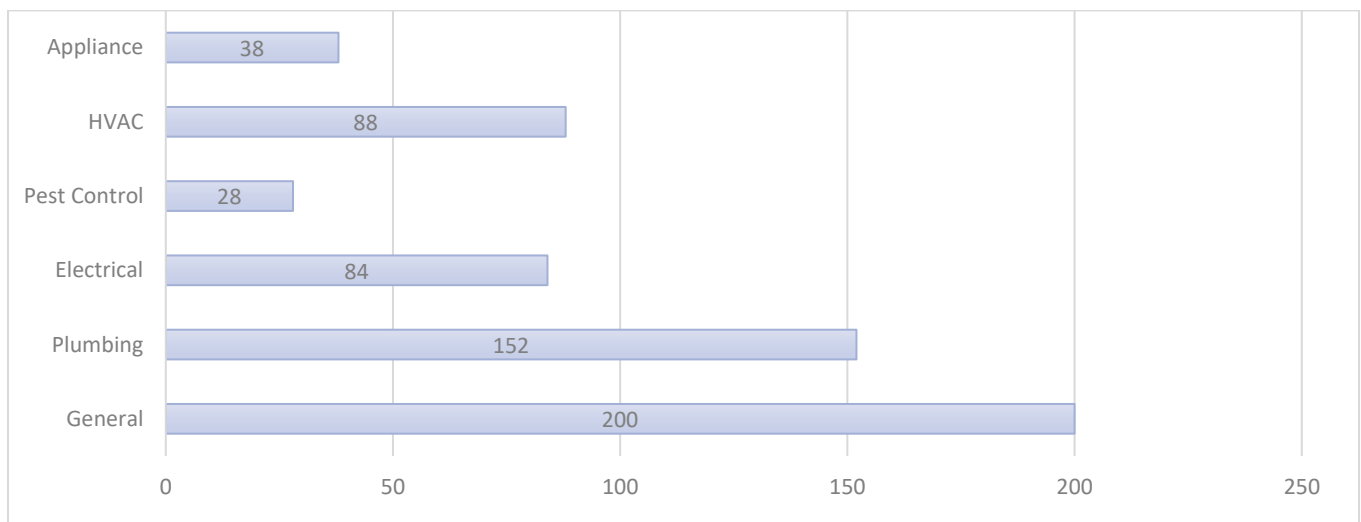
	Public Housing Dec 2021	Public Housing Jan 2022	MOD Rehab Dec 2021	MOD Rehab Jan 2022	Market Rate Dec 2021	Market Rate Jan 2022
Occupancy	97%	97%	96%	96%	95%	97%
Rent Collection	69%	75%	65%	67%	52%	60%

- Lease-Ups

New Lease-Ups	December 2021	January 2022
Tenant-based (HCVP)	19	7
Number of requests for tenancy	20	23
Project-based voucher	0	0
Moderate Rehabilitation	0	0

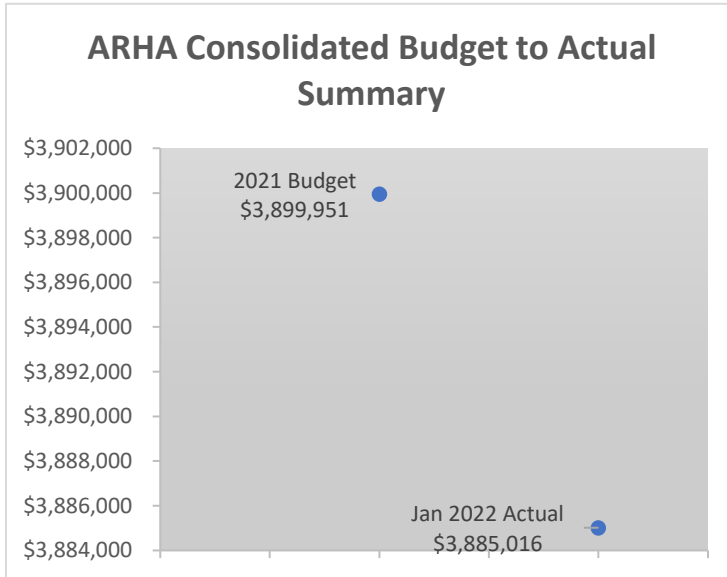
CENTRAL FACILITIES

Work Orders Activity Total 590



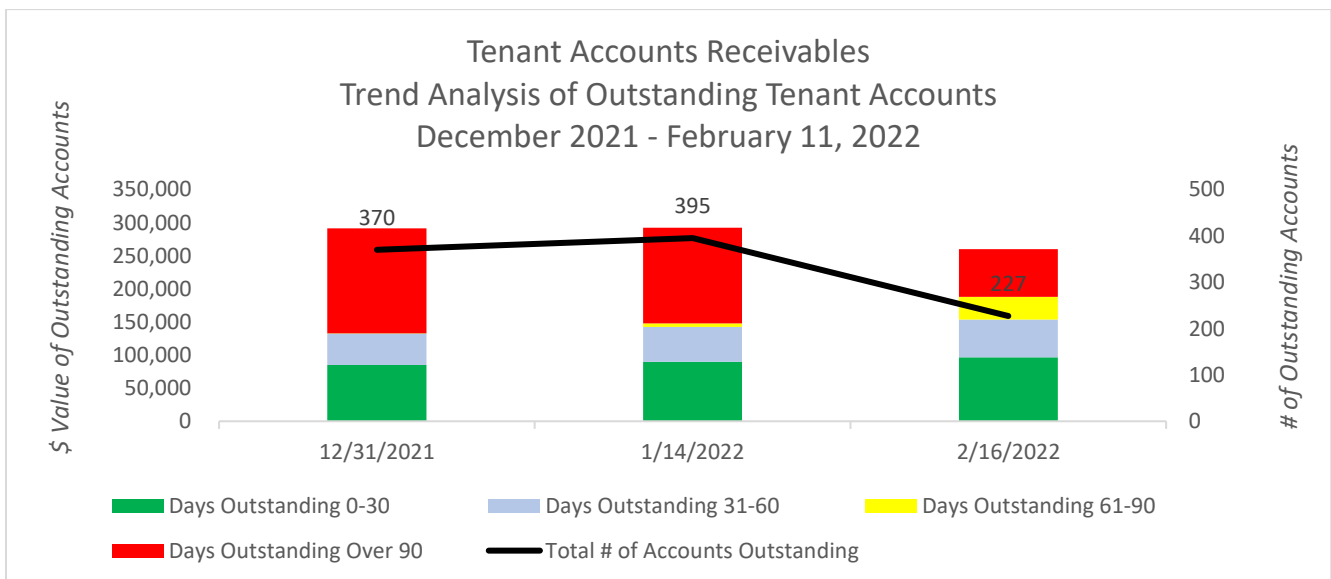
FINANCE

Budget Highlights as of January 31, 2022:



- The budget versus actual comparisons as of January 31, 2022, is based on ARHA's FY2021 approved budget.
 - Consolidated operations were \$14K or less than 1% under the projected budget.
 - Current Year (CY) operating transfers totaled \$0, which was \$43K or 100% under the projected budget.
 - CY reserves totaled 494K, of which \$309K is restricted and \$185K is unrestricted.
- Additional financial information can be found in the Finance Section of this report.

