



Alexandria Redevelopment and Housing Authority

# Monthly Report to the Board of Commissioners

Keith Pettigrew  
Chief Executive Officer

**JANUARY 23, 2023**



---

## **BOARD OF COMMISSIONERS**

### **REGULARLY MONTHLY MEETING**

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

**Monday, January 23, 2023, at 7:00 pm**

---

#### **1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES**

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

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

#### **3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, NOVEMBER 14, 2022.**

#### **4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY JANUARY 23, 2023.**

#### **5. CONSENT DOCKET**

5.1 Vote for Approval of Resolution No. 717-2023 Authorizing Staff to Write-off Vacated Tenant Accounts

#### **6. ACTION DOCKET**

#### **7. NEW BUSINESS**

#### **8. ANNOUNCEMENTS**

#### **9. ADJOURNMENT**

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



---

# TABLE OF CONTENTS

- **AGENDA**
- **MEETING MINUTES.....4**
  
- I. EXECUTIVE SUMMARY .....7**
  
- II. ASSET MANAGEMENT / PERFORMANCES INDICATORS.....14**
  - A. PERFORMANCES INDICATORS FOR BOARD MONITORING OF PUBLIC HOUSING, PBV, MOD & MARKET RENT
  - B. OCCUPANCY RATE
  - C. PROGRAM UTILIZATION & VACANCY REPORTING
  - D. VOUCHER MANAGEMENT SYSTEM (VMS)
  - E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS
  - F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS
  - G. WAITING LIST STATISTICS
  - H. CERTIFICATIONS ACTIVITY
  - I. INSPECTIONS
  - J. COMPLIANCE / SAFETY
  - K. RENT COLLECTION
  
- III. CENTRAL FACILITIES.....22**
  - A. ACTIVITY TOTAL
  - B. COMPLETED PROJECTS
  - C. WORK IN PROGRESS
  
- IV. FINANCE ..... 26**
  - A. FINANCIAL SUMMARY & BUDGET VS ACTUAL DETAIL-OCTOBER
  - B. FINANCIAL SUMMARY & BUDGET VS ACTUAL DETAIL- NOVEMBER
  - C. FINANCIAL SUMMARY & BUDGET VS ACTUAL DETAIL- DECEMBER
  
- V. DEVELOPMENT .....36**
  - A. LINEAGE AT N. PATRICK STREET
  - B. PARK SQUARE/SAXONY RENOVATIONS AND REPOSITIONING
  - C. SAMUEL MADDEN REDEVELOPMENT
  - D. LADREY HIGH RISE DEVELOPMENT
  - E. RAD & RE-SYNDICATION
  - F. CITY FUNDING FOR DEVELOPMENT
  - G. OTHER PROJECTS
  - H. TAX CREDIT PORFOLIO



---

<b>VI.</b>	<b>RESIDENT &amp; COMMUNITY SERVICES</b> .....	<b>41</b>
	A. RESIDENT ENROLLMENT AND ENGAGEMENT	
	B. HOUSEHOLD CONTACT BY PROPERTY	
	C. VOLUNTEERS	
	D. SELF SUFFICIENCY PROGRAMS STATISTICS	
	E. SUPPORT SERVICES / REFERRALS	
	F. PARTNERSHIPS	
	G. FUNDING / FINANCIAL SUPPORT	
	H. PROGRAM SUMMARY	
	I. UPCOMING: TRAININGS / WORKSHOPS / COURSE / ORIENTATIONS & SPECIAL EVENTS	
	J. PHOTOS	
<b>VII.</b>	<b>CONSENT DOCKET</b> .....	<b>54</b>
<b>VIII.</b>	<b>ACTION DOCKET</b> .....	<b>55</b>
<b>IX.</b>	<b>OTHER BUSINESS</b> .....	<b>56</b>
<b>X.</b>	<b>NEWS ARTICLES / ANNOUNCEMENTS</b> .....	<b>57</b>
<b>XI.</b>	<b>HUMAN RESOURCES</b> .....	<b>65</b>



---

**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY  
REGULARLY SCHEDULED BOARD MEETING  
401 WYTHE STREET, ALEXANDRIA, VA 22314**

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

**THOSE PRESENT:**           **Anitra Androh**, Vice Chairwoman  
                                  **Daniel Bauman**, Commissioner  
                                  **Tracy Jefferson**, Commissioner  
                                  **Merrick Malone**, Commissioner  
                                  **Michelle Krockner**, Commissioner

**THOSE ABSENT:**           **Peter Kleeblatt**, Chairman  
                                  **Kevin Harris**, Commissioner  
                                  **Christopher Ballard**, Commissioner  
                                  **Willie Bailey**, Commissioner

**Steven Hines**

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

Vice Chairwoman Androh called the meeting to order at 7:05 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. A new vendor has been procured; they should be starting end of December.

Vice Chairwoman Androh: Okay.

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

Vice Chairwoman Androh: Kevin is not here; did he provide an update on the ARHA Resident Association?



---

Mr. Pettigrew: Yes, Commissioner Harris wanted to report that the Hopkins Tancil resident group will be meeting with NOVA labor organization to discuss apprenticeship programs and job training for the residents.

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, NOVEMBER 14, 2022:**

Vice Chairwoman Androh presented the minutes for Monday, November 14, 2022. Commissioner Jefferson moved to accept the minutes; the motion was seconded by Commissioner Malone. The motion was approved with (4) Yeas, and (0) Nays.

**ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, JANUARY 23, 2023:**

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

COVID numbers are back up. We had a staff outbreak over the last few weeks. However, we are still practicing safety protocols in the building and on the properties. We hosted a COVID and flu vaccine event at Ladrey. As reported by AHD, flu activity in Alexandria is at an 8-year high and RSV Respiratory syncytial virus is also prevalent.

Asset Management:

Rent payments are starting to increase. Some residents are still outstanding, particularly on the market rate side. The courts are granting extensions to allow more time for rent to be paid. Also, we continue working with rent relief programs. We did have some evictions a few weeks ago where residents refused to pay, and the judge granted the evictions.

Park Place and Saxony Square

We started receiving subsidies on the 43 units. We meet with HUD every Tuesday morning to discuss various projects we have in the pipeline.

Maintenance & Facilities:

We continue to complete all work orders. REAC will be back at the end of the month. The properties are Old Dominion, JB IV, JB I, JB II, we will end it with scattered sites and Park Place.

Resident Services:



---

Staff continues to do a tremendous job with outreach in servicing our residents.

Mr. Pettigrew: Vice Chairwoman, that concludes my report. Does anyone have any questions?

Vice Chairwoman Androh: Thank you. Any questions?

**ITEM 5. CONSENT DOCKET:**

- No Items Submitted.

**ITEM 6. ACTION DOCKET:**

- No Items Submitted.

**ITEM 7. NEW BUSINESS:**

- No Items Submitted.

**ITEM 8. ANNOUNCEMENTS:**

Mr. Pettigrew: The dedication ceremony for Mr. Miller is scheduled for Thursday, November 17<sup>th</sup> at 11am. The bust has been installed and looks great. Approximately 100 people have RSVP'd. The Luncheon will take place at the DPC Departmental Progressive Club where Mr. Miller was a long-time member.

Santa's Winter Wonderland will be an outdoor event again this year. It will be held December 16-18<sup>th</sup>.

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

A motion was made by Commissioner Bauman, seconded by Commissioner Jefferson, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:16 pm. At 7:33 pm, the Board reconvened in public session.

Thereupon, Vice Chairwoman Androh asked for a motion to adjourn the meeting. Commissioner Bauman moved to adjourn, seconded by Commissioner Jefferson; 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 (4) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 7:33 pm.



## I. EXECUTIVE SUMMARY





## ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing Nov 2022	Public Housing Dec 2022	MOD Rehab Nov 2022	MOD Rehab Dec 2022	Market Rate Nov 2022	Market Rate Dec 2022
Occupancy	97%	97%	97%	98%	99%	99%
Rent Collection	84%	82%	77%	82%	69%	80%

- Lease-Ups**

New Lease-Ups	Nov 2022	Dec 2022	YTD
Tenant-based (HCVP)	26	40	144
Number of request for tenancy	66	41	215
Project-based voucher	1	0	50
Moderate Rehabilitation	0	2	13



## CENTRAL FACILITIES

Reporting Period: November 4, 2022 – January 13, 2023

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	4	10	31	5	1	51	6	22
Andrew Adkins	18	31	46	6	2	103	14	58
BWR (Braddock, Whiting & Reynolds)	5	6	20	1	0	32	6	27
Chatham Square	8	6	48	0	0	62	5	34
Hopkins-Tancil	26	34	67	3	1	131	3	72
James Bland I, II, IV)	3	18	65	2	0	88	6	48
James Bland V	7	4	25	1	1	38	4	31
Ladrey Highrise	29	20	65	2	4	120	4	56
Miller Homes	3	6	13	0	1	23	1	9
Park Place & Saxony Sq.	1	4	15	1	1	22	2	8
Pendleton Park	0	4	21	0	1	26	3	20
Princess Square	8	17	42	5	4	76	11	63
Quaker Hill	8	10	30	1	1	50	14	29
Samuel Madden	6	22	36	4	0	68	3	21
Scattered Sites I, II, III	17	24	68	3	0	112	5	63
<b>TOTAL</b>	<b>143</b>	<b>216</b>	<b>592</b>	<b>34</b>	<b>17</b>	<b>1002</b>	<b>93</b>	<b>561</b>



---

## **DEVELOPMENT**

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

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

ARHA staff continues to prepare the 8609 application for submission to Virginia Housing.

The property continues to perform with 100% occupancy after reaching project stabilization. The project audit and partnership tax returns were filled. HUD funded the ACC operating subsidy for the six units contained in this project. The project is current with all monthly and quarterly financial and rent rolls due to the investor.

### **B. SAMUEL MADDEN REDEVELOPMENT**

The entitlement process for this project is in its final phase. On December 22, the development team and City staff had the final IDR conditions review. This resulted in the development team submitting final DSUP proposed conditions on January 10<sup>th</sup>. It is expected that the City's Staff Report will be submitted to the Planning Commission on January 27<sup>th</sup> for a Planning Commission discussion and vote on February 7<sup>th</sup>.

The Development Team submitted to the city a request for exclusion and/or exemption of some construction-related fees. This request is pending. In addition, on December 8, the Development Team presented to the City's Affordable Housing Working Group a request for a tax abatement for the affordable units being produced at the redeveloped Madden. We argued that under Virginia Law, public housing agencies are exempt from paying real estate taxes. The team has provided City Attorneys numerous memos outlining the law related to this exemption. On January 6, ARHA submitted to the assessor's office a formal request for tax abatement.

The Section 106 historical review process continues to progress. The third consulting party meeting was held on January 9. In January ARHA staff will organize a consulting board to outline the oral history scope of work for this property.

