



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

June 21, 2022

Monthly Board Report



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

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

AGENDA

- 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, APRIL 25, 2022.**
- 4. RECEIPT OF EXECUTIVE SUMMARY AS OF TUESDAY, JUNE 21, 2022.**
- 5. CONSENT DOCKET**
 - 5.1 Vote for Approval of Resolution No. 712-2022 Alexandria Redevelopment and Housing Authority Proposed Operating Budget for Fiscal Year 2022.
 - 5.2 Vote for Approval of Resolution No. 713-2022 Alexandria Redevelopment and Housing Authority Selection of Development Partner for the Redevelopment of the Ladrey Public Housing community
- 6. ACTION DOCKET**
- 7. NEW BUSINESS**
- 8. ANNOUNCEMENTS**
- 9. ADJOURNMENT**
- 10. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.**



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MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

REGULARLY SCHEDULED BOARD MEETING

401 WYTHE STREET, ALEXANDRIA, VA 22314

(Virtual Meeting)

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

THOSE PRESENT: **Willie Bailey**, Commissioner
 Christopher Ballard, Commissioner (Late)
 Daniel Bauman, Commissioner
 Tracy Jefferson, Commissioner
 Kevin Harris, Commissioner
 Merrick Malone, Commissioner
 Salena Zellers, Commissioner

THOSE ABSENT: **Peter Kleeblatt**, Chairman
 Anitra Androh, Vice Chairwoman
 Steven Hines

RECORDER: **Casandra Martinez**

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

Commissioner Zellers disclosed the following announcement:

Due to the COVID-19 Pandemic emergency, the April 25, 2022, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, to undertake essential business. All the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the Board Room at 401 Wythe Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through the Zoom information which can be found on the ARHA website or on the city website. Public comments will be received at the meeting individuals interested in speaking during the public discussion period should contact Ms. Martinez comments may be sent in advance that are made during the meeting. Individuals requiring translation services or special accommodations also can contact Ms. Martinez as well. Okay. So, with that, we are officially open during our public meeting.



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

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

Mr. Pettigrew: Before we start the agenda, I would like to announce that the May meeting will be in person in compliance with state and city mandates

Commissioner Zellers: Okay let's get started.

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

There are no issues at Ladrey. Mr. Hines, as well as the residents, are excited about the Ladrey RFP process.

Commissioner Zellers: Great! Thank you so much! Kevin, you want to tell us what is going on with the Resident Association.

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

Commissioner Harris reported that everything is going well. We are in the process of planning a Juneteenth celebration. Also, we are connecting with residents to discuss training for future job opportunities.

Commissioner Zellers: Do we have any public discussion on public agenda and non-agenda items?

Mr. Pettigrew: No discussion, Commissioner.

Commissioner Zellers: Okay let us move on for the adoption of the minutes from our last month board meeting.

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

- No Items Submitted.

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

Commissioner Zellers presented the minutes for Monday, March 28, 2022. Commissioner Jefferson moved to accept the minutes; the motion was seconded by Commissioner Bailey. The motion was approved with (5) Yeas, and (0) Nays, (1) Abstained.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, APRIL 25, 2022:

Mr. Pettigrew presented the Executive Summary as follows:



COVID updates:

The city is beginning to see an increase in positive test results. We are exploring fulltime staff return mid-May. We will evaluate based on the continued increase in positive cases, etc.

Lineage:

We are near the completion of the close out for Lineage.

Asset Management:

Mr. Pettigrew: Rent payments have increased as we cautiously ease out of COVID.

We are exploring repayment agreements for families who have a high balance and seeking rental assistance for people who need it. We are not looking to evict anyone; however, if residents do not honor their agreement we may see an increase in evictions, our goal is to keep everyone housed and continue to collect rent.

Park Place and Saxony Square

We have 22 units completed at Park Place. We have submitted all documents for the transition, all closing documents have been signed. Two resolutions were sent to all Commissioners to approve the establishing of waitlists for RAD or Section 8 properties.

Security at Ladrey:

The security detail continues to be effective. Townhall meetings have continued and are going well.

Maintenance & Facilities:

We continue to complete emergency and routine work orders.

Resident Services:

The staff continues to do a tremendous job with outreach in servicing our residents as we continue to push toward the end of the year.

Mr. Pettigrew: Commissioner that is the end of my report.

Commissioner Zellers: Thank you. Does anyone have any questions or comments? Okay let's move into the Consent Docket.

ITEM 5. CONSENT DOCKET:

710-2022 Establish a PBV site-based waiting list for RAD Converting Projects

711-2022 Establish a PBV site-based waiting list for Section 8 Converting Projects Park Place & Saxony Square.



Commissioner Zellers: Any discussion? Do we have a motion to approve both resolutions in the consent docket?

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

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

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

A motion was made by Commissioner Malone, seconded by Commissioner Bailey, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:20 pm. At 7:57 pm the Board reconvened in public session.

Thereupon, Commissioner Zellers asked for a motion to adjourn the meeting. Commissioner Malone moved to adjourn, seconded by Commissioner Bailey, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Commissioner Zellers adjourned the meeting at 7:58 pm.

I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing April 2022	Public Housing May 2022	MOD Rehab April 2022	MOD Rehab May 2022	Market Rate April 2022	Market Rate May 2022
Occupancy	98%	98%	98%	100%	98%	98%
Rent Collection	74%	77%	82%	82%	49%	48%

- Lease-Ups**

New Lease-Ups	April 2022	May 2022
Tenant-based (HCVP)	1	5
Number of requests for tenancy	3	26
Project-based voucher	1	1
Moderate Rehabilitation	1	2

Below are several key operational activities and notable highlights for rent collection collected as of May 14th, 2022.