The following Schedule illustrates the total Tenant Accounts Receivables (TARs) past due by 0 – 30 days, 31 – 60 days, 61- 90 days, and over 90 days. Rent is considered late if it is received after the 5th of the month. Residents whose income has not been impacted by the pandemic are expected to continue to pay their rent on time. As of February 11, 2022, TARs had 227 accounts past due that totaled \$260K. Rent for the month of February is still being collected.





DEVELOPMENT

LINEAGE AT N. PATRICK STREET

The construction component of the Ramsey Homes project has closed with submission by Carlson Construction of the final lien waiver. Stewart Title has submitted to Capital One the required certification. Final payment to the GC will be made upon receipt of notice from the bank.

The property continues to perform with 100% occupancy after reaching project stabilization. Each month since May, 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 release of the developer fee to ARHA will occur after Enterprise has accepted the final Cost Certification. Now that the final lien waivers have been submitted, that is one step closer to the final cost cert. We are working on the completion of the two outstanding issues that Enterprise has signed for us.

Once the Cost Cert is final, we will submit it to Virginia Housing and they will provide us the forms necessary to finalize Form 8609, the final step to close out the tax credits for this project.

Upon certification by the state that the 8609 documents are complete, Enterprise will release the final tax credit equity for the project.

PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

Together with the architect, ARHA staff have completed a review of the outstanding 25 units at Park Place. In addition to the renovations undertaken in the first round, the architect is preparing documents for increasing the number of handicap units at Park. Currently, there is no handicap-accessible units and there is a demand for such accessibility. HUD notified ARHA that the PBV subsidy for these units will also commence in March 2022.

SAMUEL MADDEN REDEVELOPMENT

In late January, the Developer sent to ARHA reaction to the Master Development Agreement that we had sent in late December. Together with counsel, ARHA will review the edits and submit our response. Our goal is to complete this review and submit the MDA to the Board before the February Board meeting. As more fully discussed below, we continue to work with our development partner to submit the Concept One Plan to the city by March 15.

Working with City staff, ARHA staff has set a date in early February for a charrette between the city and the developer/ARHA. At this meeting, the developer will share their draft concept plan and discuss how they will be approaching the various processes that the Alexandria entitlement process will entail. We have informed the developer that any comments from the city participants are not official comments and should not be taken, one way or the other, of acceptance or rejection of the submitted concepts. The developer will also have available and use counsel and the architect to present their components of the concept plan.



The engineering team selected by the Developer has commenced undertaking soil samples and borings to prepare the site conditions. The Developer has hired the consultant who will perform the physical needs assessments and submit a new Section 18 application for Demo/Dispo approval. In addition, the Developer will be selecting an archeological consultant who will assist with the Section 106 and BAR process. City staff has made us aware that this process needs to commence soon if we want to have the entitlement approvals by March 2023.

ARHA staff has had numerous community engagement meetings with Madden staff. The model that projects manager Kanisha Brown is implementing empowers residents to participate in the changes to their current community and ensures their continued participation in the mixed-income community that this development project will complete.

LADREY HIGH RISE REDEVELOPMENT

Primarily due to the continuing effects of Covid-19, the ARHA procurement division issued an amendment to the potential four bidders extending the submission date to March 7, 2022.

Community engagement with Ladrey residents will commence in February. Also in February, development staff will meet with the ownership entity and property manager of Annie B. Rose to open a dialog regarding the redevelopment process.

Wanda Sherrod has been hired to become part of the Development Team. Wanda will be the development project manager of Ladrey with support from Thomas Jones.

RAD & RE-SYNDICATION

RAD: ARHA staff, the RAD consultant, ARHA outside counsel, and Mr. Pettigrew have expanded their weekly call to include RAD. This has facilitated the process because the HUD Field Office has been able to coordinate the information flow to ensure that the project does not slow down.

Re-Syndication: The special limited partner for the Chatham units informed ARHA that they would commence the transfer of ownership process in February by sharing for comment the Purchase Agreement and Transfer of Ownership Agreement. Our counsel will participate once we are in receipt of these agreements.

CITY FUNDING FOR DEVELOPMENT

In numerous meetings with Virginia Housing, they have indicated that the Housing Authority Repositioning grant application will be available in early February with a submission date of March and an expected award in July 2022. Through this grant, ARHA is eligible for up to \$1.9M in new capital funds that can be used for development projects, renovations such as the one we are undertaking at Park Place, and deferred maintenance.

DEVELOPMENT PUBLICITY

The Development Bulletin will be published in February 2022



TAX CREDIT PORTFOLIO

January month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Year-end Financial Reporting preparation continues for all tax credit properties. Annual Tax Letters from the investors are expected shortly to assist with the completion of Partnership tax returns. Updated Certificates of Insurance have been obtained and distributed to investors. The fiscal Year 2022 operating budgets are underway for distribution to tax credit investors. Pendleton Park annual investor audit review final closeout is complete. The HUD Office of Davis Bacon & Labor Standards remote monitoring review is also complete with no major findings. Operating procedures for contract compliance will be updated with recommendations from the final report.

RESIDENT SERVICES

The AlexDems sponsored a book drive for ARHA students as their MLK Day of Service Project. Staff created a wish list of culturally inspiring and relevant books for people to buy. The book drive was an overwhelming success which resulted in over 300 books donated and every item on the wish list purchased. Books will be given to ARHA students at various outreach events and students who participate in the Ruby Tucker Readers program.



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
March 28, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
April 25, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
May 23, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
June 27, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
July 25, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
August 22, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
September 26, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
October 24, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
November 28, 2022	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
December TBD	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM



II. ASSET MANAGEMENT



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

Indicator	Sept. 2021	Oct. 2021	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	97%	97%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	97%	97%	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 97%. Individual Performance data by property is as follows:

PUBLIC HOUSING	December 2021	January 2022
Samuel Madden	97%	97%
Andrew Adkins	98%	98%
Ladrey Highrise	98%	96%
Scattered Sites I	96%	98%
Scattered Sites II	90%	94%
Scattered Sites III	100%	98%
Saxony Square	100%	100%
*Park Place	79%	79%
Chatham Square	100%	96%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	98%
James Bland I, II, IV	100%	100%



- 9 units under renovation status-VACANT

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	December 2021	January 2022
Housing Choice Voucher	100%	99%
Moderate Rehabilitation	99%	98%
Project-Based Section 8	99%	100%
Low Rent Public Housing	97%	97%
Market Rate (Affordable Dwelling Units)	97%	97%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for January 2022:

	December 2021	January 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	110	94
Tenant Protection	58	56
All Other Vouchers	1,268	1,277
Number of Vouchers Under Lease on the last day of the month	1479	1480
HA Owned Units Leased – included in the units lease above	149	149
New Vouchers issued but not under contract as of the last day of the month	53	58
Portable Vouchers Administered	30	28
Number of Vouchers Covered by Project-Based AHAPs and HAPs	77	77