The community engagement process with Madden residents has remained active with monthly presentation by development team members, architects, and others. The project manager has recruited numerous Madden residents for various public meetings. Residents have actively participated most public hearings and have been a key factor in the success of the entitlement process. The developers provided a holiday basket for each Madden household.

Having started the entitlement process eleven months ago, the project continues to remain on schedule for this Council hearing, scheduled for February 25, 2023.



---

### **C. LADREY HIGH RISE REDEVELOPMENT**

ARHA staff continues to negotiate key components of the Master Development Agreement. It is the team's expectation that the MDA will be submitted to the Board for consideration and approval at the next Board meeting.

The Community engagement plan for Ladrey is being aggressively implemented. The goal is to engage as many residents as possible so that when the relocation process commences, they will already be actively engaged in the process.

The developer opened an office in the Ladrey building and has met in excess of 120 of the 170 households living in Ladrey. Together with ARHA staff, the developer has provided gift certificates, sponsored Thanksgiving and Holiday events, and otherwise maintained a high profile among the residents.

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

RAD: Revised financial statements were submitted to HUD for review.

Re-Syndication: The physical needs assessments of the Chatham and BWR properties were completed. ARHA staff continue to work with the tax credit syndicator for the withdrawal of the limited partners from Chatham. ARHA staff continues to work on a goal of financing the improvements by the second quarter of 2023.

### **E. TAX CREDIT PORTFOLIO**

December 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. We have received additional HUD Financing Plan and operating proforma comments and are addressing and preparing the response for submission. HUD is also requiring the physical needs assessment for each property to be updated. The operating proformas are also being updated with newly published HUD rents for 2022. 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. Boston Financial has completed their annual site visit and property operations review with no findings to report.



---

## RESIDENT SERVICES

### RACS Operational Report Updates

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

After noting decreasing numbers of participants and feedback from residents, it was decided to discontinue the monthly Town Hall calls with the Alexandria Health Department. Staff are actually meeting with the Health Department to learn about other initiatives that are being planned in 2023, as a part of the Community Health Improvement Plan (CHIP) and may implement the Town Hall call quarterly as a way of sharing other public health information with residents.

Assistance with food remains a high priority for residents and ARHA continues to partner with ALIVE, the Capital Area Food Bank, and other churches to provide food distributions or referrals for food. For the months of November and December, 573 households were provided with food through distributions directly serving ARHA residents. Furthermore, ARHA worked with partners to provide an additional 1,047 baskets in November for Thanksgiving and 250 baskets in December for Christmas.

December was full of celebrations and events for our program participants. Volunteers from the 12 Days of Christmas sponsored six families and provided the adults and children with gift cards, clothing, toys, and food for the holiday season. Additionally, the Debra Denise Smith Foundation invited youth to participate in their annual breakfast with Santa event.

Our signature outreach event, Santa's Winter Wonderland, celebrated its' 13 year and continued to operate as a drive-thru and pick-up event for safety reasons. Families were able to register their children in advance and receive a designated pick-up time between Friday, December 16<sup>th</sup> and Sunday, December 18<sup>th</sup>. Volunteers were on hand to sort and pre-pack the gift bags for each child and family. The gift bags contained two age-appropriate toys, along with books, board games, and stocking stuffers. When families arrived, Santa was outside to greet everyone, provide their gifts, and take photos if requested. The Alexandria Police department assisted with traffic control and delivered gifts to families who could not pick up on their own. Many members and organizations in the community donated toys or monetary fund's such as – Democracy Federal Credit Union, TJ Maxx, and Sanchez Brother's Tent Company. Additionally, several groups provided volunteer teams to assist with toy sorting and gift packing. Those groups include Hearts of Empowerment, the Capital Youth Empowerment Group, and Anthem Health Keepers Plus. Overall, we were able to serve 397 families and 989 children with toys and gifts this year.

Lastly, as the new year begins, we are excited about finalizing our partnership with Northern Virginia Community College (NVCC) to offer college courses onsite at ARHA. The intention is to help residents start on a higher education path towards earning an associate degree. Staff from NVCC met with 13 residents in December to assist them with completing their Financial Aid Paperwork and secure educational grants. ARHA Staff are working to finalize the details so that residents will be able to start their first course in February.



---

## UPCOMING MEETINGS AND EVENTS

The upcoming 2023 Board Meetings and other event dates are as follow:

Date	Event	Location	Time
January 31, 2023	Ross/FSS Information Session	401 Wythe Street	6:00 PM
February 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
March 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
April 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
May 22, 2023	Board Meeting	401 Wythe Street	7:00 PM
June 26, 2023	Board Meeting	401 Wythe Street	7:00 PM
July 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
August 28, 2023	Board Meeting	401 Wythe Street	7:00 PM
September 25, 2023	Board Meeting	401 Wythe Street	7:00 PM
October 23, 2023	Board Meeting	401 Wythe Street	7:00 PM
November 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

## II. ASSET MANAGEMENT



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

Indicator		Nov 2022	Dec 2022	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH) (*)	97%	97%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	98%	98%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	.69%	.48%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

(\*) 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	Nov 2022	Dec 2022	YTD
Samuel Madden	95%	94%	98%
Andrew Adkins	94%	92%	98%
Ladrey Highrise	99%	99%	99%
Scattered Sites I	94%	98%	99%
Scattered Sites II	93%	93%	99%
Scattered Sites III	95%	98%	99%
Saxony Square	100%	100%	100%
Park Place	97%	97%	100%
Chatham Square	98%	98%	99%
Braddock & Whiting	100%	97%	100%
Reynolds	100%	100%	100%
Old Dominion	94%	92%	98%
West Glebe	96%	98%	99%
James Bland I, II, IV	99%	99%	99%





### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for December 2022:

	Nov 2022	Dec 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	37	38
Portable Vouchers Paid	36	35
Tenant Protection	54	54
All Other Vouchers	1299	1321
Number of Vouchers Under Lease on the last day of the month	1441	1463
HA Owned Units Leased – included in the units lease above	147	148
New Vouchers issued but not under contract as of the last day of the month	215	195
Portable Vouchers Administered	14	14
Number of Vouchers Covered by Project-Based AHAPs and HAPs	140	140

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

Developments	Total # of Units	Total Occupied units 11/30/2022	Total Occupied units 12/31/2022	Current # Vacant
Princess Square	68	67	66	2
Quaker Hill	60	59	60	0
Hopkins-Tancil	108	103	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	54	54	0
<b>TOTALS</b>	<b>330</b>	<b>323</b>	<b>326</b>	<b>4</b>



## F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 11/30/2022	Total Units Occupied 12/31/2022	Current # Vacant	YTD
Ladrey Building	169	168	168	1	9
Chatham Square.	52	51	51	1	5
Old Town Commons I	18	17	17	1	3
Old Town Commons II	18	18	18	0	3
Old Town Commons IV	44	44	44	0	3
S. Madden Homes	65	62	61	4	6
A. Adkins Homes	89	84	82	7	7
Scattered Sites 410	50	47	49	1	5
Scattered Site 411	30	28	28	2	5
Scattered Site 412	41	39	40	1	3
Braddock	6	6	6	0	0
Whiting	24	24	23	1	0
Reynolds	18	18	18	0	0
Saxony Square	5	5	5	0	0
Park Place	38	37	37	1	2
West Glebe	48	46	47	1	2
Old Dominion	36	34	33	3	2
<b>TOTALS:</b> <i>(Values are rounded up/down)</i>	<b>751</b>	<b>728</b>	<b>727</b>	<b>24</b>	<b>54</b>

## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Dec 2022
HCVP	11,307
MOD Rehab	
(1) bedroom	20
(2) bedroom	20



(3) bedroom	24
(4) bedroom	0
<b>General Public Housing</b>	
(1) bedroom	4069
(2) bedroom	3001
(3) bedroom	1759
(4) bedroom	150
<b>Elderly / Disabled</b>	
(1) bedroom	168
<b>BWR</b>	
(2) bedroom	1835
(3) bedroom	1114
<b>Chatham Square</b>	
(2) bedroom	1914
(3) bedroom	26
<b>West Glebe / Old Dominion</b>	
(1) bedroom	1974
(2) bedroom	1871
(3) bedroom	1166
(4) bedroom	13
<b>OTC I, II, IV</b>	
(2) bedroom	1822
(3) bedroom	1193

## H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Nov 2022	Dec 2022	YTD
Pre-Admission/Eligibility	23	10	412
Request for Tenancy Approval	26	40	321
New Move-in/Change of Unit/Port-in	26	40	190
Interim Change	47	51	412
Annual Reexamination	114	127	1485
End of Participation	3	2	5
<b>PUBLIC HOUSING</b>			
Pre-Admission/Eligibility	2	2	158
Request for Tenancy Approval	0	0	0



New Move-in/Change of Unit/Port-in	6	8	128
Interim Change	24	19	114
Annual Reexamination	42	50	1070
End of Participation	10	6	214
<b>MODERATE REHABILITATION</b>			
Pre-Admission/Eligibility	0	1	24
Request for Tenancy Approval	0	2	26
New Move-in/Change of Unit/Port-in	0	2	17
Interim Change	3	8	98
Annual Reexamination	8	11	108
End of Participation	3	0	11
<b>PROJECT BASED VOUCHER</b>			
Pre-Admission/Eligibility	3	0	18
Request for Tenancy Approval	1	0	10
New Move-in/Change of Unit/Port-in	1	0	6
Interim Change	2	3	45
Annual Reexamination	4	10	77
End of Participation	0	1	4

## I. INSPECTIONS

Inspections	Nov 2022	Dec 2022	YTD
Number of annual/return Inspections	60	28	312
Number of Initial/Re-inspections	66	41	615
Number of Final Failed Inspections	3	0	37
Number of Abatements	3	0	15
Number of Emergency/Special Inspections	2	0	8
Number of Missed Inspections (no show)	14	3	180
Number of quality control inspections conducted	6	2	35



## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	Nov 2022	Dec 2022	YTD
Recertification's	35	38	420
Intake Certifications	89	64	720

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

Number of Recertification's Files With Errors /Recert Info	Nov 2022	Dec 2022	YTD
Number of Recert Files w/ Errors	7	5	36

### 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	Nov 2022	Dec 2022	YTD
Bar Notices issued	0	0	0
Late Notices	176	230	1562
Unlawful Detainers	18	0	62
Evictions (legal)	0	1	8
Evictions (drugs)	0	0	1

## K. RENT COLLECTION

ARHA properties collected cash at **81%** of rent charged for **December 2022**. Individual performance by property is as follows:

	Nov 2022	Dec 2022	YTD
Samuel Madden	67%	71%	96%
Andrew Adkins*	67%	71%	91%
Ladrey High-Rise	89%	92%	98%
Scattered Sites I	93%	92%	99%
Scattered Sites II	86%	77%	98%
Scattered Sites III	69%	62%	95%
Saxony Square	98%	98%	98%
Park Place	98%	98%	98%