RENT COLLECTION

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

PUBLIC HOUSING	No. of Units	May 2022
Samuel Madden	65	68%
Andrew Adkins	89	54%
Ladrey High-Rise	169	99%
Scattered Sites I	50	86%
Scattered Sites II	30	86%
Scattered Sites III	41	64%
Park Place	38	73%
Saxony	5	100%
Chatham Square	52	98%



Whiting	24	41%
Reynolds	18	92%
Braddock	6	100%
Old Dominion	36	100%
West Glebe	48	100%
James Bland I	18	50%
James Bland II	18	44%
James Bland IV	44	58%
MARKET RATE		
Quaker Hill	60	56%
Princess Square	68	27%
Miller Homes	16	57%
Pendleton Park	24	51%
James Bland V	54	44%
MOD REHAB		
Hopkins-Tancil	108	82%

CERTIFICATIONS ACTIVITY

PUBLIC HOUSING	April 16th to April 30th	May 1st to May 14^h	May 15th to May 31st	June 1st to June 15th
#Interims completed due to income changes	25	81	37	105
#Interims that caused rent to go to \$0 due to income changes	0	0	0	0
Annual Reexamination	52	134	75	205
Annual Re-opened to adjust new rent to \$0	0	0	0	0
HOUSING CHOICE VOUCHER /MODREHAB/ PROJECT BASED				
#Interims completed due to income changes	47	175	107	143
#Interims that caused rent to go to \$0 due to rent changes	0	0	0	0
Annual Reexamination	54	185	87	312
Annual Re-Opened to adjust new rent to \$0	0	0	0	0



CENTRAL FACILITIES

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

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	7	11	123	1	11	153	46	43
Andrew Adkins	1	28	42	1	7	79	13	46
BWR (Braddock, Whiting & Reynolds)	7	6	91	0	1	105	20	39
Chatham Square	1	6	75	0	0	82	34	47
Hopkins-Tancil	6	20	63	1	3	93	17	59
James Bland I, II, IV	1	3	64	0	2	70	25	30
James Bland V	1	5	25	0	0	31	6	22
Ladrey Highrise	17	14	75	0	3	109	21	44
Miller Homes	0	2	7	0	1	10	3	7
Park Place & Saxony Sq.	1	2	17	4	1	25	4	19
Pendleton Park	1	3	15	0	2	21	3	15
Princess Square	1	16	27	1	3	48	7	34
Quaker Hill	0	8	26	0	0	34	6	23
Samuel Madden	3	14	31	0	1	49	14	26
Scattered Sites I, II, III	6	18	91	2	3	120	13	125
TOTAL	53	156	0	10	38	1029	232	579



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET – PROJECT CLOSEOUT

Cost certification and 2021 Ramsey Homes audit were submitted to Enterprise on May 13. We are waiting for acceptance of such or additional comments. The property continues to perform with 100% occupancy after reaching project stabilization. Each month since May, the property has shown positive cash flow. The project is current with all monthly and quarterly financial and rent rolls due to the investor.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

HUD has approved the subsidy transfer for the previously renovated 29 units at Park Place and the 5 units at Saxony Square. The remaining 9 un-renovated units at Park Place will be completed during the summer 2022.

C. SAMUEL MADDEN REDEVELOPMENT

Our development team submitted a Concept 2 Plan to the City on May 9th. This submission incorporates the comments that we received from various city departments to the Concept 1 Plan previously submitted. The website is: www.samuelmaddenhomes.com

Starting on May 10th, we will commence community engagement with the broader Alexandria community at a general information meeting at the Charles Houston Center. The following night we will kick off the formal historic preservation Section 106 consultation process. The team will have a hearing at the BAR on May 18.

Our development team presented the petition to demolish Madden at the May 18th meeting. After discussion the vote was deferred to the June 15th meeting. The BAR members also had extensive comments on the design submitted by the team in the Concept 2 Plan submitted to the city. The team is currently revising the concept plan and will submit new conceptual designs at the June 15th meeting that addresses BAR comments concerning the north park and courtyard designs, the architecture of the buildings, and creation of a gateway to Alexandria.

As part of community engagement, this month the Team met with the AHAC and BIAG, as well as kicked off the Section 106 process with interested parties. The Team continues to actively engage city staff on the park design, building architecture, green design features, and the Section 106 process. We continue to receive strong support from city staff to continuous changes that we have proposed. Engagement with residents of Samuel Madden have been ongoing since the start of the year.

We are currently on schedule with the proposed entitlement schedule prepared by the city's planning staff. This schedule has us meeting with the City Council for a vote in January or February of next year. This schedule allows us to submit an application for the 9% LIHTCs in March 2023.



D. LADREY HIGH RISE REDEVELOPMENT

The Evaluation Committee interviewed the three firms who submitted responses to the RFP. In addition, various committee members visited sites in the area for each firm to view how they would approach renovations and/or new construction at Ladrey. The committee is expected to meet on May 12 and thereafter provide the Evaluation Committee ranking to the CEO. The Development Team is prepared to submit the selection of the proposed bidder at the June Board meeting.

After the presentation by the three respondents, the Evaluation Panel request site tours of renovated or newly construction buildings in the general vicinity. The panel also sent follow up question regarding financial commitments for resident services and program, relocation approach and building design.

The Evaluation Plan has submitted their recommendation to the CEO for his consideration and subsequent recommendation to the Board.

E. RAD & RE-SYNDICATION

RAD: Three concept plans have been submitted to HUD: James Bland I & II, and Old Dominion.

Chatham/BWR Re-Syndication: The project architect has commenced unit assessments. The state requires 100% assessments of all units. This work has commenced and will be completed in mid-July

F. CITY FUNDING FOR DEVELOPMENT

We are awaiting news of the award of the grant application for the \$1.9M capital funds from Virginia Housing has been submitted. We expected an award announcement in July 2022.

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

G. TAX CREDIT PORTFOLIO

May month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Year-end Financial Reporting preparation continues for all tax credit properties. Fiscal Year 2022 operating budgets are underway for distribution to tax credit investors. 2022 annual investor audit of Pendleton Park is underway. All VHDA LIHTC Annual Monitoring Agreements have been completed and signed.



RESIDENT SERVICES

RACS Operational Report Updates

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

Assistance with food remains a high priority for residents and ARHA continues to partner with ALIVE, the Capital Area Food Bank, and other churches to provide food distributions or referrals for food. For the months of April and May, 522 households and 507 households were provided with food through distributions directly serving ARHA residents. Additionally, ARHA staff continue to provide financial referral assistance with rent and utilities. Staff assisted 66 residents with referrals for rent and utilities.

The State Rent Relief Program (RRP) has notified the City of Alexandria and all applicants that the program will no longer accept applications after May 15th. Staff worked with residents to make sure all documentation was provided and with RRP officials to update the status of all applications in review. The State has indicated that another version of the RRP may be developed, but no definite plans have been shared at this time.

The Community Cook Outs and Resource Fairs were held at various locations throughout the city, including Ruby Tucker, S. Whiting Street, and Charles Houston. Those locations served 491 individuals, and two additional sites have been added for the end of May. The additional locations are Brent Place, and Four Mile Run Park – which was the rescheduled event intended to serve residents of the West Glebe/Old Dominion area.