E. VACANCY ACTIVITY TRACKING REPORT MARKET-RATE UNITS

Developments	Total # of Units	Total Occupied units 12/31/2021	Total Occupied units 01/31/2022	Current # Vacant
Princess Square	68	62	63	5
Quaker Hill	60	58	60	0
Hopkins-Tancil	108	104	104	4
Miller Homes	16	16	16	0
Pendleton Park	24	21	21	3
Old Town Commons V	54	54	54	0
TOTALS	330	315	318	12



F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 12/31/2021	Total Units Occupied 01/31/2022	Current # Vacant
Ladrey Building	169	166	162	7
Chatham Square.	52	52	50	2
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	63	63	2
A. Adkins Homes	89	87	87	2
Scattered Sites 410	50	48	49	1
Scattered Site 411	30	27	28	2
Scattered Site 412	41	41	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	30	30	8
West Glebe	48	48	47	1
Old Dominion	36	36	36	0
TOTALS: <i>(Values are rounded up/down)</i>	751	731	725	26

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list December 2021	Currently Active on the Waiting list January 2022
HCVP	13,575	13,108
Total	13,575	13,108
MOD Rehab		
(1) bedroom	36	36
(2) bedroom	15	15
(3) bedroom	14	14
(4) bedroom	0	0
Total	65	65
General Public Housing		
(1) bedroom	4335	4335
(2) bedroom	1200	1200
(3) bedroom	1202	1202
(4) bedroom	188	188
Total	6,025	6,025
Elderly / Disabled		
(1) bedroom	256	256
Total	256	256
BWR		
(2) bedroom	2039	2039
(3) bedroom	1246	1246
Total	3285	3285
Chatham Square		
(2) bedroom	2183	2183
(3) bedroom	1356	1356
Total	3539	3539
West Glebe / Old Dominion		
(1) bedroom	2230	2230
(2) bedroom	2050	2050
(3) bedroom	1331	1331
(4) bedroom	12	12
Total	5623	5623
OTC I, II, IV		
(2) bedroom	2115	2115
(3) bedroom	1322	1322
Cumulative TOTAL	35,805	35,338



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	December 2021	January 2022
Pre-Admission/Eligibility	5	9
Request for Tenancy Approval	19	7
New Move-in/Change of Unit/Port-in	19	7
Interim Change	45	39
Annual Reexamination	118	95
End of Participation	7	5
PUBLIC HOUSING		
Pre-Admission/Eligibility	1	2
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	15	2
Interim Change	22	18
Annual Reexamination	56	31
End of Participation	3	7
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	4	5
Annual Reexamination	14	6
End of Participation	0	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	4	5
Annual Reexamination	10	3
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	342	241

I. INSPECTIONS

Inspections	December 2021	January 2022
# Of annual/return Inspections	35	89
# Of Initial/Re-inspections	20	23
# Of Final Failed Inspections	0	0
# Of Abatements	0	0
# Of Emergency/Special Inspections	0	0
# Of Missed Inspections (no show)	2	6
# Of quality control inspections conducted	9	1

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	December 2021	January 2022
Recertification's	33	43
Intake Certifications	41	45

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

Number of Recertification's Files With Errors /Recert Info	December 2021	January 2022
# Of Recert Files w/ Errors	4	4

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	December 2021	January 2022
Bar Notices issued	0	0
Late Notices	63	180
Unlawful Detainers	0	0
Evictions (legal)	0	0
Evictions (drugs)	0	0



K. RENT COLLECTION

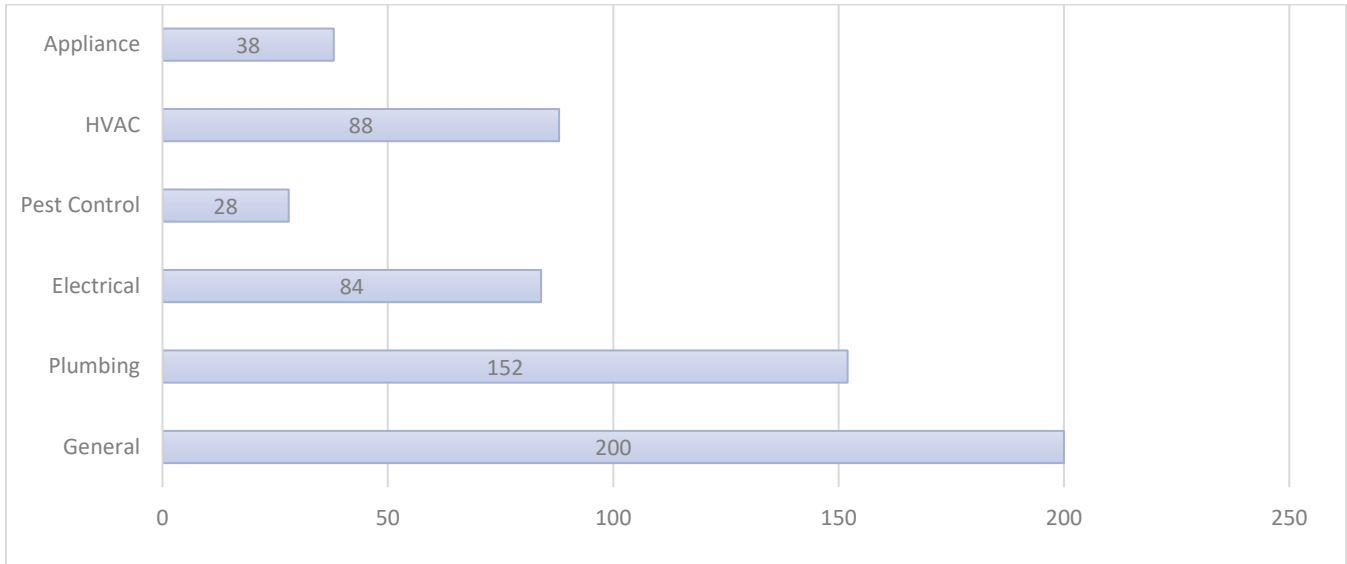
ARHA properties collected cash at **71%** of the rent charged for **January 2022**. Individual performance by the property is as follows:

	December 2021	January 2022
Samuel Madden	54%	50%
Andrew Adkins	35%	58%
Ladrey High-Rise	98%	100%
Scattered Sites I	52%	72%
Scattered Sites II	80%	100%
Scattered Sites III	57%	83%
Saxony Square	100%	100%
Park Place	46%	47%
Chatham Square	86%	91%
Braddock	100%	80%
Whiting	57%	55%
Reynolds	81%	97%
Old Dominion	89%	97%
West Glebe	77%	94%
James Bland I	54%	50%
James Bland II	35%	33%
James Bland IV	75%	72%
TOTAL	69%	75%
MARKET RATE		
Quaker Hill	61%	65%
Princess Square	51%	43%
Miller Homes	92%	83%
Pendleton Park	70%	57%
James Bland V	45%	50%
TOTAL	52%	60%
MOD/PBV		
Hopkins-Tancil*	65%	79%
TOTAL	65%	79%