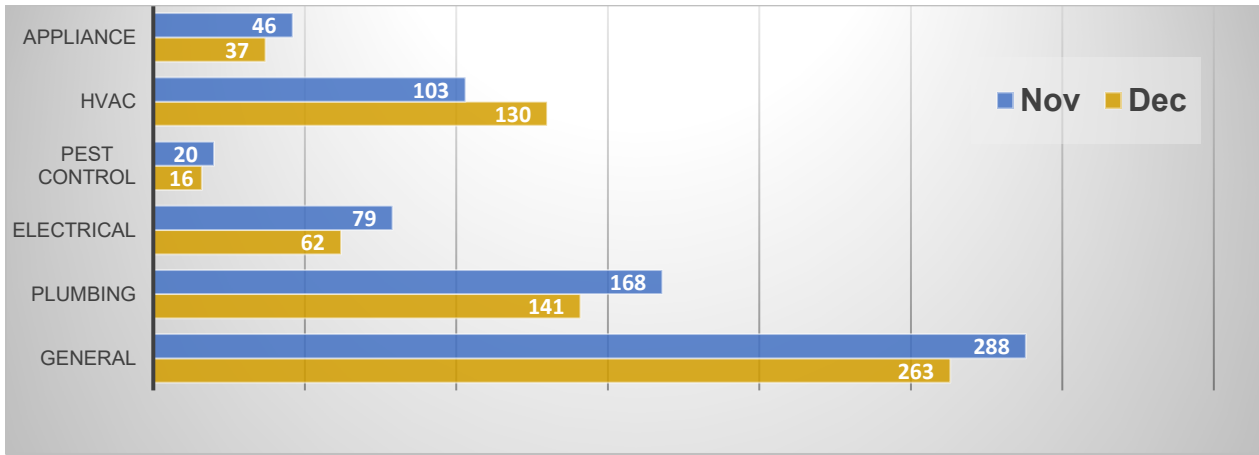
Chatham Square	98%	92%	99%
Braddock	100%	100%	100%
Whiting	83%	75%	95%
Reynolds	100%	86%	99%
Old Dominion	93%	100%	97%
West Glebe	91%	97%	100%
James Bland I	51%	93%	91%
James Bland II*	98%	74%	98%
James Bland IV	87%	77%	96%
<b>TOTAL</b>	<b>84%</b>	<b>82%</b>	<b>97%</b>
<b>MARKET RATE</b>			
Quaker Hill	60%	78%	94%
Princess Square	72%	69%	87%
Millers Homes	75%	84%	98%
Pendleton Park*	77%	80%	95%
James Bland V	63%	73%	95%
<b>TOTAL</b>	<b>69%</b>	<b>80%</b>	<b>94%</b>
<b>MOD/PBV</b>			
Hopkins-Tancil	77%	82%	98%
<b>TOTAL</b>	<b>77%</b>	<b>82%</b>	<b>98%</b>

\*\* payments pending from Rent Relief

### **III. CENTRAL FACILITIES**



**A. NOVEMBER WORK ORDER ACTIVITY TOTAL: 704  
DECEMBER WORK ORDER ACTIVITY TOTAL: 649**



**NOVEMBER 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)	8	7	6	1	4	3	29	65	656
Andrew Adkins	23	17	4	1	12	4	61	79	889
BWR (Braddock, Whiting & Reynolds)	5	3	1	1	6	3	19	22	510
Chatham Square	5	6	5	1	3	2	22	23	535
Hopkins-Tancil	58	13	19	4	13	5	112	106	919
James Bland I, II, IV	35	17	13	0	6	9	80	66	644
James Bland V	9	12	1	1	5	7	35	32	316
Ladrey Highrise	24	15	5	6	9	5	64	65	1100
Miller Homes	1	3	1	1	5	1	12	22	142
Park Place & Saxony Sq.	8	10	1	0	3	0	22	24	167
Pendleton Park	3	5	3	2	1	1	15	13	229
Princess Square	35	6	3	2	9	0	55	53	780
Quaker Hill	10	16	3	0	2	3	34	40	503
Samuel Madden	18	13	2	0	7	1	41	32	703
Scattered Sites I, II, III	46	25	12	0	18	2	103	72	1225
<b>TOTAL</b>	<b>288</b>	<b>168</b>	<b>79</b>	<b>20</b>	<b>103</b>	<b>46</b>	<b>704</b>	<b>717</b>	<b>9323</b>





## DECEMBER 2022

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2022 Year End
Administrative Building	1	0	0	0	0	0	1	0	14
Alexandria Crossing (Old Dominion & West Glebe)	20	6	7	1	7	1	42	29	674
Andrew Adkins	49	24	3	1	20	0	97	61	1018
BWR (Braddock, Whiting & Reynolds)	14	7	3	0	5	3	32	19	477
Chatham Square	10	10	6	0	7	5	38	22	566
Hopkins-Tancil	35	14	5	4	27	2	87	112	1021
James Bland I, II, IV	15	8	7	0	6	2	38	80	612
James Bland V	1	3	1	0	1	3	9	35	343
Ladrey Highrise	22	10	7	0	13	3	55	64	893
Miller Homes	0	5	0	0	4	2	11	12	157
Park Place & Saxony Sq.	2	5	1	2	0	1	11	22	226
Pendleton Park	4	2	3	1	0	0	10	15	176
Princess Square	27	15	7	5	11	4	69	55	694
Quaker Hill	18	8	4	1	9	4	44	34	367
Samuel Madden	19	10	4	1	4	1	39	41	359
Scattered Sites I, II, III	26	14	4	0	16	6	66	103	1258
<b>TOTAL</b>	<b>263</b>	<b>141</b>	<b>62</b>	<b>16</b>	<b>130</b>	<b>37</b>	<b>649</b>	<b>704</b>	<b>8855</b>

### A. 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 regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in February 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The

Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are staff hand delivers notices, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:

- Princess Square – November 8 & 22, 2022 & December 6 & 20, 2022
- Chatham Square – November 7 & 21, 2022 & December 5 & 19, 2022
- Andrew Adkins – November 4 & 18, 2022 & December 9 & 23, 2022
- Ladrey floors 7-11 – November 14 & 28, 2022 & December 12 & 27, 2022
- Ladrey floors 1-6 – November 15 & 29, 2022 & December 13 & 28, 2022
- Hopkins Tancil – November 9, 16 & 23, 2022 & December 1, 2 & 15, 16, 2022
- Samuel Madden – November 3 & 17, 2022 & December 7 & 21, 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
  - Chatham Square – January 11, 2023
  - Linage – January 11, 2023
  - Sam Madden & Andrew Adkins – January 12 – 13, 2023