ARHA partnered with Neighborhood Health Center to offer a Covid-19 Vaccination & Booster Clinic at Ladrey Highrise. The clinic offered both Pfizer and Moderna vaccines, for individuals ages 5 and older. A total of 54 individuals took advantage of the opportunity, with most getting their second booster, which has been recommended for the immunocompromised and vulnerable populations. Another clinic was held at Ruby Tucker on May 21st, as part of the Pets & Human Wellness Event. Total vaccinations for pets were 79 and 19 people received covid-19 vaccinations or booster shots.

The month of April also saw a return of many in-person activities for our seniors. The monthly bingo program sponsored by Christ Church, was held at Ladrey for the first time since 2020. In addition, the Senior Dance for All Ages, also known as “The Senior Prom”, returned to Alexandria City High School for the first time since May 2019. ARHA had 27 seniors from Ladrey, and the Senior Center at Charles Houston participate in the dance, which celebrated with a “Sock Hop” theme.

The Youth Impact Program (YIP) and ARHA signed a partnership agreement to provide a summer learning opportunity for ARHA boys and girls, ages 10-14. The summer program kicked off at Cora Kelly Elementary School on June 13th, and offers academics, athletics, and character-building activities designed to encourage youth to be leaders in their community. Sixty students signed up to participate in the two-week program, which has been receiving lots of praises from both students and parents of youth attending the camp. Participation is free for ARHA youth, and YIP plans to offer the program again next summer.

Firefighters and Friends held a sneaker giveaway at Charles Houston on June 11th, in conjunction with a Voter Registration/Grocery Giveaway event sponsored by Shiloh Baptist Church. The sneaker giveaway provided over 200 youth with free shoes, socks, books, and the opportunity to hang out with cartoon characters, just in time for summer. Shiloh Baptist Church provided over 300 seniors and families with free groceries, along with free sandwiches and ice cream from Roaming Rooster Chicken and Goodies Ice Cream. Shiloh Baptist Church also recruited volunteers from the Alexandria Democratic Committee to conduct a voter registration drive and provide information on the upcoming election.



Youth Impact Program Partnership



ARHA Youth Impact Participants



Vaccination Clinic at Ladrey



Firefighters and Friends Sneaker Giveaway



Cartoon Character @ Sneaker Giveaway



Shiloh Baptist Grocery Giveaway



HUMAN RESOURCES

OPERATIONAL REPORT FOR: 04/16/2022 – 06/15/2022

A. COVID-19:

- We have had several staff out with COVID since the last reporting period.
- The policy that everyone is to wear a mask in public areas and when meeting with others in their office continues to be practiced at ARHA.
- Staff will continue to receive any PPE they request.



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
June 21, 2022	Board Meeting	401 Wythe Street	7:00 PM
June 27, 2022	Joint Work Session	401 Wythe Street	6:00 PM
June 28, 2022	ROSS/ FSS Open House	401 Wythe Street	2:00 PM
July 6 ,2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
July 13 ,2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
July 25, 2022	Board Meeting	401 Wythe Street	7:00 PM
August 2, 2022	National Night Out	Various Locations	5:00 PM
August 3, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
August 10, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
August 22, 2022	Board Meeting	401 Wythe Street	7:00 PM
September 26, 2022	Board Meeting	401 Wythe Street	7:00 PM
October 24, 2022	Board Meeting	401 Wythe Street	7:00 PM
November 28, 2022	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM



II. ASSET MANAGEMENT



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

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

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

B. OCCUPANCY RATE

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

PUBLIC HOUSING	April 2022	May 2022
Samuel Madden	100%	100%
Andrew Adkins	99%	99%
Ladrey Highrise	99%	100%
Scattered Sites I	98%	100%
Scattered Sites II	94%	90%
Scattered Sites III	98%	98%
Saxony Square	100%	100%
Park Place	82%	89%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%



Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	98%
James Bland I, II, IV	100%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for May 2022:

	April 2022	May 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	39	38
Portable Vouchers Paid	96	95
Tenant Protection	55	56
All Other Vouchers	1295	1281
Number of Vouchers Under Lease on the last day of the month	1500	1485
HA Owned Units Leased – included in the units lease above	149	149
New Vouchers issued but not under contract as of the last day of the month	75	95
Portable Vouchers Administered	17	12
Number of Vouchers Covered by Project-Based AHAPs and HAPs	77	73

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 04/30/2022	Total Occupied units 05/31/2022	Current # Vacant
Princess Square	68	66	65	3



Quaker Hill	60	60	60	0
Hopkins-Tancil	108	106	108	0
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons V	54	53	53	1
TOTALS	330	324	325	5

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 04/30/2022	Total Units Occupied 05/31/2022	Current # Vacant
Ladrey Building	169	166	169	0
Chatham Square.	52	52	52	0
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	65	65	0
A. Adkins Homes	89	88	88	1
Scattered Sites 410	50	49	50	0
Scattered Site 411	30	28	27	3
Scattered Site 412	41	40	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	31	34	4
West Glebe	48	48	47	1
Old Dominion	36	36	36	0
TOTALS: <i>(Values are rounded up/down)</i>	751	736	741	10



G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list May 2022
HCVP	13,108
Total	13,108
MOD Rehab	
1. bedroom	30
1. bedroom	15
1. bedroom	14
1. bedroom	0
Total	59
General Public Housing	
1. bedroom	4330
1. bedroom	1200
1. bedroom	1201
1. bedroom	188
Total	6919
Elderly / Disabled	
1. bedroom	200
Total	200
BWR	
1. bedroom	2030
1. bedroom	1246
Total	3276
Chatham Square	
(2) bedroom	2183
(3) bedroom	1356
Total	3539
West Glebe / Old Dominion	
(1) bedroom	2230
(2) bedroom	2050
(3) bedroom	1331
(4) bedroom	12
Total	5623
OTC I, II, IV	
(2) bedroom	2115
(3) bedroom	1322
Cumulative TOTAL	36,161



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	April 2022	May 2022
Pre-Admission/Eligibility	9	2
Request for Tenancy Approval	20	5
New Move-in/Change of Unit/Port-in	20	5
Interim Change	43	50
Annual Reexamination	112	80
End of Participation	3	3
PUBLIC HOUSING		
Pre-Admission/Eligibility	4	1
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	14	10
Interim Change	15	20
Annual Reexamination	74	66
End of Participation	2	1
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	7	11
Annual Reexamination	7	8
End of Participation	0	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	2	0
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	3	2
Annual Reexamination	7	6
End of Participation	1	1
TOTAL CERTIFICATIONS COMPLETED	347	277