III. CENTRAL FACILITIES



A. WORK ORDERS ACTIVITY TOTAL 590



B. COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building	1	0	0	0	1	0	2	0	3
Alexandria Crossing (Old Dominion & West Glebe)	12	13	9	3	7	2	46	71	755
Andrew Adkins	8	14	6	1	5	4	38	125	547
BWR (Braddock, Whiting & Reynolds)	7	7	3	1	2	1	21	69	319
Chatham Square	24	7	3	0	11	1	46	87	535
Hopkins-Tancil	12	18	9	2	6	3	50	147	801
James Bland I, II, IV	7	7	9	0	12	5	40	51	553
James Bland V	5	11	10	0	2	3	31	28	342
Ladrey Highrise	46	19	12	9	17	6	109	145	741
Miller Homes	1	5	1	1	1	2	11	21	144
Park Place & Saxony Sq.	4	5	1	0	0	1	11	32	153
Pendleton Park	4	3	0	1	6	1	15	46	125
Princess Square	20	14	5	6	4	2	51	145	572
Quaker Hill	13	7	7	0	6	3	36	70	343
Samuel Madden	9	8	3	0	2	0	22	82	448
Scattered Sites I, II, III	27	14	6	4	6	4	61	99	827
TOTAL	200	152	84	28	88	38	590	1218	7208

C. 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 decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow-up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by three (3) different methods. Notices are mailed via US Postal Service, staff hand-delivers notices, and a property-wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:
 - Princess Square – February 2 & 16
 - Chatham Square – February 3 & 17
 - Andrew Adkins – February 4 & 18
 - Ladrey floors 7-11 – February 7 & 21
 - Ladrey floors 1-6 – February 8 & 22
 - Hopkins Tancil – February 9-10 & 23-24
 - Samuel Madden – February 11 & 25

IV. FINANCE



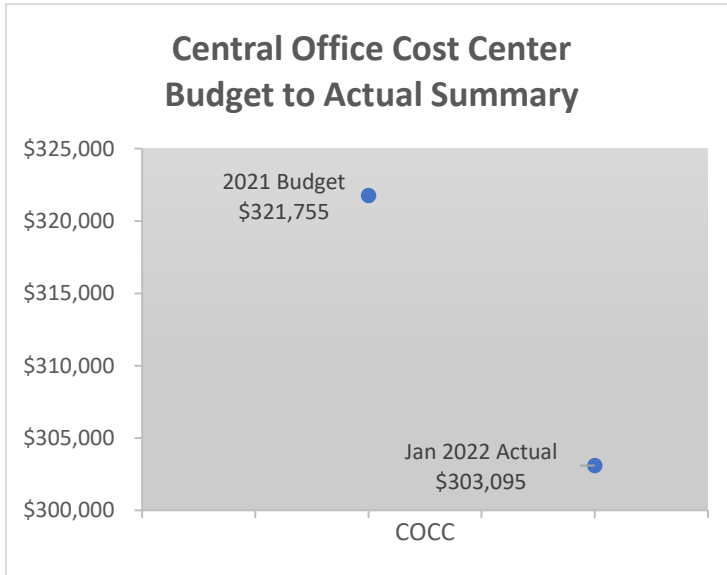
A. FINANCIAL SUMMARY

Alexandria Redevelopment & Housing Authority

FY2022 Budget vs Actual For the Period Ending January 31, 2022

	Prior Year Annual Budget	January 31, 2022				FY 2022 YTD (Jan 1, 2022 - January 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 355,565	\$ 8,848	2%	\$ 346,717	\$ 355,565	\$ 8,848	2%
Rental Assistance	3,962,600	330,217	310,700	(19,517)	-6%	330,217	310,700	(19,517)	-6%
Government Grants	26,430,562	2,202,547	2,399,146	196,599	8%	2,202,547	2,399,146	196,599	8%
Local Grants	207,825	17,319	0	(17,319)	100%	17,319	0	(17,319)	100%
Management /Fee for Service	3,568,650	297,388	207,672	(89,716)	-43%	297,388	207,672	(89,716)	-43%
Bookkeeping Fee	249,900	20,825	20,100	(725)	-4%	20,825	20,100	(725)	-4%
Asset Management Fee	125,650	10,471	10,240	(231)	-2%	10,471	10,240	(231)	-2%
HCVP Asset Management Fee	2,474,223	206,185	200,000	(6,185)	-3%	206,185	200,000	(6,185)	-3%
Operating Subsidy	4,158,850	346,571	326,703	(19,868)	-6%	346,571	326,703	(19,868)	-6%
Investment Income	7,050	588	0	(588)	100%	588	0	(588)	100%
CY Transfers	517,283	43,107	0	(43,107)	100%	43,107	0	(43,107)	100%
Other Income	936,217	78,018	54,891	(23,127)	-42%	78,018	54,891	(23,127)	-42%
Total Operating Revenues	\$ 46,799,410	\$ 3,899,951	\$ 3,885,016	\$ (14,935)	0%	\$ 3,899,951	\$ 3,885,016	\$ (14,935)	0%
Operating Expenses									
Administration	\$ 6,602,315	\$ 550,193	\$ 505,806	(44,387)	-9%	\$ 550,193	\$ 505,806	(44,387)	-9%
Tenant Services	976,626	81,386	89,039	7,653	9%	81,386	89,039	7,653	9%
Utilities	1,520,020	126,668	130,600	3,932	3%	126,668	130,600	3,932	3%
Ordinary Maintenance & Operations	5,897,110	491,426	253,493	(237,933)	-94%	491,426	253,493	(237,933)	-94%
Protective Services	158,140	13,178	4,126	(9,052)	-219%	13,178	4,126	(9,052)	-219%
General Expense	2,533,650	211,138	143,364	(46,186)	-28%	211,138	143,364	(46,186)	-28%
Housing Assistance Payments	26,480,562	2,206,714	2,387,554	180,840	8%	2,206,714	2,387,554	180,840	8%
Debt Service	257,120	21,427	21,587	160	1%	21,427	21,587	160	1%
CY Reserves	2,373,867	197,822	494,246	296,424	60%	197,822	494,246	296,424	60%
Total Operating Expense	\$ 46,799,410	\$ 3,899,951	\$ 3,885,016	\$ (14,935)	0%	\$ 3,899,951	\$ 3,885,016	\$ (14,935)	0%
NET SURPLUS (DEFICIT)	-	-	-	-	-	-	-	-	-