## IV. FINANCE



## A. FINANCIAL SUMMARY OCTOBER 2022

<i>Alexandria Redevelopment &amp; Housing Authority October and YTD 2022 Budget vs Actual For the Period Ending October 31, 2022</i>									
	Annual Budget	October 31, 2022				FY 2022 YTD (January 1, 2022 October 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	4,335,900	361,325	443,202	81,877	23%	3,613,250	3,897,134	283,884	8%
Rental Assistance	3,793,800	316,150	461,518	145,368	46%	3,161,500	3,274,961	113,461	4%
Governmental Grants	28,650,772	2,387,564	2,239,308	(148,256)	-6%	23,875,643	22,562,210	(1,313,433)	-6%
Local Grants	397,825	33,152	-	(33,152)	-100%	331,521	-	(331,521)	-100%
Management/Fee for Service	3,577,500	298,125	253,054	(45,071)	-15%	2,981,250	3,337,106	355,856	12%
Bookkeeping Fee	94,100	7,842	9,995	2,153	27%	78,417	94,481	16,064	20%
Asset Management Fee	125,600	10,467	7,955	(2,512)	-24%	104,667	101,947	(2,720)	-3%
HCVP Asset Management Fee	3,050,100	254,175	228,431	(25,744)	-10%	2,541,750	2,304,954	(236,796)	-9%
Operating Subsidy	3,941,700	328,475	366,550	38,075	12%	3,284,750	3,716,822	432,072	13%
Investment Income	14,850	1,238	469	(769)	-62%	12,375	2,764	(9,611)	-78%
CY Transfers	694,917	57,910	-	(57,910)	-100%	579,098	-	(579,098)	-100%
Other Income	1,742,667	145,222	65,000	(80,222)	-55%	1,452,223	941,711	(510,512)	-35%
<b>Total Operating Revenue</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,075,482</b>	<b>(126,162)</b>	<b>-3%</b>	<b>42,016,443</b>	<b>40,234,089</b>	<b>(1,782,353)</b>	<b>-4%</b>
<b>Operating Expenses</b>									
Administration	8,054,627	671,219	865,353	(194,134)	-29%	6,712,189	7,617,235	(905,046)	-13%
Tenant Services	963,580	80,298	45,190	35,108	44%	802,983	580,008	222,975	28%
Utilities	1,522,470	126,873	129,548	(2,675)	-2%	1,268,725	1,410,601	(141,876)	-11%
Ordinary Maintenance & Operations	6,041,780	503,482	430,635	72,847	14%	5,034,817	4,994,371	40,445	1%
Protective Services	158,490	13,208	21,449	(8,241)	-62%	132,075	245,088	(113,013)	-86%
General Expense	2,612,250	217,688	173,058	44,630	21%	2,176,875	1,836,642	340,233	16%
Housing Assistance Payments	27,383,620	2,281,968	2,168,947	113,021	5%	22,819,683	22,238,261	581,422	3%
Debt Service	257,120	21,427	25,589	(4,162)	-19%	214,267	315,862	(101,596)	-47%
CY Reserves	3,425,794	285,483	-	285,483	100%	2,854,828	-	2,854,828	100%
<b>Total Operating Expense</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>3,859,768</b>	<b>341,876</b>	<b>8%</b>	<b>42,016,443</b>	<b>39,238,069</b>	<b>2,778,373</b>	<b>7%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>0</b>	<b>0</b>	<b>215,714</b>	<b>215,714</b>		<b>0</b>	<b>996,020</b>	<b>996,020</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><u>Operating Revenue</u></b>									
Dwelling Rent	3,897,134	3,613,250	283,884	-	-	-	-	-	-
Rental Assistance	3,274,961	3,161,500	113,461	-	-	-	-	-	-
Governmental Grants	22,562,210	23,875,643	(1,313,433)	-	358,833	(358,833)	22,562,210	23,516,810	(954,600)
Local Grants	-	331,521	(331,521)	-	173,188	(173,188)	-	-	-
Management/Fee for Service	3,337,106	2,981,250	355,856	3,298,312	2,981,250	317,062	-	-	-
Bookkeeping Fee	94,481	78,417	16,064	94,481	78,417	16,064	-	-	-
Asset Management Fee	101,947	104,667	(2,720)	101,947	104,667	(2,720)	-	-	-
HCVP Asset Management Fee	2,304,954	2,541,750	(236,796)	481,866	485,083	(3,218)	1,823,088	2,056,667	(233,579)
Operating Subsidy	3,716,822	3,284,750	432,072	-	-	-	-	-	-
Investment Income	2,764	12,375	(9,611)	149	83	66	141	183	(42)
CY Transfers	-	579,098	(579,098)	-	218,425	(218,425)	-	-	-
Other Income	941,711	1,452,223	(510,512)	509,969	540,906	(30,937)	187,756	104,250	83,506
<b>Total Operating Revenue</b>	<b>40,234,089</b>	<b>42,016,443</b>	<b>(1,782,353)</b>	<b>4,486,723</b>	<b>4,940,852</b>	<b>(454,128)</b>	<b>24,573,195</b>	<b>25,677,910</b>	<b>(1,104,715)</b>
<b><u>Operating Expenses</u></b>									
Administration	7,617,235	6,712,189	(905,046)	2,424,892	2,017,578	(407,314)	1,312,981	1,445,170	132,189
Tenant Services	580,008	802,983	222,975	164,943	347,500	182,557	73,367	166,667	93,299
Utilities	1,410,601	1,268,725	(141,876)	63,131	61,625	(1,506)	(16)	-	16
Ordinary Maintenance & Operations	4,994,371	5,034,817	40,445	1,717,597	1,414,521	(303,077)	1,746	11,667	9,921
Protective Services	245,088	132,075	(113,013)	35,803	1,725	(34,078)	-	208	208
General Expense	1,836,642	2,176,875	340,233	620,309	588,917	(31,393)	260,471	332,667	72,196
Housing Assistance Payments	22,238,261	22,819,683	581,422	-	-	-	22,038,711	22,819,683	780,972
Debt Service	315,862	214,267	(101,596)	-	-	-	-	-	-
CY Reserves	-	2,854,828	2,854,828	-	508,987	508,987	-	901,848	901,848
<b>Total Operating Expense</b>	<b>39,238,069</b>	<b>42,016,443</b>	<b>2,778,373</b>	<b>5,026,676</b>	<b>4,940,852</b>	<b>(85,824)</b>	<b>23,687,261</b>	<b>25,677,910</b>	<b>1,990,649</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>996,020</b>	<b>0</b>	<b>996,020</b>	<b>(539,953)</b>	<b>0</b>	<b>(539,953)</b>	<b>885,934</b>	<b>-</b>	<b>885,934</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><u>Operating Revenue</u></b>											
Dwelling Rent	-	-	-	1,705,837	1,616,333	89,503	6%	2,191,297	1,996,917	194,381	10%
Rental Assistance	-	-	-	3,105,660	3,161,500	(55,840)	-2%	169,301	-	169,301	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	158,333	(158,333)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	12,444	-	12,444	NB	26,351	-	26,351	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	3,716,822	3,284,750	432,072	13%
Investment Income	1,858	8,333	(6,475)	162	483	(322)	-67%	454	3,292	(2,838)	-86%
CY Transfers	-	-	-	-	-	-	NB	-	360,673	(360,673)	-100%
Other Income	-	611,667	(611,667)	104,789	62,625	42,164	67%	139,197	132,775	6,422	5%
<b>Total Operating Revenue</b>	<b>1,858</b>	<b>778,333</b>	<b>(776,475)</b>	<b>4,928,891</b>	<b>4,840,942</b>	<b>87,949</b>	<b>2%</b>	<b>6,243,422</b>	<b>5,778,406</b>	<b>465,016</b>	<b>7%</b>
<b><u>Operating Expenses</u></b>											
Administration	910,460	739,042	(171,418)	953,904	870,159	(83,745)	-10%	2,014,999	1,640,241	(374,758)	-23%
Tenant Services	263	-	(263)	168,643	180,267	11,624	6%	172,792	108,550	(64,242)	-59%
Utilities	-	-	-	402,373	331,625	(70,748)	-21%	945,112	875,475	(69,637)	-8%
Ordinary Maintenance & Operations	-	542	542	1,219,138	1,652,200	433,062	26%	2,055,890	1,955,888	(100,002)	-5%
Protective Services	-	-	-	7,453	14,350	6,897	48%	201,832	115,792	(86,040)	-74%
General Expense	50,636	38,750	(11,886)	312,496	597,333	284,838	48%	592,730	619,208	26,478	4%
Housing Assistance Payments	-	-	-	-	-	-	NB	199,550	-	(199,550)	NB
Debt Service	-	-	-	315,787	214,267	(101,521)	-47%	75	-	(75)	NB
CY Reserves	-	-	-	-	980,741	980,741	100%	-	463,253	463,253	100%
<b>Total Operating Expense</b>	<b>961,358</b>	<b>778,333</b>	<b>(183,025)</b>	<b>3,379,794</b>	<b>4,840,942</b>	<b>1,461,148</b>	<b>30%</b>	<b>6,182,980</b>	<b>5,778,406</b>	<b>(404,574)</b>	<b>-7%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(959,500)</b>	<b>-</b>	<b>(959,500)</b>	<b>1,549,097</b>	<b>-</b>	<b>1,549,097</b>		<b>60,442</b>	<b>-</b>	<b>60,442</b>	



## B. FINANCIAL SUMMARY NOVEMBER 2022

<i>Alexandria Redevelopment &amp; Housing Authority November and YTD 2022 Budget vs Actual For the Period Ending November 30, 2022</i>									
	Annual Budget	November 30, 2022				FY 2022 YTD (January 1, 2022 November 30, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	4,335,900	361,325	412,915	51,590	14%	3,974,575	4,310,050	335,475	8%
Rental Assistance	3,793,800	316,150	317,856	1,706	1%	3,477,650	3,592,817	115,167	3%
Governmental Grants	28,650,772	2,387,564	1,675,957	(711,607)	-30%	26,263,208	24,616,252	(1,646,956)	-6%
Local Grants	397,825	33,152	-	(33,152)	-100%	364,673	-	(364,673)	-100%
Management/Fee for Service	3,577,500	298,125	347,432	49,307	17%	3,279,375	3,684,538	405,163	12%
Bookkeeping Fee	94,100	7,842	7,868	26	0%	86,258	102,349	16,090	19%
Asset Management Fee	125,600	10,467	9,400	(1,067)	-10%	115,133	111,347	(3,786)	-3%
HCVP Asset Management Fee	3,050,100	254,175	219,766	(34,409)	-14%	2,795,925	2,524,720	(271,205)	-10%
Operating Subsidy	3,941,700	328,475	356,430	27,955	9%	3,613,225	4,073,252	460,027	13%
Investment Income	14,850	1,238	539	(699)	-56%	13,613	4,225	(9,388)	-69%
CY Transfers	694,917	57,910	-	(57,910)	-100%	637,007	-	(637,007)	-100%
Other Income	1,742,667	145,222	78,771	(66,451)	-46%	1,597,445	1,031,301	(566,143)	-35%
<b>Total Operating Revenue</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>3,426,934</b>	<b>(774,710)</b>	<b>-18%</b>	<b>46,218,087</b>	<b>44,050,850</b>	<b>(2,167,237)</b>	<b>-5%</b>
<b>Operating Expenses</b>									
Administration	8,054,627	671,219	767,493	(96,274)	-14%	7,383,408	8,384,760	(1,001,352)	-14%
Tenant Services	963,580	80,298	46,821	33,477	42%	883,282	626,830	256,452	29%
Utilities	1,522,470	126,873	182,061	(55,189)	-43%	1,395,598	1,592,662	(197,064)	-14%
Ordinary Maintenance & Operations	6,041,780	503,482	685,592	(182,110)	-36%	5,538,298	5,679,963	(141,665)	-3%
Protective Services	158,490	13,208	28,984	(15,777)	-119%	145,283	274,073	(128,790)	-89%
General Expense	2,612,250	217,688	70,056	147,631	68%	2,394,563	1,969,301	425,262	18%
Housing Assistance Payments	27,383,620	2,281,968	2,207,992	73,977	3%	25,101,652	24,446,253	655,399	3%
Debt Service	257,120	21,427	11,481	9,946	46%	235,693	327,343	(91,650)	-39%
CY Reserves	3,425,794	285,483	-	285,483	100%	3,140,311	-	3,140,311	100%
<b>Total Operating Expense</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,000,480</b>	<b>201,165</b>	<b>5%</b>	<b>46,218,087</b>	<b>43,301,184</b>	<b>2,916,903</b>	<b>6%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>0</b>	<b>0</b>	<b>(573,546)</b>	<b>(573,546)</b>		<b>0</b>	<b>749,666</b>	<b>749,666</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><u>Operating Revenue</u></b>									
Dwelling Rent	4,310,050	3,974,575	335,475	-	-	-	-	-	-
Rental Assistance	3,592,817	3,477,650	115,167	-	-	-	-	-	-
Governmental Grants	24,616,252	26,263,208	(1,646,956)	-	394,717	(394,717)	24,616,252	25,868,491	(1,252,239)
Local Grants	-	364,673	(364,673)	-	190,506	(190,506)	-	-	-
Management/Fee for Service	3,684,538	3,279,375	405,163	3,635,441	3,279,375	356,066	-	-	-
Bookkeeping Fee	102,349	86,258	16,090	102,349	86,258	16,090	-	-	-
Asset Management Fee	111,347	115,133	(3,786)	111,347	115,133	(3,786)	-	-	-
HCVP Asset Management Fee	2,524,720	2,795,925	(271,205)	531,211	533,592	(2,381)	1,993,510	2,262,333	(268,824)
Operating Subsidy	4,073,252	3,613,225	460,027	-	-	-	-	-	-
Investment Income	4,225	13,613	(9,388)	284	92	192	141	202	(61)
CY Transfers	-	637,007	(637,007)	-	240,268	(240,268)	-	-	-
Other Income	1,031,301	1,597,445	(566,143)	562,550	594,996	(32,447)	204,259	114,675	89,584
<b>Total Operating Revenue</b>	<b>44,050,850</b>	<b>46,218,087</b>	<b>(2,167,237)</b>	<b>4,943,181</b>	<b>5,434,937</b>	<b>(491,756)</b>	<b>26,814,161</b>	<b>28,245,701</b>	<b>(1,431,540)</b>
<b><u>Operating Expenses</u></b>									
Administration	8,384,760	7,383,408	(1,001,352)	2,692,361	2,219,335	(473,026)	1,438,151	1,589,687	151,536
Tenant Services	626,830	883,282	256,452	180,289	382,250	201,961	73,367	183,333	109,966
Utilities	1,592,662	1,395,598	(197,064)	71,885	67,788	(4,097)	(16)	-	16
Ordinary Maintenance & Operations	5,679,963	5,538,298	(141,665)	2,036,041	1,555,973	(480,069)	1,746	12,833	11,087
Protective Services	274,073	145,283	(128,790)	35,803	1,898	(33,906)	-	229	229
General Expense	1,969,301	2,394,563	425,262	649,584	647,808	(1,776)	271,329	365,933	94,605
Housing Assistance Payments	24,446,253	25,101,652	655,399	-	-	-	24,246,703	25,101,652	854,949
Debt Service	327,343	235,693	(91,650)	-	-	-	-	-	-
CY Reserves	-	3,140,311	3,140,311	-	559,885	559,885	-	992,033	992,033
<b>Total Operating Expense</b>	<b>43,301,184</b>	<b>46,218,087</b>	<b>2,916,903</b>	<b>5,665,964</b>	<b>5,434,937</b>	<b>(231,027)</b>	<b>26,031,280</b>	<b>28,245,701</b>	<b>2,214,421</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>749,666</b>	<b>0</b>	<b>749,666</b>	<b>(722,784)</b>	<b>0</b>	<b>(722,784)</b>	<b>782,881</b>	<b>-</b>	<b>782,881</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><u>Operating Revenue</u></b>											
Dwelling Rent	-	-	-	1,887,004	1,777,967	109,037	6%	2,423,046	2,196,608	226,437	10%
Rental Assistance	-	-	-	3,423,516	3,477,650	(54,134)	-2%	169,301	-	169,301	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	174,167	(174,167)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	15,171	-	15,171	NB	33,927	-	33,927	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVF Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	4,073,252	3,613,225	460,027	13%
Investment Income	2,822	9,167	(6,345)	179	532	(353)	-66%	799	3,621	(2,822)	-78%
CY Transfers	-	-	-	-	-	-	NB	-	396,740	(396,740)	-100%
Other Income	-	672,833	(672,833)	116,400	68,888	47,512	69%	148,093	146,053	2,040	1%
<b>Total Operating Revenue</b>	<b>2,822</b>	<b>856,167</b>	<b>(853,345)</b>	<b>5,442,269</b>	<b>5,325,036</b>	<b>117,233</b>	<b>2%</b>	<b>6,848,417</b>	<b>6,356,246</b>	<b>492,171</b>	<b>7%</b>
<b><u>Operating Expenses</u></b>											
Administration	997,238	812,946	(184,293)	1,056,748	957,175	(99,573)	-10%	2,200,261	1,804,265	(395,996)	-22%
Tenant Services	263	-	(263)	180,436	198,293	17,857	9%	192,474	119,405	(73,069)	-61%
Utilities	-	-	-	464,089	364,788	(99,302)	-27%	1,056,703	963,023	(93,680)	-10%
Ordinary Maintenance & Operations	-	596	596	1,320,655	1,817,420	496,765	27%	2,321,521	2,151,476	(170,044)	-8%
Protective Services	-	-	-	7,453	15,785	8,332	53%	230,816	127,371	(103,446)	-81%
General Expense	36,010	42,625	6,615	351,925	657,067	305,141	46%	660,453	681,129	20,676	3%
Housing Assistance Payments	-	-	-	-	-	-	NB	199,550	-	(199,550)	NB
Debt Service	-	-	-	327,231	235,693	(91,538)	-39%	112	-	(112)	NB
CY Reserves	-	-	-	-	1,078,815	1,078,815	100%	-	509,578	509,578	100%
<b>Total Operating Expense</b>	<b>1,033,511</b>	<b>856,167</b>	<b>(177,344)</b>	<b>3,708,538</b>	<b>5,325,036</b>	<b>1,616,498</b>	<b>30%</b>	<b>6,861,890</b>	<b>6,356,246</b>	<b>(505,644)</b>	<b>-8%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(1,030,689)</b>	<b>-</b>	<b>(1,030,689)</b>	<b>1,733,731</b>	<b>-</b>	<b>1,733,731</b>		<b>(13,473)</b>	<b>-</b>	<b>(13,473)</b>	