I. INSPECTIONS

Inspections	April 2022	May 2022
# Of Annual/return Inspections	113	145
# Of Initial/Re-inspections	45	26
# Of Final Failed Inspections	3	1
# Of Abatements	3	1
# Of Emergency/Special Inspections	1	2
# Of Missed Inspections (no show)	44	30
# Of Quality control inspections conducted	7	4

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	April 2022	May 2022
Recertification's	50	48
Intake Certifications	70	21

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

Number of Recertification's Files With Errors /Recert Info	April 2022	May 2022
# Of Recert Files w/ Errors	5	6

2. Public Safety

The following table provides a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

Types	April 2022	May 2022
Bar Notices issued	0	0
Late Notices	220	191
Unlawful Detainers	0	0
Evictions (legal)	0	0
Evictions (drugs)	0	0



K. RENT COLLECTION

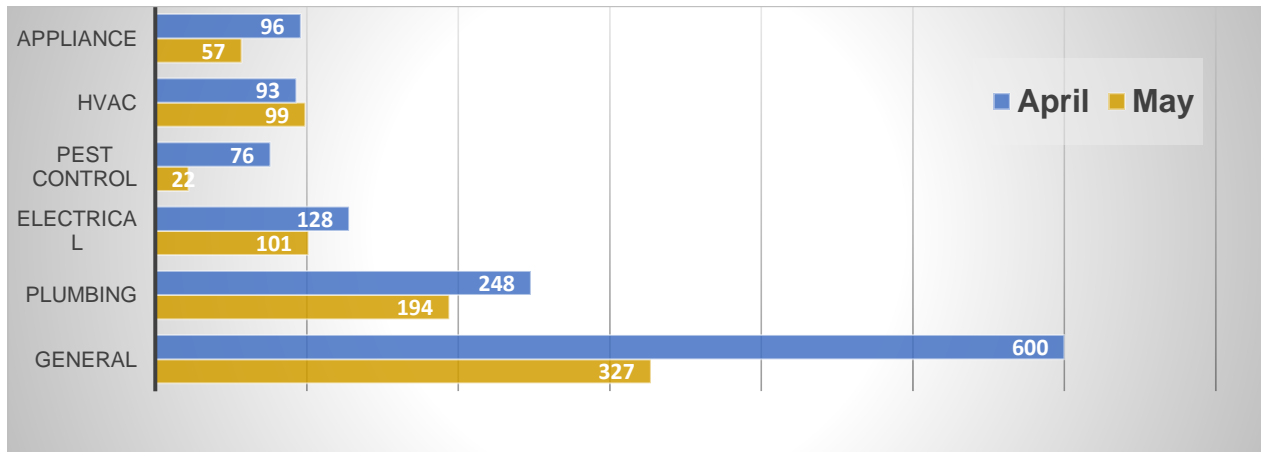
ARHA properties collected cash at **71%** of rent charged for **May 2022**. Individual performance by property is as follows: property is as follows:

	April 2022	May 2022
Samuel Madden	55%	68%
Andrew Adkins	51%	54%
Ladrey High-Rise	99%	99%
Scattered Sites I*	77%	86%
Scattered Sites II	100%	86%
Scattered Sites III*	51%	64%
Saxony Square*	60%	100%
Park Place	74%	73%
Chatham Square	98%	98%
Braddock	100%	100%
Whiting	50%	41%
Reynolds	96%	92%
Old Dominion	100%	100%
West Glebe	85%	100%
James Bland I*	65%	50%
James Bland II*	49%	44%
James Bland IV	55%	58%
TOTAL	74%	77%
MARKET RATE		
Quaker Hill*	45%	56%
Princess Square*	27%	27%
Miller Homes	76%	57%
Pendleton Park	50%	51%
James Bland V	44%	44%
TOTAL	49%	48%
MOD/PBV		
Hopkins-Tancil	82%	82%
TOTAL	82%	82%

III. CENTRAL FACILITIES



**A. APRIL WORK ORDERS ACTIVITY TOTAL 1241
MAY WORK ORDERS ACTIVITY TOTAL 800**



APRIL 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	1	0	1	0	5
Alexandria Crossing (Old Dominion & West Glebe)	71	28	19	18	11	21	168	45	656
Andrew Adkins	20	23	7	8	11	6	75	66	889
BWR (Braddock, Whiting & Reynolds)	16	11	5	2	3	4	41	39	510
Chatham Square	27	6	5	0	4	4	46	47	535
Hopkins-Tancil	28	19	10	16	9	4	86	104	919
James Bland I, II, IV	7	9	9	2	4	8	39	63	644
James Bland V	15	17	7	0	6	3	48	31	316
Ladrey Highrise	41	17	7	7	6	1	79	73	1100
Miller Homes	9	5	0	1	0	2	17	9	142
Park Place & Saxony Sq.	10	2	2	1	1	0	16	28	167
Pendleton Park	18	8	4	4	2	1	37	15	229
Princess Square	11	19	3	5	3	1	42	64	780
Quaker Hill	10	10	1	0	3	3	27	40	503
Samuel Madden	15	10	5	0	7	2	39	38	703
Scattered Sites I, II, III	302	64	44	12	22	36	480	66	1225
TOTAL	600	248	128	76	93	96	1241	728	9323

MAY 2022

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building	1	0	0	1	0	0	2	1	5
Alexandria Crossing (Old Dominion & West Glebe)	28	13	15	3	8	14	81	168	656
Andrew Adkins	21	20	3	2	14	5	65	75	889
BWR (Braddock, Whiting & Reynolds)	92	33	14	0	4	9	152	41	510
Chatham Square	46	27	9	0	9	11	102	46	535
Hopkins-Tancil	19	17	10	3	12	1	62	86	919
James Bland I, II, IV	30	8	17	1	9	7	72	39	644
James Bland V	4	3	1	1	1	1	11	48	316
Ladrey Highrise	10	28	15	2	6	1	62	79	1100
Miller Homes	1	1	1	0	1	0	4	17	142
Park Place & Saxony Sq.	11	3	0	0	4	1	19	16	167
Pendleton Park	3	4	1	0	2	0	10	37	229
Princess Square	20	7	4	3	11	1	46	42	780
Quaker Hill	7	5	5	0	6	2	25	27	503
Samuel Madden	9	6	2	0	4	0	21	39	703
Scattered Sites I, II, III	25	19	4	6	8	4	66	480	1225
TOTAL	327	194	101	22	99	57	800	1241	9323

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental in regard to decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in July 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and



seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by three (3) different methods. Notices are mailed via US Postal Service, staff hand delivers notices, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:

- Princess Square – April 6 & April 27, 2022, May 11 & May 25, 2022, June 1 & June 15, 2022
- Chatham Square – April 7 & April 21, 2022, May 12 & May 26, 2022, June 2 & June 16, 2022
- Andrew Adkins – April 1 & April 22, 2022, May 6 & May 20, 2022, June 3 & June 17, 2022
- Ladrey floors 7-11 – April 25, 2022, May 9 & May 23, 2022, June 6 & June 20, 2022
- Ladrey floors 1-6 – April 26, 2022, May 10 & May 24, 2022, June 7 & June 21, 2022
- Hopkins Tancil – April 4 - 5, 2022, May 2 – 3, May 16 – 17, 2022, June 9 & June 23, 2022
- Samuel Madden – April 8 & April 28, 2022, May 10 & May 24, 2022, June 10 & June 24, 2022

Annual Uniform Physical Condition Standard (UPCS) Inspections:

- American Property Consultants (APC) has issued a schedule to perform UPCS Annual Inspections on all public housing properties. The deficiencies captured on the inspection reports will be addressed and completed by the Maintenance Staff, the Modernization Staff, and contractors. This work is ongoing, and the goal is to have all deficiencies corrected prior to HUD Real Estate Assessment Center (REAC) inspections.



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

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

- HUD Real Estate Assessment Center (REAC) has updated the confirmed inspection dates for the following properties:
 - West Glebe – June 17, 2022
 - Saxony Square – June 21, 2022
 - Braddock, Whiting & Reynolds (BWR) – June 22, 2022
 - Ladrey – June 23, 2022

IV. FINANCE



A. FINANCIAL SUMMARY APRIL 2022

Alexandria Redevelopment & Housing Authority FY2022 Budget vs Actual For the Period Ending April 30, 2022									
	2022 Proposed Annual Budget	April 30, 2022				FY 2022 YTD (Jan 1, 2022 - April 30, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$4,921,692	\$ 410,141	\$440,489	\$30,348	7%	\$ 1,640,564	\$1,744,816	\$104,252	6%
Rental Assistance	3,900,984	325,082	298,356	(26,726)	-8%	1,300,328	1,205,768	(94,560)	-8%
Government Grants	28,650,772	2,387,564	2,094,529	(293,035)	-12%	9,550,257	8,701,581	(848,676)	-10%
Local Grants	207,825	17,319	0	(17,319)	-	69,275	17,270	(52,005)	100%
Management /Fee for Service	3,577,500	298,125	360,413	62,288	21%	1,192,500	1,185,376	(7,124)	-1%
Bookkeeping Fee	94,100	7,842	32,237	24,395	311%	31,367	94,227	62,860	67%
Asset Management Fee	125,600	10,467	13,238	2,771	26%	41,867	188,943	147,076	78%
Developer Fee	1,084,000	90,333	0	(90,333)	-	361,333	0	(361,333)	100%
HCVP Asset Management Fee	3,050,100	254,175	591,612	337,437	133%	1,016,700	1,250,455	233,755	19%
Operating Subsidy	3,966,900	330,575	326,703	(3,872)	-1%	1,322,300	1,306,811	(15,489)	-1%
Investment Income	14,850	1,238	882	(356)	-29%	4,950	8,464	3,514	100%
CY Transfers	691,707	57,642	0	(57,642)	-	230,569	0	(230,569)	100%
Other Income	1,100,893	91,741	59,694	(32,047)	-35%	366,964	248,521	(118,443)	-48%
Total Operating Revenues	\$51,386,923	\$ 4,282,244	\$4,218,153	(\$64,091)	-1%	\$ 17,128,974	\$15,952,232	(1,176,742)	-7%
<u>Operating Expenses</u>									
Administration	\$8,293,665	\$ 691,139	\$417,786	(\$273,353)	-40%	\$ 2,764,555	\$2,184,252	(\$580,303)	-27%
Tenant Services	963,580	80,298	118,510	38,212	48%	\$ 321,193	\$316,068	(5,125)	-2%
Utilities	1,560,270	130,023	58,223	(71,800)	-55%	\$ 520,090	\$550,385	30,295	6%
Ordinary Maintenance & Operations	6,149,366	512,447	833,251	320,804	63%	\$ 2,049,789	\$2,000,652	(49,137)	-2%
Protective Services	158,490	13,208	57,342	44,135	334%	\$ 52,830	\$125,191	72,361	58%
General Expense	2,650,980	220,915	7,586	(213,329)	-97%	\$ 883,660	\$601,177	(282,483)	-47%
Replacement Reserves	34,100	2,842	0	(2,842)	-	\$ 11,367	\$0	(11,367)	100%
Housing Assistance Payments	27,383,620	2,281,968	2,246,318	(35,650)	-2%	\$ 9,127,873	\$9,026,004	(101,869)	-1%
Debt Service	257,120	21,427	21,587	160	1%	\$ 85,707	\$144,476	58,769	41%
CY Reserves	3,935,732	327,978	457,550	129,572	40%	\$ 1,311,911	\$1,004,027	(307,884)	-31%
Total Operating Expense	\$51,386,923	\$4,282,244	\$4,218,153	(\$64,091)	-1%	\$17,128,974	\$15,952,232	(\$1,176,742)	-7%
NET SURPLUS (DEFICIT)	(\$0)	(\$0)	\$0	\$0		(\$0)	\$0	\$0	