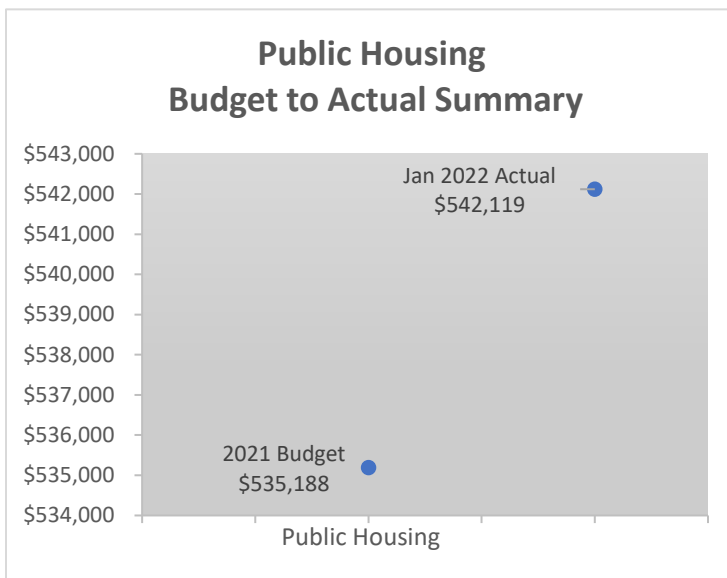
B. CENTRAL OFFICE COST CENTER



The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services.

Overall, as of January 31, 2022, the Central Office was \$18K or less than 6% under budget.

C. PUBLIC HOUSING SUMMARY



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

Overall, as of January 31, 2022, Public Housing (PH) was less than \$7K or 1.2% over budget. All (12) Amps had a surplus.



I. PUBLIC HOUSING- AMP 1

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

II. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with two (2) HUD project numbers which includes: Andrew Adkins (90 units) and Samuel Madden Homes Uptown (66 units). This AMP consists of 156 rental units.

III. PUBLIC HOUSING- AMP 4

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

IV. PUBLIC HOUSING- AMP 5

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

V. PUBLIC HOUSING- AMP 6

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

PUBLIC HOUSING- AMP 7

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

VI. PUBLIC HOUSING- AMP 8

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

VII. PUBLIC HOUSING- AMP 9

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



For the period ending October 31, 2021, Public Housing- AMP 9 generated a reserve of \$40,359, which is restricted to the Limited Partnership.

VIII. PUBLIC HOUSING- AMP 10

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

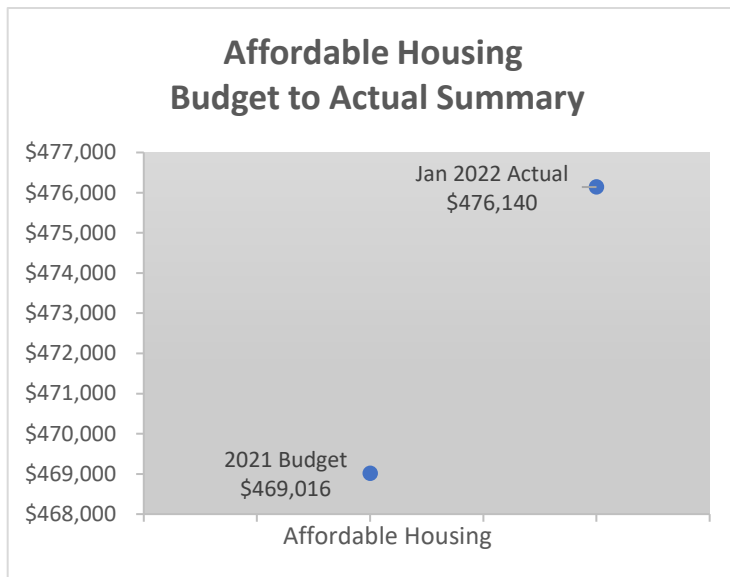
IX. PUBLIC HOUSING- AMP 11

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

X. PUBLIC HOUSING- AMP 12

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

D. AFFORDABLE HOUSING SUMMARY



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

Overall, as of January 31, 2022, ARHA's Affordable Housing was \$7K or 1.5% over budget.

I. OLD TOWN COMMONS V- (JB V)

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

II. MILLER HOMES



Miller Homes is associated with scattered sites in the West End. These units were purchased because of the demolition of public housing units at the original James Bland and James Bland Additions developments. There is no debt service related to these units. This group of properties consists of 16 affordable housing rental units.

HOPKINS-TANCIL COURTS

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

III. QUAKER HILL, LP

This property consists of 60 LIHTC rental units. Alexandria.

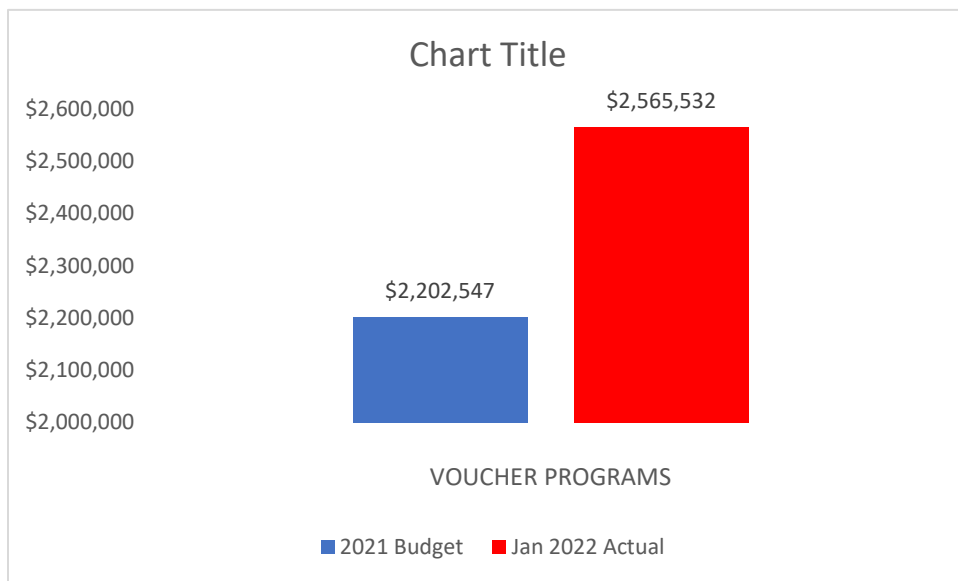
IV. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

V. PENDLETON PARK

This property consists of 24 LIHTC rental units.

E. VOUCHER PROGRAM SUMMARY



The Voucher Programs includes both the Housing Choice Voucher Program and Mod Rehabilitation Program.

As of January 31, 2022, ARHA's Voucher Program was \$362K or 14% over the projected budget.