## C. FINANCIAL SUMMARY DECEMBER 2022

<i>Alexandria Redevelopment &amp; Housing Authority December and YTD 2022 Budget vs Actual For the Period Ending December 31, 2022</i>									
	Annual Budget	December 31, 2022				FY 2022 YTD (January 1, 2022 December 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	4,335,900	361,325	418,764	57,439	16%	4,335,900	4,721,152	385,252	9%
Rental Assistance	3,793,800	316,150	311,645	(4,505)	-1%	3,793,800	3,904,462	110,662	3%
Governmental Grants	28,650,772	2,387,564	2,178,974	(208,591)	-9%	28,650,772	26,795,226	(1,855,546)	-6%
Local Grants	397,825	33,152	-	(33,152)	-100%	397,825	-	(397,825)	-100%
Management/Fee for Service	3,577,500	298,125	372,007	73,882	25%	3,577,500	4,056,545	479,044	13%
Bookkeeping Fee	94,100	7,842	7,800	(42)	-1%	94,100	110,149	16,049	17%
Asset Management Fee	125,600	10,467	9,310	(1,157)	-11%	125,600	120,657	(4,943)	-4%
HCVF Asset Management Fee	3,050,100	254,175	222,862	(31,313)	-12%	3,050,100	2,892,869	(157,231)	-5%
Operating Subsidy	3,941,700	328,475	338,264	9,789	3%	3,941,700	4,411,516	469,816	12%
Investment Income	14,850	1,238	788	(449)	-36%	14,850	5,151	(9,699)	-65%
CY Transfers	694,917	57,910	-	(57,910)	-100%	694,917	-	(694,917)	-100%
Other Income	1,742,667	145,222	70,286	(74,936)	-52%	1,742,667	984,885	(757,782)	-43%
<b>Total Operating Revenue</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>3,930,700</b>	<b>(270,944)</b>	<b>-6%</b>	<b>50,419,731</b>	<b>48,002,610</b>	<b>(2,417,121)</b>	<b>-5%</b>
<b>Operating Expenses</b>									
Administration	8,054,627	671,219	868,274	(197,055)	-29%	8,054,627	9,302,515	(1,247,888)	-15%
Tenant Services	963,580	80,298	49,503	30,796	38%	963,580	676,332	287,248	30%
Utilities	1,522,470	126,873	124,512	2,361	2%	1,522,470	1,717,173	(194,703)	-13%
Ordinary Maintenance & Operations	6,041,780	503,482	603,640	(100,158)	-20%	6,041,780	6,283,603	(241,823)	-4%
Protective Services	158,490	13,208	40,842	(27,635)	-209%	158,490	314,915	(156,425)	-99%
General Expense	2,612,250	217,688	178,658	39,030	18%	2,612,250	2,287,949	324,301	12%
Housing Assistance Payments	27,383,620	2,281,968	2,219,882	62,087	3%	27,383,620	26,666,134	717,486	3%
Debt Service	257,120	21,427	11,668	9,759	46%	257,120	263,449	(6,329)	-2%
CY Reserves	3,425,794	285,483	-	285,483	100%	3,425,794	-	3,425,794	100%
<b>Total Operating Expense</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,096,977</b>	<b>104,667</b>	<b>2%</b>	<b>50,419,731</b>	<b>47,512,071</b>	<b>2,907,660</b>	<b>6%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>0</b>	<b>0</b>	<b>(166,277)</b>	<b>(166,277)</b>		<b>0</b>	<b>490,540</b>	<b>490,539</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><u>Operating Revenue</u></b>									
Dwelling Rent	4,721,152	4,335,900	385,252	-	-	-	-	-	-
Rental Assistance	3,904,462	3,793,800	110,662	-	-	-	-	-	-
Governmental Grants	26,795,226	28,650,772	(1,855,546)	-	430,600	(430,600)	26,795,226	28,220,172	(1,424,946)
Local Grants	-	397,825	(397,825)	-	207,825	(207,825)	-	-	-
Management/Fee for Service	4,056,545	3,577,500	479,044	4,004,080	3,577,500	426,580	-	-	-
Bookkeeping Fee	110,149	94,100	16,049	110,149	94,100	16,049	-	-	-
Asset Management Fee	120,657	125,600	(4,943)	120,657	125,600	(4,943)	-	-	-
HCVP Asset Management Fee	2,892,869	3,050,100	(157,231)	578,668	582,100	(3,432)	2,314,201	2,468,000	(153,799)
Operating Subsidy	4,411,516	3,941,700	469,816	-	-	-	-	-	-
Investment Income	5,151	14,850	(9,699)	611	100	511	146	220	(74)
CY Transfers	-	694,917	(694,917)	-	262,110	(262,110)	-	-	-
Other Income	984,885	1,742,667	(757,782)	604,437	649,087	(44,650)	65,740	125,100	(59,360)
<b>Total Operating Revenue</b>	<b>48,002,610</b>	<b>50,419,731</b>	<b>(2,417,121)</b>	<b>5,418,601</b>	<b>5,929,022</b>	<b>(510,421)</b>	<b>29,175,312</b>	<b>30,813,492</b>	<b>(1,638,180)</b>
<b><u>Operating Expenses</u></b>									
Administration	9,302,515	8,054,627	(1,247,888)	3,115,771	2,421,093	(694,678)	1,566,204	1,734,204	168,000
Tenant Services	676,332	963,580	287,248	195,535	417,000	221,465	73,367	200,000	126,633
Utilities	1,717,173	1,522,470	(194,703)	78,013	73,950	(4,063)	(16)	-	16
Ordinary Maintenance & Operations	6,283,603	6,041,780	(241,823)	2,244,026	1,697,425	(546,601)	1,746	14,000	12,254
Protective Services	314,915	158,490	(156,425)	37,138	2,070	(35,068)	-	250	250
General Expense	2,287,949	2,612,250	324,301	771,171	706,700	(64,471)	319,305	399,200	79,895
Housing Assistance Payments	26,666,134	27,383,620	717,486	-	-	-	26,466,584	27,383,620	917,036
Debt Service	263,449	257,120	(6,329)	-	-	-	-	-	-
CY Reserves	-	3,425,794	3,425,794	-	610,784	610,784	-	1,082,218	1,082,218
<b>Total Operating Expense</b>	<b>47,512,071</b>	<b>50,419,731</b>	<b>2,907,660</b>	<b>6,441,655</b>	<b>5,929,022</b>	<b>(512,633)</b>	<b>28,427,192</b>	<b>30,813,492</b>	<b>2,386,300</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>490,540</b>	<b>0</b>	<b>490,539</b>	<b>(1,023,054)</b>	<b>0</b>	<b>(1,023,054)</b>	<b>748,121</b>	<b>-</b>	<b>748,121</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><u>Operating Revenue</u></b>											
Dwelling Rent	-	-	-	2,074,026	1,939,600	134,426	7%	2,647,126	2,396,300	250,826	10%
Rental Assistance	-	-	-	3,735,161	3,793,800	(58,639)	-2%	169,301	-	169,301	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	190,000	(190,000)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	16,104	-	16,104	NB	36,361	-	36,361	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	4,411,516	3,941,700	469,816	12%
Investment Income	2,897	10,000	(7,103)	314	580	(266)	-46%	1,183	3,950	(2,767)	-70%
CY Transfers	-	-	-	-	-	-	NB	-	432,807	(432,807)	-100%
Other Income	-	734,000	(734,000)	142,467	75,150	67,317	90%	172,242	159,330	12,912	8%
<b>Total Operating Revenue</b>	<b>2,897</b>	<b>934,000</b>	<b>(931,103)</b>	<b>5,968,071</b>	<b>5,809,130</b>	<b>158,941</b>	<b>3%</b>	<b>7,437,729</b>	<b>6,934,087</b>	<b>503,642</b>	<b>7%</b>
<b><u>Operating Expenses</u></b>											
Administration	1,063,673	886,850	(176,823)	1,149,972	1,044,191	(105,781)	-10%	2,406,895	1,968,289	(438,606)	-22%
Tenant Services	263	-	(263)	190,041	216,320	26,279	12%	217,126	130,260	(86,866)	-67%
Utilities	-	-	-	500,239	397,950	(102,289)	-26%	1,138,936	1,050,570	(88,366)	-8%
Ordinary Maintenance & Operations	-	650	650	1,479,372	1,982,640	503,268	25%	2,558,459	2,347,065	(211,394)	-9%
Protective Services	-	-	-	9,528	17,220	7,692	45%	268,249	138,950	(129,299)	-93%
General Expense	50,213	46,500	(3,713)	397,659	716,800	319,141	45%	749,601	743,050	(6,551)	-1%
Housing Assistance Payments	-	-	-	-	-	-	NB	199,550	-	(199,550)	NB
Debt Service	-	-	-	263,113	257,120	(5,993)	-2%	336	-	(336)	NB
CY Reserves	-	-	-	-	1,176,889	1,176,889	100%	-	555,903	555,903	100%
<b>Total Operating Expense</b>	<b>1,114,150</b>	<b>934,000</b>	<b>(180,150)</b>	<b>3,989,924</b>	<b>5,809,130</b>	<b>1,819,206</b>	<b>31%</b>	<b>7,539,151</b>	<b>6,934,087</b>	<b>(605,064)</b>	<b>-9%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(1,111,253)</b>	<b>-</b>	<b>(1,111,253)</b>	<b>1,978,148</b>	<b>-</b>	<b>1,978,148</b>		<b>(101,421)</b>	<b>-</b>	<b>(101,421)</b>	