B. FINANCIAL SUMMARY MAY 2022

Alexandria Redevelopment & Housing Authority									
FY2022 Budget vs Actual									
For the Period Ending May 31, 2022									
	2022 Proposed Annual Budget	May 31, 2022				FY 2022 YTD (Jan 1, 2022 - May 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	\$4,921,692	\$ 410,141	\$505,163	\$95,022	23%	\$ 2,050,705	\$2,452,835	\$402,130	20%
Rental Assistance	3,900,984	325,082	\$298,356	(26,726)	-8%	1,625,410	1,504,124	(121,286)	-8%
Government Grants	28,650,772	2,387,564	\$2,321,566	(65,998)	-3%	11,937,822	10,796,110	(1,141,712)	-11%
Local Grants	207,825	17,319	\$0	(17,319)	-	86,594	17,270	(69,324)	100%
Management /Fee for Service	3,577,500	298,125	\$360,413	62,288	21%	1,490,625	1,545,789	55,164	4%
Bookkeeping Fee	94,100	7,842	\$32,237	24,395	311%	39,208	126,464	87,256	69%
Asset Management Fee	125,600	10,467	\$13,238	2,771	26%	52,333	202,181	149,848	74%
Developer Fee	1,084,000	90,333	\$0	(90,333)	-	451,667	0	(451,667)	100%
HCVP Asset Management Fee	3,050,100	254,175	\$591,612	337,437	133%	1,270,875	1,842,067	571,192	31%
Operating Subsidy	3,966,900	330,575	\$326,703	(3,872)	-1%	1,652,875	1,633,514	(19,361)	-1%
Investment Income	14,850	1,238	\$882	(356)	-29%	6,188	9,346	3,159	100%
CY Transfers	691,707	57,642	\$0	(57,642)	-	288,211	0	(288,211)	100%
Other Income	1,100,893	91,741	\$60,233	(31,508)	-34%	458,705	311,019	(147,686)	-47%
Total Operating Revenues	\$51,386,923	\$ 4,282,244	\$4,510,403	\$228,159	5%	\$ 21,411,218	\$20,440,719	(970,499)	-5%
Operating Expenses									
Administration	\$8,293,665	\$ 691,139	\$613,577	(\$77,562)	-11%	\$ 3,455,694	2,847,758	(\$607,936)	-21%
Tenant Services	963,580	80,298	\$8,280	(72,018)	-90%	\$ 401,492	324,348	(77,144)	-24%
Utilities	1,560,270	130,023	\$277,546	147,524	113%	\$ 650,113	839,064	188,952	23%
Ordinary Maintenance & Operations	6,149,366	512,447	\$514,397	1,950	0%	\$ 2,562,236	2,325,767	(236,469)	-10%
Protective Services	158,490	13,208	\$8,220	(4,988)	-38%	\$ 66,038	133,411	67,374	51%
General Expense	2,650,980	220,915	\$12,254	(208,661)	-94%	\$ 1,104,575	614,226	(490,349)	-80%
Replacement Reserves	34,100	2,842	\$0	(2,842)	-	\$ 14,208	0	(14,208)	100%
Housing Assistance Payments	27,383,620	2,281,968	\$2,235,075	(46,893)	-2%	\$ 11,409,842	11,261,079	(148,763)	-1%
Debt Service	257,120	21,427	\$21,567	140	1%	\$ 107,133	166,043	58,910	35%
CY Reserves	3,935,732	327,978	\$819,487	491,509	150%	\$ 1,639,888	1,929,023	289,135	15%
Total Operating Expense	\$51,386,923	\$4,282,244	\$4,510,403	\$228,159	5%	\$21,411,218	\$20,440,719	(\$970,499)	-5%
NET SURPLUS (DEFICIT)	(\$0)	(\$0)	\$0	\$0		(\$0)	\$0	\$0	

V. DEVELOPMENT

DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET – PROJECT CLOSEOUT

The Cost Certification and 2021 Ramsey Homes audits were submitted in May. ARHA is waiting for either acceptance or comments from Enterprise.

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

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

Park Place Condominiums: 29 of the 38 units at Park Place have been renovated and submitted to HUD for subsidy transformation from ACC operating subsidy to project-based vouchers. The remaining 9 units will be completed with funds expected to be awarded by Virginia Housing. Ten units at Park Place will be handicap accessible. These improvements will be paid from a grant from the City of Alexandria.

HUD has approved the subsidy transfer for the previously renovated 29 units at Park Place and the 5 units at Saxony Square. The remaining 9 un-renovated units at Park Place will be completed during the summer 2022.

C. SAMUEL MADDEN REDEVELOPMENT

Entitlement Process: The Concept 1 Plan for the Madden redevelopment was submitted on March 25. The Development Team received comments from City Staff and submitted the Concept 2 Plan on May 6. The first BAR hearing is scheduled for May 18. The Development Team continues to be on schedule for a City Council hearing in early 2023.

Our development team presented the petition to demolish Madden at the May 18th meeting. After discussion the vote was deferred to the June 15th meeting. The BAR members also had extensive comments on the design submitted by the team in the Concept 2 Plan submitted to the city. The team is currently revising the concept plan and will submit new conceptual designs at the June 15th meeting that addresses BAR comments concerning the north park and courtyard designs, the architecture of the buildings, and creation of a gateway to Alexandria.

As part of community engagement, this month the Team met with the AHAC and BIAG, as well ask kicked off the Section 106 process with interested parties. The Team continues to actively engage city staff on the park design, building architecture, green design features, and the Section 106 process. We continue to receive strong support from city staff to continuous changes that we have proposed. Engagement with residents of Samuel Madden have been ongoing since the start of the year. We are currently on scheduled with the proposed entitlement schedule prepared by the city's

planning staff. This schedule has us meeting with the City Council for a vote in January or February of next year. This schedule allows us to submit an application for the 9% LIHTCs in March 2023.

D. LADREY HIGH RISE REDEVELOPMENT

After the presentation by the three respondents, the Evaluation Panel request site tours of renovated or newly construction buildings in the general vicinity. The panel also send follow up question regarding financial commitments for resident services and program, relocation approach and building design. The Evaluation Plan has submitted their recommendation to the CEO for his consideration and subsequent recommendation to the Board.

E. RAD & RE-SYNDICATION

RAD: No change of status from the submission of the Concept Plan for JB I&II and West Glebe.

Re-Syndication: Staff selected a firm to assist with submission of a LIHTC application. The A&E team has been procured and will meet with staff during May to begin outlining the scope for each unit. Financial consultants and staff met with Virginia Housing to obtain current information on the application process for 4% LIHTCs.

F. CITY FUNDING FOR DEVELOPMENT

We are awaiting news of the award of the grant application for the \$1.9M capital funds from Virginia Housing has been submitted. We expected an award announcement in July 2022.

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

G. TAX CREDIT PORTFOLIO

May month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Year-end Financial Reporting preparation continues for all tax credit properties. Fiscal Year 2022 operating budgets are underway for distribution to tax credit investors. 2022 annual investor audit of Pendleton Park is underway. All VHDA LIHTC Annual Monitoring Agreements have been completed and signed. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion are underway. These will be straight conversions with no critical or non-critical repair needs. We have received initial HUD approval through a Commitment to Enter into a Housing Assistance Payment (CHAP) for each property. We have subsequently prepared and submitted financing plans and are working through the process to secure the final HUD RAD conversion commitment before moving to closing. Our counsel has also engaged VHD and Boston Financial to prepare for closing as well. 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)	April New Enrollment	May New Enrollment
Hopkins-Tancil	38	2	0
Chatham Square	26	0	0
Samuel Madden	31	0	0
Andrew Adkins	24	0	0
James Bland V	73	0	0
Princess Square	9	0	1
Ladrey	21	0	0
HCVP	69	0	0
Scattered Sites	31	0	0
City-wide	52	0	2
TOTAL	374	2	3

During the month of May, all RACS programs returned to physically meeting in person throughout the week, but with precautions in place. Participants are encouraged to wear masks, sanitizer stations are set up throughout meeting areas, air filters recommended by the Alexandria Health Department have been purchased, and wherever possible social distancing is practiced. Additionally, RACS staff are still maintaining contact with program participants and residents through phone calls, texts, emails, and virtual meetings.