F. RENT ROLL – FOR THE PERIOD ENDING FEBRUARY 2022

Project Name	# of Units	December	January	February	Total	Avg. Rental Income/Unit
Public Housing Units						
*Ladrey High-rise	170	\$ 45,026	\$ 47,474	\$ 45,978	\$ 138,478	\$ 273
*Samuel Madden	66	11,193	11,648	11,454	\$ 34,295	\$ 179
*Andrew Adkins	90	18,167	18,901	19,545	\$ 56,613	\$ 212
*4-10 Scattered Sites	50	16,441	16,218	16,741	\$ 49,400	\$ 329
*4-11 Scattered Sites	30	5,718	7,102	7,220	\$ 20,040	\$ 223
*4-12 Scattered Sites	41	13,468	13,196	13,019	\$ 39,683	\$ 323
*Park Place	38	7,626	9,899	9,108	\$ 26,633	\$ 234
*Saxony Square	5	3,601	3,601	3,547	\$ 10,749	\$ 717
*Chatham Square	52	16,508	17,522	17,892	\$ 51,922	\$ 333
*Braddock	6	2,355	3,241	2,725	\$ 8,321	\$ 462
*Whiting	24	4,377	4,377	5,140	\$ 13,894	\$ 193
*Reynolds	18	5,804	6,336	6,384	\$ 18,524	\$ 343
*Old Dominion	36	4,649	4,659	4,558	\$ 13,866	\$ 128
*West Glebe	48	5,697	5,697	5,400	\$ 16,794	\$ 117
*James Bland I	18	5,148	5,402	5,903	\$ 16,453	\$ 305
*James Bland II	18	5,447	5,632	5,865	\$ 16,944	\$ 314
*James Bland IV	44	21,970	22,282	21,732	\$ 65,984	\$ 500
**Total Public Housing	754	\$193,195	\$203,187	202,211	\$ 598,593	305



G. RENT ROLL – FOR THE PERIOD ENDING FEBRUARY 2022

						Avg. Rental
Project Name	# of Units	December	January	February	Total	Income/Unit
Affordable Housing Units						
*Quaker Hill LP	60	44,451	44,220	44,235	\$ 132,906	\$ 738
Rental Assistance		59,650	52,103	60,475	\$ 172,228	
Pendleton Park I	20	12,169	12,169	12,222	\$ 36,560	\$ 609
Rental Assistance		13,277	13,277	13,214	\$ 39,768	
Pendleton Park II	4	953	953	953	\$ 2,859	\$ 238
Rental Assistance		0	0	0	\$ -	
Hopkins Tancil (Mod Rehab)	111	31,761	32,236	31,629	\$ 95,626	\$ 292
Rental Assistance		104,624	105,448	104,973	\$ 315,045	
*James Bland V	54	18,755	22,862	21,969	\$ 63,586	\$ 393
Rental Assistance		48,739	47,240	46,699	\$ 142,678	
*Miller Homes	16	12,347	12,049	12,246	\$ 36,642	\$ 763
Rental Assistance		15,817	16,294	16,294	\$ 48,405	
*Princess Square	69	49,095	36,209	50,820	\$ 136,124	\$ 658
Rental Assistance		63,612	63,438	62,799	\$ 189,849	
Total Affordable Housing Rent	334	\$475,250	\$458,498	478,528	\$ 1,412,276	\$ 3,692
Totals	1088	\$668,445	\$661,685	\$ 680,739	\$ 2,010,869	

V. DEVELOPMENT

I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

1. PROJECT CLOSEOUT

The construction component of Ramsey Homes project has closed with submission by Carlson Construction of the final lien waiver. Stewart Title has submitted to Capital One the required certification. Final payment to the GC will be made upon receipt of notice from the bank.

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

2. TAX CREDIT EQUITY RELEASE

The release of the developer fee to ARHA will occur after Enterprise has accepted the final Cost Certification. Now that the final lien waivers have been submitted, that is one step closer to final cost cert. We are working on completion of the two outstanding issues that Enterprise has signed for us.

Once the Cost Cert is final, we will submit to Virginia Housing and they will provide us the forms necessary to finalize the Form 8609, the final step to close out the tax credits for this project.

Upon certification by the state that the 8609 documents are complete, Enterprise will release the final tax credit equity for the project.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

Together with the architect, ARHA staff have completed review of the outstanding 25 units at Park Place. In addition to the renovations undertaken in the first round, the architect is preparing documents for increasing the number of handicap units at Park. Currently there are no handicap accessible units and there is a demand for such accessibility. HUD notified ARHA that the PBV subsidy for these units will also commence in March 2022.

C. SAMUEL MADDEN REDEVELOPMENT

In late January, the Developer sent to ARHA reaction to the Master Development Agreement that we had sent in late December. Together with counsel, ARHA will review the edits and submit our response. Our goal is to complete this review and submit the MDA to the Board before the February Board meeting.

Working with City staff, ARHA staff has set a date in early February for a charrette between the city and the developer/ARHA. At this meeting, the developer will share their draft concept plan



and discuss how they will be approaching the various processes that the Alexandria entitlement process will entail. We have informed the developer that any comments from the city participants are not official comments and should not be taken, one way or the other, of acceptance or rejection of the submitted concepts. The developer will also have available land use counsel and the architect to present their components of the concept plan.

The engineering team selected by the Developer has commenced undertaking soil samples and borings to prepare the site conditions. The Developer has hired the consultant who will perform the physical needs assessments and submit a new Section 18 application for Demo/Dispo approval. In addition, the Developer will be selecting an archeological consultant who will assist with the Section 106 and BAR process. City staff has made us aware that this process needs to commence soon if we want to have the entitlement approvals by March 2023.

ARHA staff has had numerous community engagement meetings with Madden staff. The model that Project Manager Kanisha Brown is implementing empowers residents to participate in the changes to their current community and ensures their continued participation in the mixed income community that this development project will complete.

D. LADREY HIGH RISE REDEVELOPMENT

Primarily due to the continuing effects of Covid-19, the ARHA procurement division issued an amendment to the potential four bidders extending the submission date to March 7, 2022.

Community engagement with Ladrey residents will commence in February. Also in February, development staff will meet with the ownership entity and property manager of Annie B. Rose to open a dialog regarding the redevelopment process.

Wanda Sherrod has been hired to become part of the Development Team. Wanda will be development project manager of Ladrey with support from Thomas Jones.

E. RAD & RE-SYNDICATION

RAD: ARHA staff, the RAD consultant, ARHA outside counsel and Mr. Pettigrew have expanded their weekly call to include RAD. This has facilitated the process because the HUD Field Office has been able to coordinate the information flow to ensure that the project does not slow down.

Re-Syndication: The special limited partner for the Chatham units informed ARHA that they would commence the transfer of ownership process in February by sharing for comment the Purchase Agreement and Transfer of Ownership Agreement. Our counsel will participate once we are in receipt of these agreements.

F. CITY FUNDING FOR DEVELOPMENT

In numerous meetings with Virginia Housing, they have indicated that the Housing Authority Relocation grant application will be available in early February with a submission date of



March and an expected award in July 2022. Through this grant, ARHA is eligible for up to \$1.9M in new capital funds that can be used for development projects, renovations such as the one we are undertaking at Park Place, and differed maintenance.

G. DEVELOPMENT PUBLICITY

The Development Bulletin will be published in February 2022.



VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	36	0
Chatham Square	26	0
Samuel Madden	31	0
Andrew Adkins	24	1
James Bland V	77	0
Princess Square	8	0
Ladrey	24	0
HCVP	69	0
Scattered Sites	31	0
City-wide	50	1
TOTAL	376	2

Due to the Covid-19 pandemic, not all RACS programs are physically meeting, but RACS staff are maintaining contact with program participants through phone calls, text, emails, and virtual 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. (Not currently meeting in person due to Covid-19).
 2. Krunch Bunch – Provides services and resources for adults age 60 and older. Activities consist of exercise classes, education seminars, analytical games, social, recreational, community-based events, and entertainment excursions to support independence and cognitive function. (Meeting virtually and occasionally in person for limited, socially distanced activities and essential supply senior shopping trips).
- **Ladrey Highrise:**
 3. Activity Center - For seniors and adults with disabilities, Ladrey Highrise offers a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services for seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation, home visits and assessments for specific provisions. (Meeting virtually and by appointment with Social Worker).

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 – to 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 outdoors and socially distanced)
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 twice a week, socially distanced in small groups).
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 socially distanced)

ROSS:

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

James Bland V Supportive Services

8. The JBV SS program, which specifically services James Bland V residents age 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, at least twice a week. The outreach activity includes, but is not limited to, phone calls, emails, site visits, wellness checks, etc. Through the outreach efforts, staff survey residents and determine their needs. We also coordinate with Asset Management to make sure that residents who have reported a loss of income are connected to resources. The Household Contacts table below identifies the number of households staff contacted for November and December broken down by property.

Household Contacts Numbers Reached	
Property	January 1 – 31, 2022
Hopkins-Tancil	88
Chatham Square	41
Samuel Madden	63
Andrew Adkins	40
James Bland /OTC	54
Princess Square	40
Ladrey Highrise	149
West Glebe/Old Dominion	32
Pendleton Park/Park Place	44
Scattered Sites	37
HCVP/City-wide	56
Total	644

C. VOLUNTEERS

Currently there are 49 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of January, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, and conducted virtual workshops. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	# New Recruits	# Of Service Hours	Value of Service Hrs.
49	0	68	\$1,833.28

D. SELF SUFFICIENCY PROGRAM STATISTICS

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



E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	January 2022	YTD
Healthcare & Medical	41	41
Financial Assistance/Literacy Education	48	48
Daily Living Skills/Entitlements	3	3
Transportation	37	37
Enrollments/Registrations/Assessments	3	3
Adult Basic Education/Literacy/GED	1	1
Job Training Skills/Programs/Certifications	4	4
Childcare Services	2	2
Other	4	4
TOTAL	143	143

F. PARTNERSHIPS

Provider / Partner	Event/Activity – January 2022	# Participants Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	6
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	225
ALIVE	End of Month Food (Modified)	131
Capital Area Food Bank	Mobile Market	110
Russell Temple CME Church/Meade Memorial	Snack Bags	50
AlexDems	Fill the Bookshelves for MLK Day	322
TOTAL	6	844



G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$	\$ 1,750	\$	\$1,750.00

H. PROGRAM SUMMARY

Employment /Financial Assistance

RACS Staff continues to provide referrals for residents who are having difficulty paying their rent or utilities to organizations that are part of the Emergency Financial Providers, the Department of Community and Human Services, and the Rent Relief Program (RRP). Specifically, the number of financial referrals that were submitted regarding rental, utility, and security deposit assistance for January was 48.

General Program Updates

LINK Club students have started the new year with new enrichment activities that focus on goal setting, nutrition, and STEM activities. Students created vision boards, build robots, and learned about healthy and nutritious snacks.

The AlexDems sponsored a book drive for ARHA students as their MLK Day of Service Project. Staff created a wish list of culturally inspiring and relevant books for people to buy. The book drive was an overwhelming success which resulted in over 300 books donated and every item on the wish list purchased. Books will be given to ARHA students at various outreach events and students who participate in the Ruby Tucker Readers program.

At the January Board meeting, ARHA recognized the recipients of the 2021 Residents of the year and our Community Champion of the Year. Recipients included:

- Sade Afinni – Middle School/Elementary Youth Resident of the Year
- Abdelrahman Abdelsadig – High School Youth Resident of the Year
- Kia Terry – Ruby Tucker Resident of the Year
- Steven Hines – Melvin Miller Senior Resident of the Year and
- Beverly Anderson/St. Joseph Catholic Church – Community Champion Award.

Their nomination biographies are found below.

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

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

March 2	March 9	March 16	March 23
Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	Old Town Commons (JB I, II, IV, & V) West Glebe Old Dominion	Ladrey Highrise Park Place/Saxony Sq Pendleton Park Miller Holmes	Quaker Hill Princess Square All Scattered Sites (I, II, III & BWR)



SADE AFINNI
MIDDLE SCHOOL/ELEMENTARY
YOUTH RESIDENT OF THE YEAR

Sade Afinni is a model straight-A student, who attends Jefferson Houston K-8 School. She has always excelled academically and displayed a love for learning and helping others. At Jefferson Houston, she is an active member of AVID (Advancement Via Individual Determination), a college and career readiness program, that provides students with an opportunity to participate in seminars and activities that teach about the college application process and career options. She is also enrolled in all Honors Classes and currently has a 3.975 GPA. As a part of the LINK Club program at Jefferson Houston, she demonstrates leadership by assisting other students with their work and tutoring them in areas where they may be struggling. Her peers and teachers describe her as someone who is responsible, always engaged, and always willing to participate and help with anything that is asked of her. Sade has a lot of interests and is still contemplating her future career endeavors, but right now is leaning toward the engineering field or becoming a lawyer. There is no doubt that whichever path she chooses, Sade has a bright future ahead of her, and is destined for success.

ABDELRAHMAN ABDELSADIG
HIGH SCHOOL YOUTH RESIDENT OF THE YEAR



Abdelrahman Abdelsadig is a senior at Alexandria City High School, who has come a long way since his family immigrated to the US from Sadia Arabia in 2007. Abdelrahman was a first grader, whose first language was Arabic, and he depended on his teachers and friends to help him learn English. Now, not only is he fluent in both languages, but he is an all-star in the classroom and in the wrestling ring. Abdelrahman joins an elite few students who have earned a QuestBridge National College Match Scholarship. This scholarship will allow him to attend a school of his choice with a full four-year scholarship. Abdelrahman has decided to attend Colby College in Maine, and pursue a career in the fields of science, technology, and math. In addition, he is in the top 10% of the class and an active member of the “We the People” debate team. Abdelrahman sees himself as a leader and tries to be a role model for others. He realizes that it is motivation and an inspiration for others around him to see someone that looks like him earn such a great honor.