## V. DEVELOPMENT



---

## **I. DEVELOPMENT**

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

ARHA staff continues to work with Enterprise to provide clarification on a number of documents submitted to support 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. Staff has continued accumulating documents in preparation of the 8609-application submission to Virginia Housing.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow. In November, HUD released the ACC operating subsidy for the six public housing units on this site retroactive to the placed in service date.

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

Renovation of the 43 units at Park Place and Saxony Square has been completed. ARHA staff used funds from the Virginia Housing Capital Grant as well as HUD Capital Funds to complete renovation of these units. The HUD field office has completed their review and have approved project-based vouchers for these previously approved Section 18 operating subsidy repositioning. These 43 condominium units were the first in the nation to be approved using the scattered site justification. In addition, these units were also the first Section 18 repositioning units to be reviewed and approved by the HUD field office.

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

On December 22, the Development Team met with City staff for review of the proposed conditions based on the submitted plans. Generally, the city comments were positive in that there were no big changes to the height, massing, number of units, parking, and green space. Over time, the issues of the design of the North Building as a gateway focal point, the size and programming of the North parcel park, the use of fiber cement panels on the first four floors of both buildings and the programming of the South Building playground as a private amenity for residents were approved as negotiated.

The entitlement process, although the city included a 3<sup>rd</sup> concept review and a 2<sup>nd</sup> preliminary design submission, was not delayed. We were able to keep track of the schedule by accelerating some development team responses and accommodating some city requests. In large part, the open communication and numerous ARHA contacts with city staff facilitated an opportunity for dialog and negotiations that were beneficial for the project and respectful of the city's goals. A number of key takeaways from this entitlement process were: a) the active and vocal engagement of Madden residents in each step of the way; 2) a clear articulation of the programming for both parcels coupled with a very strong design for both buildings; and 3) the success in obtaining an early vote from the BAR in support of the demolition of these buildings in an otherwise historic district. In addition, the development team was very well prepared for some of the key City issues including sustainability and green building issues,



---

embracing of the Section 106 process by including excellent consultants, and being able to articulate consistency with the Braddock Plan while advocating for zoning relief and waivers due to the increased number of affordable units on these parcels.

The City Staff Report will be released to the Planning Commission on or about January 27 in preparation of the Planning Commission meeting to be held on February 7. That public hearing will be followed by the City Council hearing and vote scheduled for Saturday, February 25 at 9:30am.

The Section 106 process held its third consulting party meeting on January 9. At this meeting, the development team presented proposed mitigation strategies, including an archeological day for Madden residents and youth to understand the purpose of historic excavations; the expansion of walking tours to include public housing sites; and the proposal by the developers to make a contribution into an ARHA sponsored scholarship fund for ARHA residents. The development team will be creating a coordinating committee for an oral history project that will document testimony of long-time residents of Alexandria, primarily from the African American community. Commissioner Jefferson has assisted the team identify faculty from George Mason University who can assist us with this oral history project. The goal of the coordinating committee is to review the oral history scope of work, review the results of those interviews, and ensure that the oral history results in a documentation of the significance of the Madden property in fostering the development of the City's African American community.

Given the changes in interest rates over the past year, the development team has identified a funding gap for the North building that needs to be addressed. We have approached the city for a loan of \$1M to assist offset this gap. In addition, we have requested a fee waiver and exemption from some construction-related fees that the affordable building would otherwise pay to the city. Moreover, ARHA has submitted an application for an exemption from real estate taxes and assessments for the entire North building. We have argued that as a housing authority we are entitled by law to such an exemption. The city has expressed concerns and somewhat of an opposition to our request primarily because of the public private partnership of the development team for Madden. In the past, although the City has approved such tax exemption for ARHA, Ramsey being the latest such exemption, given that we have private partners in the deal, the city has resisted in granting such exemption. The state law is clear that any property directly or indirectly controlled by a political subdivision of the state (i.e., a housing authority), an exemption can be issued. These three issues (\$1M loan, fee waivers, and tax abatement) continue to be under review by the City.

Finally, the tax credit application is due to Virginia Housing on March 16. It is essential that we receive City Council approval by the submission date in order to claim site control in the jurisdiction. HOU, the relocation consultants, will be coordinating all relocation efforts through Janell Diaz and with ARHA's leasing department. Kick-off meeting with residents will commence before the end of Q2 of this year. If awarded the tax credits in July, we anticipate closing on this project before the end of Q4 2023.

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

Consistent with the negotiated term sheet, ARHA staff continues to negotiate a Master Development Agreement. Staff's goal is to submit a final MDA for the development committee to review in January for consideration by the Board thereafter. Currently, legal counsel for both teams are reviewing the latest



---

draft. No issue has deviated from the agreements reached on the term sheet. We are essentially reviewing the nuances of such agreements.

ARHA staff sponsored an informal charrette with various city agencies to review the current designs and the housing program that the team will be submitting in its Concept Plan. The goal for submission of the Concept Plan is January 2023. The meeting was well attended by city staff. Numerous Ladrey residents participated as the charrette was held in the Ladrey community room. As a follow up to the meeting, Tom Caulfield, the City Architect, submitted to ARHA staff some takeoffs that he and other had done for an adaptive reuse of the current building structure. After a review of their designs, ARHA staff shared with the city's team the results of the studies prepared by Torti Gallas and HCM that the Board of Commissioners considered prior to the publication of the Ladrey RFP. In the zoom call, ARHA staff shared with the city the results of the many renovation options considered by the two firms. We will continue to engage city staff up to and including the date when we submit the Concept Plan. Then at that time, City staff will have a canvas proposed by ARHA and our partners to consider.

Resident participation continues to be a key component of this development deal. ARHA staff have conducted numerous outreach efforts for the residents of Ladrey, sponsored end of summer, Thanksgiving, and holiday activities, and have circulated notices translated into no less than three of the seven languages spoken in the building. The Winn/IBF team have also opened an office in the Ladrey building. To date, the Winn/IBF representatives have spoken with no less than 120 of the 170 residents of the building. The goal is to have engaged at least once each household to ensure that when information, especially relocation information is circulated, that they will have a focal point with whom to reach out to for information. The next stage of engagement is to launch a resident website with simultaneous translation into the various languages spoken in the building.

Once the MDA has been signed and the Concept One submitted, the entitlement process will have commenced. The goal is to obtain a Council vote on or before February 2024 so that the project can be eligible for the tax credit application of March 2024. At this time the project anticipates submitting for 4% and 9% tax credits.

## **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 Q2 2023.

### Re-Syndication: Chatham/BWR

An assessment of the condition of the units, the building envelope and common areas has been completed and is being evaluated for initial financial projections. The next step will then be to evaluate the finances for the RAD conversion of the units, consideration of a RAD blend, and sizing of a 4% low-income housing tax credit application... The staff anticipates a financial closing on this project in Q3 2023.





---

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

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

ARHA continues to draw down on the \$1.9M Capital Grant awarded by Virginia Housing

## **G. OTHER PROJECTS**

### Bonds

Development staff continues to obtain information for submission to Standard & Poor's for an agency rating review. The Rating is required for ARHA to issue general revenue bonds for future development projects.

### Strategic Planning

As a condition for receipt of the \$1.9M capital grant from VH, ARHA is required to submit an updated agency strategic plan. Consultant has been hired to review the current ARHA strategic plan and to incorporate the most recent agency wide Three Pillars Repositioning approach. In addition, the strategic plan will incorporate the development principles that we are utilizing as a guide for all our development projects. Moreover, a current strategic plan will aid our efforts with Standard and Poors.

## **H. TAX CREDIT PORTFOLIO**

December 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. We have received additional HUD Financing Plan and operating proforma comments and are addressing and preparing the response for submission. HUD is also requiring the physical needs assessment for each property to be updated. The operating proformas are also being updated with newly published HUD rents for 2022. 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. Boston Financial has completed their annual site visit and property operations review with no findings to 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)	November New Enrollment	December New Enrollment
Hopkins-Tancil	44	0	3
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	70	1	0
Scattered Sites	36	1	1
City-wide	8	1	1
<b>TOTAL</b>	<b>407</b>	<b>3</b>	<b>5</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.
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.

- **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.

**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 from March - October).
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.

**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.

**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 efforts. The Household Contacts table below identifies the number of households staff contacted for November and December, broken down by property.