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

1. Congregate Meals –For adults aged 60 and older, ARHA partners with the City to provide a nutritious lunch, which meets one third (1/3) of the daily dietary reference intakes requirements for participants, in accordance with federal, state, and local laws and nutrition guidelines. The Alexandria Health Department and Division of Aging and Adult Services provided approval to resume in person daily programming in May.
2. Krunch Bunch – Provides services and resources for adults aged 60 and older. Activities consist of exercise classes, education seminars, analytical games, social, recreational, community-based events, and entertainment excursions to support independence and cognitive function. The Alexandria Health Department and Division of Aging and adult services provided approval to resume in person daily programming in May

- **Ladrey Highrise:**

3. Activity Center - 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. Limited in person activities started back in the month of April.

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

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

ROSS:

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

James Bland V Supportive Services

8. The JBV SS program, which specifically services James Bland V residents aged 18 and over provides outreach programming and supportive services that focus on motivation and wellness. The program model is designed to transition residents to achieve residential and

employment stability and link them to resources needed to obtain self-sufficiency. (Meeting virtually and by appointment with Staff).

B. HOUSEHOLD CONTACT BY PROPERTY

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

Household Property	Contacts Numbers Reached	
	April 1- April 30	May 1- May 30
Hopkins-Tancil	94	89
Chatham Square	35	35
Samuel Madden	61	63
Andrew Adkins	37	49
James Bland /OTC	68	71
Princess Square	44	68
Ladrey Highrise	149	159
West Glebe/Old Dominion	39	64
Pendleton Park/Park Place	44	40
Scattered Sites	31	38
HCVP/City-wide	47	44
Total	649	720

C. VOLUNTEERS

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

Month	# Active Volunteers	# New Recruits	# Of Service Hours	Value of Service Hrs.
April	41	0	58	\$1,563.68
May	41	0	69	\$1,860.24



D. SELF SUFFICIENCY PROGRAM STATISTICS

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

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	April 2022	May 2022	YTD
Healthcare & Medical	17	22	109
Financial Assistance/Literacy Education	46	41	145
Daily Living Skills/Entitlements	5	3	16
Transportation	98	79	286
Enrollments/Registrations/Assessments	3	1	12
Adult Basic Education/Literacy/GED	2	1	6
Job Training Skills/Programs/Certifications	6	13	17
Childcare Services	2	19	11
Other	4	6	19
TOTAL	183	185	621

F. PARTNERSHIPS

Provider / Partner	Event/Activity – April and May 2022	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	6
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, S. Whiting Street, Old Town Community)	545
ALIVE	End of Month Food @ Ladrey	253

Capital Area Food Bank	Mobile Market	231
Russell Temple CME Church/Meade Memorial	Snack Bags	100
Alfred Street Baptist Church	Food Pantry	8
Community Cook Outs (City Wide Agencies)	Multiple locations – Ruby Tucker, S. Whiting Street, Charles Houston	580
Animal Welfare League/Alexandria Health Department	Pet and People Vaccination Event	103
Total	8	1,826

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$3,600.00	\$ 2,450.00	\$500.00	\$43,228.89

H. PROGRAM SUMMARY

The Senior Center at Charles Houston has continued to focus on health and nutrition, by providing resources and information on health eating and the benefits of daily exercise. Chef Phillipe provided a virtual cooking demonstration on how to make stir fry and Arzu Moosvi presented a session on colorectal cancer. The seniors were also consistent in participating in the Weekly Walking Club and the Arthritis Exercise class.

In addition, Seniors at Ladrey welcomed back Bingo sponsored by Christ Church, and an in-person exercise class sponsored by Goodwin House. Staff, along with Seniors from Ladrey and the Senior Center at Charles Houston visited the newly opened facility, Cherry Blossom Pace, for a tour and to learn about the services provided for Seniors. Cherry Blossom Pace is an all-inclusive care facility for the elderly, which was designed to provide health care, activities, and coordinated services that support aging adults in their home. Opportunities to do future activities with the seniors were discussed as well as other ways to work together to benefit the seniors that we serve. Overall, the seniors remain consistent in their journey for better health and staying involved in activities.

Staff attended the Senior Services of Alexandria Gala, where former Senior Center Director, Vanessa Greene was honored for her many years of service to seniors and the City of Alexandria.

LINK Club students started their last group of enrichment sessions for this school year. The most popular edition is the Capoeira session. Capoeira is a mixed martial arts program with origins from Brazil, which combines elements of dance, acrobatics, and music. Students are excited to be learning all about the art form and techniques of flowing movements.

For the month of May, the Seniors participated in the Dance for All Ages, also known as the Senior Prom for the first time since May 2019. The Seniors had a live DJ and had a great time at the “Sock-Hop” themed dance. The city also held the Annual Senior Health and Fitness Fair where seniors attended cooking demonstrations, exercise demonstrations, and classes on preventing slips and falls.

The Animal Welfare League and the Alexandria Health Department held a People and Pets Vaccination Event. Residents were able to get their pets free rabies vaccinations, along with free food and pet supplies, while also getting their Covid-19 vaccinations or boosters if needed. There were 79 pets and 19 people that received vaccinations at the event.

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

- Ross/FSS Information Session – 401 Wythe Street – June 28– 2:00 pm
- Kingdom Fellowship Outreach Event – Ruby Tucker Courtyard July 10 – 10:00 am – 12:00 pm
- Town Hall Calls – Wednesdays (See dates in chart) – 12:00 pm

July 6	July 6	July 13	July 13
Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	Old Dominion West Glebe Pendleton Park	Ladrey Highrise Park Place/Saxony Sq Old Town Commons (JB I, II, IV, & V)	Quaker Hill Miller Homes Princess Square All Scattered Sites (I, II, III, & BWR)

HEY ALEXANDRIA!!!
JOIN US FOR A FREE COMMUNITY COOKOUT AND RESOURCE FAIR

MON. 5/23: FOUR MILE RUN PARK
4121 MT. VERNON AVE.