KIA TERRY
RUBY TUCKER RESIDENT OF THE YEAR



Kia Terry has overcome a number of challenges throughout her lifetime, including domestic violence, and battling breast cancer while in the midst of a pandemic, but she has remained resilient and not let those barriers deter her from her goals. She completed the Together We Bake Program – which is a 16-week empowerment and employment program. Additionally, she completed her GED, and number of other trainings to get her on the road to self-sufficiency. She was selected for the Suited for Change program which in addition to acquiring a new wardrobe, she was allowed opportunities to expand her workforce and interview skills that led to her current full-time employment. Her friends describe her as a warm and loving person, with a positive spirit and a willingness to help others. She always looks out for her neighbors in their time of need and ensures everyone is

taken care of – whether it is food baskets or coats for their children. Kia has also been an active member of the ARHA Resident Association and served as an Officer. Her good nature also extends across state lines, where she also earned a Kindness Award from the Metropolitan Police Department of the District of Columbia. Kia is a natural born leader and an individual with a heart of gold and a desire to change the trajectory of her life and her children.

STEVEN HINES
MELVIN MILLER SENIOR RESIDENT OF THE YEAR



Steven Hines has been a valued and committed resident at Ladrey High rise for over 9 years. Ever since he moved into the building he has served and assisted his Ladrey peers, ARHA staff, and the community. If you ever need anything, he is always there to assist and lend a helping hand. He assists with distributing information to residents and making sure they have access to things they need. Mr. Hines is a member of the Ladrey Mobile Market Food Committee, where he helps with sorting, prepping, and distributing perishable and non-perishable items donated by the Capital Area Food Bank and other food establishments and churches. He also currently serves as the 2020-2022 President of the Ladrey Advisory Board, where he

leads a variety of events, activities, and resident meetings at Ladrey – many of which had to be modified or limited due to the pandemic. He continuously looks out for the seniors and adults with disabilities on a daily basis. In addition, Mr. Hines serves as a floor captain conducting safety checks on peers and updates staff on the health and well-being of residents when the offices are closed. He is a great asset to the Ladrey Community and ARHA is lucky to have him as a resident.



**BEVERLY ANDERSON, ST. JOSEPH CATHOLIC CHURCH
COMMUNITY CHAMPION OF THE YEAR AWARD**

ARHA's mission is to provide safe and affordable housing but often it is not just about the housing. Our residents have a lot of other needs at various times, and we are fortunate to have wonderful community partners that often go above and beyond to make sure those needs are met. One of those individuals is Mrs. Beverly Anderson, the Business Manager and Director for the outreach programs at St. Joseph Catholic Church. Ms. Anderson was instrumental in setting up a system with ARHA Staff to provide financial assistance for individuals who may be facing eviction. We can always contact her, and she will not only pledge money from St. Joseph but work with us to identify other churches or organizations that may be able to help. St. Joseph also sponsors a yearly coat drive and maintains a clothing closet. She supports the existing coat drive that ARHA sponsors with Firefighters and friends and will assist in getting clothing and other household items for families in need throughout the year. St. Joseph's has provided food baskets at Thanksgiving and gift cards for food. Ms. Anderson has even aided with non-traditional items such as paying for a single mother to get her car back after it was towed, or for a resident to take a licensing exam to become a nurse or CNA. She has made it her mission to serve and be of service to others, which ultimately helps us in our mission to serve our residents.

J. PHOTOS

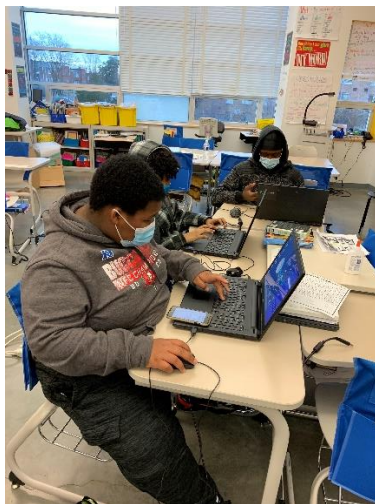
LINK CLUB ACTIVITIES/ENRICHMENT SESSIONS



GOAL SETTING & CREATING VISION BOARDS



BUILDING ROBOTS



VIDEO GAME DESIGN



NUTRITION & HEALTHY SNACKS

ALEXDEMS FILL THE BOOK SHELVES DRIVE FOR MLK DAY



VII. CONSENT DOCKET



DATE: Monday February 28, 2022
TO: Peter Kleeblatt Chairman, ARHA Board of Commissioners
FROM: Keith Pettigrew, Chief Executive Officer/Treasurer
SUBJECT: **Vote to Approve Resolution No. 705-2022, Small Area Fair Market Rent (SAFMR's)**

Issue

HUD published 2022 Small Area Fair Market Rent (SAFMRs) effective May 1, 2022. Pursuant to the Housing Choice Voucher Program Administrative Plan, Alexandria Redevelopment and Housing Authority (ARHA) reviews the Applicable Payment Standard annually to determine whether an affordability adjustment should be made. This year the ARHA was selected as one of the designated Housing Authority to apply the payment standard based on zip code. To maintain the marketability of the program.

DISCUSSION:

The Payment Standard is used to calculate the Housing Assistance Payment (HAP). The range of possible payment standard amounts is based on HUD's published Small Area Fair Market Rent (SAFMR) schedule for the PHA jurisdiction. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with gross rent at or below the payment standard for the family, the family's share of the rent will be its Total Tenant Payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than the TTP. When the PHA changes its payment standard or the family situation changes, one of the following occurs:

1. If the PHA's payment standard amount changes during the term of the HAP contract, the date on which the new payment standard is applied depends on whether the standard has increased or decreased.
2. If the payment standard amount has increased, the increased payment standard will be applied at the first annual reexamination following the effective date of the increased payment standard.
3. If the payment standard amount has decreased, the decreased payment standard will be applied at the second annual reexamination following the effective date of the decrease in the payment standard.

If the family moves to a new unit or a new HAP contract is executed due to a change in the lease, in that case, even if the family remains in place, the current payment standard applicable to the family will be used when the new HAP Contract is processed.



If the payment standard is set to be too low, this is what will happen:

- Families may need to pay more than they can afford; or
- Families may have difficulty finding acceptable units or units in more desirable areas.
- Housing Choices will be narrowed, and the PHA's effort to affirmatively further fair housing will be undermined.

RECOMMENDATION:

The ARHA's Board of Commissioners Vote to Approve Resolution No. 705-2022 to adopt the 2022 Small Area Fair Market Rents (SAFMRs).

HUD-APPROVED PAYMENT STANDARD 2022

Zip Code	(0) Bedroom	(1) Bedroom	(2) Bedroom	(3) Bedroom	(4) Bedroom
22301	1,760	1,790	2,040	2,580	3,100
22302	1,760	1,790	2,040	2,580	3,100
22304	1,670	1,700	1,940	2,460	2,950
22305	1,630	1,660	1,890	2,390	2,870
22311	1,700	1,730	1,970	2,490	2,990
22312	1,650	1,680	1,910	2,420	2,900
22313	1,580	1,610	1,830	2,320	2,780
22314	2,240	2,280	2,600	3,290	3,950

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

Adopted this 28TH day of February 2022.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Peter Kleeblatt, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer



VIII. ACTION DOCKET



IX. OTHER BUSINESS



X. NEWS ARTICLES / ANNOUNCEMENTS