<b>Household Contacts By Property</b>	<b>Numbers Reached November 1 - November 30</b>	<b>Numbers Reached December 1 – December 31</b>
Hopkins-Tancil	95	89
Chatham Square	44	39
Samuel Madden	61	62
Andrew Adkins	44	46
James Bland /OTC	70	67
Princess Square	33	37
Ladrey Highrise	168	165
West Glebe/Old Dominion	39	36
Pendleton Park/Park Place	31	29
Scattered Sites	40	37
HCVP/City-wide	57	49
<b>Total</b>	<b>682</b>	<b>656</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 November and December, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, assisted with Thanksgiving Basket Distributions, special holiday events for residents, and Santa’s Winter Wonderland. 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>
38	November	0	68	\$1,833.28
38	December	0	54	\$1,455.84
52	Santa’s Winter Wonderland	0	312	\$8,411.52



#### D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	55	75
Number of Households with Positive Escrow Accounts	N/A	51
Number of Households to Successfully Graduate – YTD	N/A	3

#### E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	November 2022	December 2022	YTD
Healthcare & Medical	46	12	368
Financial Assistance/Literacy Education	39	36	457
Daily Living Skills/Entitlements	3	2	37
Transportation	260	190	1,381
Enrollments/Registrations/Assessments	10	14	104
Adult Basic Education/Literacy/GED	0	0	13
Job Training Skills/Programs/Certifications	2	1	45
Childcare Services	3	1	56
Other	8	9	74
<b>TOTAL</b>	<b>371</b>	<b>265</b>	<b>2,535</b>

#### F. PARTNERSHIPS

Provider / Partner	Event/Activity – November 2022	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	4
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	223



Capital Area Food Bank	Mobile Market	75
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	9
Neighborhood Health	Flu/Covid-19 Vaccination Clinic	21
Griffin Vision/Manumission	Wakanda Forever Movie Premiere	30
Alfred Street Baptist Church	Thanksgiving Baskets for Families	247
ALIVE	Thanksgiving Baskets for Families	25
B3 Solutions	Thanksgiving Baskets for Families	50
First Assembly of God	Thanksgiving Baskets for Families	50
Hilco Global	Thanksgiving Baskets for Families	500
Alexandria Police Department	Thanksgiving Baskets for Families	10
Victory Temple of God	Thanksgiving Baskets for Families	75
First Agape/Alpha Phi Alpha	Thanksgiving Baskets for Families	25
St. Joseph's Catholic Church	Thanksgiving Baskets for Families	10
Russell Temple CME Church	Thanksgiving Baskets for Families	10
Shiloh Baptist Church	Thanksgiving Baskets for Families	10
Alexandria Police Department	Thanksgiving Baskets for Families	10
Old Town Community Church/Washington Street United Methodist Church	Thanksgiving Baskets for Families	25
Department of Recreation	Friendsgiving Dinner/Basket Distribution	10
<b>Total</b>	<b>21</b>	<b>1,459</b>

<b>Provider / Partner</b>	<b>Event/Activity – December 2022</b>	<b># Participants/ Families Served</b>
Division of Aging & Adult Services (DAAS)	Meal on Wheels	4
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	230
ALIVE	End of Month Food @ Ladrey	127
Capital Area Food Bank	Mobile Market	85
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	14



LINK Club	Holiday Event	75
Christ Church	Gift Bags/Cards for Seniors	25
12 Days of Christmas	Holiday Sponsorship of Families	21
Debra Denise Smith Foundation	Breakfast with Santa & Toy Giveaway	35
Alfred Street Baptist Church	Gift cards for Seniors & Families	250
Firefighters & Friends	Toys, Coats, and Gift Card Giveaway	200
<b>Total</b>	<b>12</b>	<b>1,116</b>

**G. FUNDING / FINANCIAL SUPPORT**

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$5,000	\$ 4,500.00	\$ 26,100.00	\$102,704.89

**H. PROGRAM SUMMARY**

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.

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 November election.

Two local businesses, Griffin Vision, and Manumission Tour Company sponsored a premiere event for the movie, Wakanda Forever. The minority businesses owned by Elijah Griffin, Jr. and Councilman John Chapman wanted to promote Black Excellence and sponsored 30 ARHA students to attend the event and see the movie for free.

RACS Staff and volunteers participated in the ARHA Building Renaming Ceremony for our former Board Chair and Alexandria Living Legend, A. Melvin Miller. The event, which was attended by his family, Alexandria leaders, and several members of the community, highlighted Mr. Miller’s many accomplishments as an advocate and champion of affordable housing. In addition, ARHA unveiled a sculpture of Mr. Miller, which will be permanently displayed in the lobby, along with new lettering on the





---

outside of the headquarters building.

ARHA traditionally partners with several organizations to secure Thanksgiving Baskets or gift cards for ARHA families and seniors. This year, thanks to a relationship with a new partner, Hilco-Global, ARHA was able to provide an additional 500 baskets with turkeys and side items. Altogether, we distributed a total of 1,047 baskets or gift cards to families, which served approximately 2,229 individuals. Priority was placed on seniors and families who expressed financial difficulty, along with other referrals from ARHA staff.

December was highlighted with various holiday celebrations for our youth, seniors, and families. In addition to their normal Holiday Celebration, the Senior Center at Charles Houston took a trip to the Festival of Lights in Maryland. The Seniors at Ladrey had a special Bingo session, along with Secret Santa Gifts that were donated by Christ Church.

Other organizations that provided food, toys, or holiday experiences throughout the month included:

- the 12 Days of Christmas Group – Gift cards for 6 families and toys for 21 children
- LINK Club Volunteers – Holiday celebration and gifts for 75 youth
- the Debra Denise Smith Foundation – Breakfast with Santa and Toy Giveaway for 35 youth and
- Firefighters and Friends – Toys, Coats, and Gift Card giveaway for 200 children.

In the interest of safety, ARHA decided to host our 13<sup>th</sup> annual Santa's Winter Wonderland, as a drive-thru/pick-up event. Similar to last year, the event was held over a three-day period from Friday, December 16<sup>th</sup> – Sunday, December 18<sup>th</sup>. Families were able to pre-register and receive a designated pick-up time to receive their gifts. Staff and volunteers sorted toys, and then packed and labeled gift bags for each family. The gift bags contained two age-appropriate toys for each child, along with books, board games, and stocking stuffers. Santa was stationed outside to greet children and also pose for photos. The Alexandria Police Department assisted with traffic and delivered gifts to families who could not pick them up on their own. As in previous years, many individuals, and organizations, such as Democracy Federal Credit Union, TJ Maxx, and Anthem Health Keepers Plus provided additional toy donations to help ensure there were enough gifts. Overall, we were able to serve 397 families and 989 children with gifts.

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

- Ross/FSS Information Session – 401 Wythe Street – January 31 – 6:00 pm

**J. PHOTOS**



**ARHA STUDENTS ATTENDING PREMIERE EVENT FOR WAKANDA FOREVER**



**THANKSGIVING BASKET DISTRIBUTIONS FROM FIRST AGAPE, FIRST ASSEMBLY , & HILCO-GLOBAL**



**BUILDING RENAMING CEREMONY**



**DEBRA DENISE SMITH FOUNDATION – BREAKFAST WITH SANTA**



**SANTA'S WINTER WONDERLAND- SORTING, STAGING, VOLUNTEERS, & DONATIONS**



**SANTA'S WINTER WONDERLAND- OUTDOOR PICKUP AND PHOTOS WITH SANTA**

## VII. CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

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

*Keith Pettigrew, Chief Executive Officer*

**DATE:** January 23, 2023  
**TO:** Chairman Peter Kleeblatt and the ARHA Board of Commissioners  
**FROM:** Keith Pettigrew, Secretary/Treasurer  
**SUBJECT:** **VOTE TO APPROVE RESOLUTION NO. 717-2023, AUTHORIZING STAFF TO WRITE-OFF VACATED TENANT ACCOUNTS.**

**Issue**

ARHA needs to write-off outstanding vacated tenants' accounts that are not likely going to be collected during FY 2022.

**DISCUSSION:**

ARHA is required by the U.S. Department of Housing and Urban Development to write-off uncollectible accounts receivables that have never been collected from vacated tenants. Staff has completed reconciling the uncollected accounts and has verified that vacated accounts for current year. Staff has determined that these balances will most likely not be collected and that the uncollected balances should be removed from ARHA's Tenants Accounts Receivable. Although these accounts will be written off, ARHA will continue to pursue the collection of these amounts through various methods such as entering the uncollected amounts into HUD's Enterprise Income Verification System, using a collection agency, and denying access to new rental assistance when families apply to other ARHA properties or Programs.

**RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution No. 717-2023, Authorizing Staff to Write-Off Vacated Tenant Accounts Receivable and to continue collection efforts for these accounts.

**FISCAL IMPACT:**

Approximately \$77,407.83 reduced from Tenant Accounts Receivable.





**THE ARHA BOARD OF COMMISSIONERS  
 AUTHORIZES THE WRITE-OFF TO COLLECTION LOSS OF CERTAIN VACATED TENANTS  
 ACCOUNTS FOR FISCAL YEAR 2022  
 RESOLUTION No. 717-2023**

**WHEREAS** the Alexandria Redevelopment and Housing Authority is carrying on its records certain vacated tenants' accounts which we consider uncollectible; and

**WHEREAS** that in each case the Authority has exhausted all reasonable efforts to collect these amounts; and

**WHEREAS**, in each case neither address nor the employment of the former tenant is known to us.

**NOW, THEREFORE**, be it resolved by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the following vacated tenant's accounts totaling \$77,407.83 be written off as uncollectible.

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

Adopted this January 23, 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

By:   
 Peter Kleeblatt, Chairman

By:   
 Keith Pettigrew, Chief Executive Officer

Property Name	Eviction	Terminated	Volunteer Move out	Balance to Collection Lost
Andrew Adkins	3			\$22,506.00
Ladrey		3	1	\$1,799.00
Hopkins Tancil	1			\$2,446.00
Princess Square	3			\$31,492.00
Quaker Hill		1		\$2,285.00
Chatham Square	1	1		\$2,722.70
James Bland I	1			\$8,928.30
James Bland IV		1		\$5,228.83
<b>TOTAL</b>	<b>9</b>	<b>6</b>	<b>1</b>	<b>\$77,407.83</b>

## VIII. ACTION DOCKET



---

## IX. OTHER BUSINESS



---

## X. NEWS ARTICLES / ANNOUNCEMENTS



NEWS

## Alexandria enters tricky waters with affordable housing financing deal

Vernon Miles December 19, 2022 at 11:00am



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

There's nothing unusual in Alexandria financing an affordable housing project, but one specific request from the [Alexandria Redevelopment and Housing Authority](#) (ARHA) could set a notable precedent.

The [Samuel Madden redevelopment](#) would replace the 66 affordable housing units with a new [mixed-use development](#) featuring around 530 units. Two-thirds of those units would be available at various levels of affordability, while the other third would be available at "market rate" — rents without any affordability baked in.

In a report to the City Council from the ARHA redevelopment committee, Mayor Justin Wilson said plans for the Samuel Madden redevelopment project include a request for a tax exemption on the property. While ARHA properties are generally tax-exempt, this project is in partnership with private developers Mill Creek Residential and The Communities Group.

"ARHA properties owned by ARHA are tax exempt, those are off the tax rolls, but when they do a redevelopment that involves a private entity, those projects would go on the tax rolls," Wilson said. "All the affordable housing projects that exist in the city that are owned by nonprofits do pay taxes. In this case, ARHA is partnering with a private entity, so the ownership structure is a little bit complicated."

Wilson said that while the city is supportive of the redevelopment project and could contribute additional funding, a tax exemption might open the door for other private affordable housing developers to ask to have their projects taken off the tax rolls.

"Depending on how we sort through that, may or may not be creating a precedent that will have other affordable housing developers and nonprofits come forward and request similar disposition," Wilson said. "So we need to be thoughtful and careful in how we approach that decision."

The tax exemption is just one of the financial questions around the redevelopment.

Wilson said the question facing the City Council is whether to loan the money or offer it as a grant. Traditionally, Alexandria loans funding to ARHA, which eventually pays it back to the city with a revolving fund that then goes to fund future affordable housing loans.

"As with any project right now, ARHA is seeing increases in costs," Wilson said. "The request that we have received and that staff is working on relates to relief for a couple different aspects — some of it is development fees, some of it is questions around whether we are extending a loan or extending grants to support it. ARHA had initially not intended to request city financing, I think they have had to change that approach and they are requesting financial assistance to keep the project viable."

NEWS

## ARHA renames headquarters to celebrate local civil rights champion

Vernon Miles November 21, 2022 at 9:50am



A. Melvin Miller building (image courtesy ARHA)

Last week, the Alexandria Redevelopment and Housing Authority (ARHA) gave its headquarters an official name — one honoring a local civil rights activist and affordable housing advocate.

The newly christened A Melvin Miller Building honors [A. Melvin Miller](#). After serving two years in the army, Miller move to Alexandria in 1958. Miller launched a criminal law practice but worked pro bono on school desegregation issues. Miller served as spokesperson for [The Secret Seven](#), a group of Black civil rights pioneers in Alexandria. Miller was chair of ARHA from 1970 to 1977 and from 2001 to 2012.

One of Miller's greatest contributions to affordable housing, a release from ARHA said, was the negotiation of Resolution S30, which states that no public housing in Alexandria would be demolished unless there's a one-for-one unit replacement.

"Resolution S30 is one of Melvin Miller's crowning achievements," ARHA Board Commissioner Merrick Malone said in the release. "It is the guiding principle that ARHA continues to follow and exceed when redeveloping the agency's properties. His legacy informs the work of ARHA every single day, and so I'm extremely proud that his name now graces our headquarters."

Over 35 years of public service, Miller worked in the U.S. Department of Housing and Urban Development (HUD) and served as Assistant Deputy Secretary at HUD from 1997 until retiring in 2014.

"My family is extremely grateful that my father's legacy will live on in this way," Marc Miller, one of Melvin Miller's two surviving children, said in the release. "If he and our mother Eula were here, I'm sure they'd echo that gratitude. This building naming not only honors our father's life's work but ensures that the principles for which he fought — including affordable housing for all residents — live on."

The building includes a bust created by [Tatyana Shramko](#), a sculpture artist with a studio at the Torpedo Factory Art Center.

"I can think of no more appropriate name to grace this building than that of A. Melvin Miller," said ARHA Chief Executive Officer Keith Pettigrew in the release. "Mr. Miller dedicated his life to helping those who struggle financially, and his efforts included working tirelessly to improve housing opportunities in the city he loved. His legacy is far-reaching and long-lasting. Now, with his name on our headquarters, we know that future generations of Alexandrians will learn of his work and his impact."

## ARHA Names Headquarters for A. Melvin Miller, Community Civil Rights Activist

Guest Contributor · November 21, 2022

2 minutes read



Support Good News Journalism, [Subscribe >>](#)



A bust of A. Melvin Miller at ARHA Headquarters on Wythe St, where the building was named in his honor Nov. 17. (Photo: John Porter)

By John Porter

ALEXANDRIA, VA – Civil rights activist and affordable housing advocate, A. Melvin Miller was honored on Thursday, November 17, 2022, as the *Alexandria Redevelopment and Housing Authority* (ARHA) named its headquarters on Wythe Street in his memory. Miller, who died in 2015 at the age of 83, served as ARHA board chair from 1970-77 and 2001-2012.

One of his hallmark accomplishments was an agreement between ARHA and the city that no public housing in Alexandria would be demolished unless there was a provision for a one-to-one replacement, an agreement which still guides housing in the community.

Keith Pettigrew, ARHA Chief Executive Officer, said, "I can think of no more appropriate name to grace this building than that of A. Melvin Miller." He added, "Mr. Miller dedicated his life to helping those who struggle financially, and his efforts included working tirelessly to improve housing opportunities in the city he loved."

The ceremony included two unveilings—new lettering on the building with Miller's name, and a bust of Miller that will be on display permanently in the building's lobby.



*New lettering on the front of the ARHA building (Photo courtesy ARHA)*

"Melvin Miller understood that prosperity for our city can only come if we ensure basic human rights of all residents—including affordable housing," said Alexandria Mayor Justin Wilson. "Naming ARHA headquarter for him will help remind current and future Alexandrians of that legacy."

Merrick Malone, ARHA Board Commissioner, commented that Miller's "legacy informs the work of ARHA every single day, and so I'm extremely proud that his name now graces our headquarters."

In addition to Miller's service to ARHA, he had a 35-year career at the U. S. Department of Housing and Urban Development, where he served as Deputy Undersecretary during the Carter Administration, and Assistant Deputy Secretary from 1997 until his retirement in 2014. He also served eight years on the State Council of Higher Education in Virginia and on the Alexandria School Board from 1986 to 1993, including two years as chair.

One of Melvin's two surviving children, Marc Miller, spoke on behalf of the family, sharing that they are extremely grateful that their father's legacy will continue.



*A. Melvin Miller during a parade on June 4, 2015 (Photo: Wayne Huleshay/The Zebra Press)*

"This building naming not only honors our father's life's work but ensures that the principles for which he fought—including affordable housing for all residents—live on," he said.

A small group of like-minded community members—Willie Bailey, Lynnwood Campbell, John Taylor Chapman, Kerry Donley, Florence King, George Lambert, and myself—initiated efforts prior to the pandemic to name the building after Miller. While two members of the committee have passed on, those remaining are extremely pleased that the effort they began has resulted in this well-deserved recognition.



## Headquarters named in honor of advocate

November 23, 2022

207



By Olivia Anderson | [oanderson@alextimes.com](mailto:oanderson@alextimes.com)

In a ceremony that took place this morning, the Alexandria Redevelopment and Housing Authority's headquarters building was named in honor of Melvin Miller, a longtime housing advocate.

Miller served as a two-time chair of ARHA's board of commissioners from 1970 to 1977 and 2001 to 2012, a lawyer for the U.S. Department of Housing and Urban Development and a champion of affordable housing in the city.

Miller also served on the Alexandria Board of Education from 1986 to 1993. He passed away in 2015 at age 83.

The event included the unveiling of a sculpture of Miller which will be permanently displayed in the building's lobby. ARHA headquarters is located at 401 Wythe St.

**ARHA Honors Melvin Miller in Alexandria**  
Building renamed for renowned housing advocate.



The family of the late A. Melvin Miller - son Marc Miller, great grandson Jeremiah Miller, grandson Max Miller, and daughter Ericka Miller - stand by the bust of the former ARHA board chair following the Nov. 17 renaming of the ARHA headquarters building in Miller's honor.

By Jeanne Theismann

Wednesday, November 23, 2022

A. Melvin Miller, a Civil Rights activist and affordable housing advocate, was honored Nov. 17 as the Alexandria Redevelopment Housing Authority renamed its Wythe Street headquarters building in his honor. The ceremony also unveiled a bust of the late community leader.

"This is truly a wonderful day for my family," said Miller's daughter Ericka Miller. "We are so honored to see my dad remembered in this way."

Miller served as ARHA board chair from 1970-1977 and again from 2001-2012. He died in 2015 at the age of 83. He had a 35-year career at the U. S. Department of Housing and Urban Development, where he served as Deputy Undersecretary during the Carter Administration and Assistant Deputy Secretary from 1997 until his retirement in 2014.

"Is there such a thing as a diminutive giant?" said former DC Deputy Mayor Merrick Malone, who is a member of the ARHA board of commissioners. "That's who Mel was. He touched so many lives and was a fierce advocate for the underserved. Our city is a much better place because of Melvin Miller."

Following two years of service in the army, Miller moved to Alexandria in 1958 to launch a criminal law practice. He worked pro bono on school desegregation issues and became an advocate for the underserved, notably regarding affordable housing.

"Melvin's work with ARHA was both noteworthy and instrumental in changing the dynamic for families needing support in the housing arena," said John Porter, a member of the committee that spearheaded the renaming of the ARHA building in

Miller's honor. "He was always looking out for those in need of support and doing what he could to help make things right for others in our community."

One of Miller's hallmark accomplishments was the negotiation of Resolution 830, an agreement between ARHA and the city that no public housing in Alexandria would be demolished unless there was a provision for one-to-one replacement.

"My father dedicated his entire life to helping improve the lives of others and his passion was making housing accessible, affordable and available," Ericka Miller said. "He knew that was the way to help people move out of poverty and into situations where they could improve their lives."

In addition to new lettering on the building with Miller's name, a bust of Miller by Torpedo Factory artist Tatyana Shramko was unveiled in the building's lobby.

"My dad would be truly humbled by this," said Marc Miller. "ARHA's mission was the mission of my dad – helping people and giving them a hand up. I hope that everyone who works here or comes to this building will remember not only the work that my dad did but will also be inspired to pay it forward."



The family of A. Melvin Miller gathers for a photo following the Nov. 17 ceremony to rename the ARHA headquarters building on Wythe Street for the family patriarch.



---

## XI. HUMAN RESOURCES



---

## HUMAN RESOURCES

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

#### A. COVID-19 Update

- We have had several staff out with COVID since the last reporting period and continue to follow the Alexandria Health Department's protocols.
- ARHA is continuing to practice the policy that everyone is to wear a mask in public areas and when meeting with others.
- Staff will continue to receive any PPE and home testing kits they request.
- Visitors are still asked to wear masks when entering the building and provided one if they need it.
- Our cleaning company continues to clean all areas with an industrial anti-bacterial to assist in keeping the office COVID free.