WED. 5/25: BRENT PLACE
375 S. REYNOLDS ST.

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

Questions? CONTACT:
 Michael Johnson @ 703.746.5371 or
 Faith Spillman @ 703.746.6284

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

Partners:

FREE Vaccines for Pets Services for People

Pets & People Community Wellness Event

Saturday, May 21
10 a.m. – 12 p.m.
 Ruby Tucker Family Center
 322 Tancil Ct., Alexandria 22314

Registration is NOT required.
 The list of services is updated regularly. Find the most current list at

AlexandriaAnimals.org/Pets-and-People

- **FREE** rabies, distemper and parvovirus vaccinations AND microchipping administered by a licensed veterinarian. (Pet owners will receive a rabies tag with every vaccination.)
- COVID-19 vaccinations and boosters for humans 5 and older provided by Neighborhood Health
- Bag of shelf-stable groceries, provided by ALIVE!
- Pet food and supplies, including flea preventatives
- Resources and information on human services for community members
- Basic grooming, nail clipping and behavioral advice
- Family-friendly activities for children

Dog owners must bring dog on leash; all cats must be safely contained in a carrier. Please bring your pet's vaccination records, if available.

Request assistance from staff if you need a collar, leash or carrier, or have other concerns about your pet.

We will be observing national and local COVID safety practices, and all attendees will be required to wear masks. Supplies and services are limited and available on a first-come, first-served basis!

Support for this event provided by:

For more information, call 703.746.6001 or email community@alexandrianimals.org.

J. PHOTOS



Bingo at Ladrey- Sponsored by Christ Church



Community Cookout at Charles Houston Recreation Center



Cherry Blossom Pace Tour for Seniors Senior Services of Alexandria Gala Event

LINK Club Activities/Enrichment Sessions

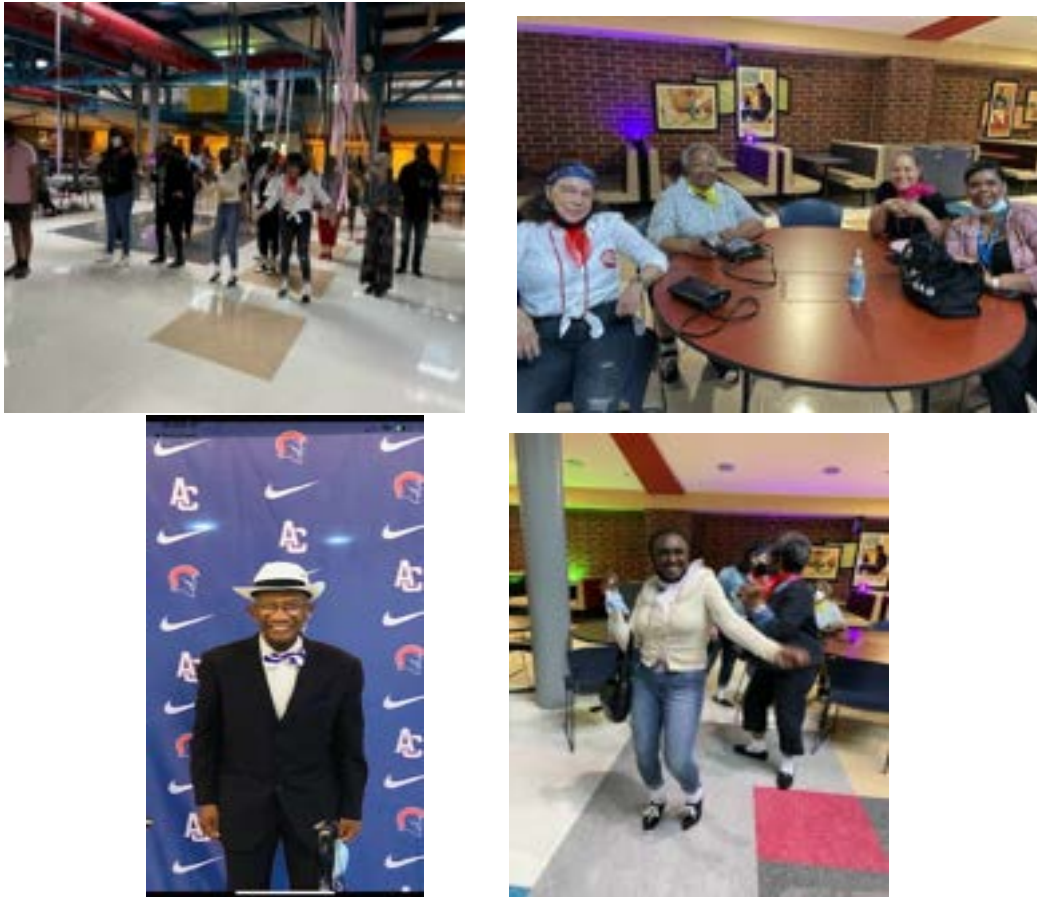


Capoeira Class for LINK Club Students

Senior Health and Fitness Fair



Senior Dance for All Ages – Sock Hop @ Alexandria City High School





Animal Welfare League & Pets & People Vaccination Event

VII. CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, *Chief Executive Officer*

DATE: Tuesday, June 21, 2022
TO: Anitra Androh, Vice-Chairwoman, ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary/Treasurer
SUBJECT: VOTE APPROVAL OF RESOLUTION NO. 712-2022, ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY PROPOSED OPERATING BUDGET FOR FISCAL YEAR 2022.

ISSUE:

The Alexandria Redevelopment and Housing Authority’s Board of Commissioners is required each year to review and approve an annual operating budget.

DISCUSSION:

It is my pleasure to present Alexandria Redevelopment and Housing Authority’s (ARHA’s) proposed budget for Fiscal Year 2022. Given these unprecedented times and uncertainties Staff has prepared a conservative budget that takes into consideration many of the financial trends experienced in the prior year. Overall, the FY 2022 proposed budget represents a five percent (6%) or \$2.7MM increase from last year’s actual expenses. The increase is attributed to an increase funding from the HCV Program and modest increases in operating expenses as restrictions begin to ease.

This budget expresses in dollars the services, programs, and activities to be provided to the residents of the Authority. The budget is one of the most important tools used by the Chief Executive Officer (CEO) and the department directors in mobilizing, distributing, and using resources to provide the level of organizational operations that the ARHA Board of Commissioners has determined to be necessary to provide decent, safe, and sanitary housing for ARHA residents.

RECOMMENDATION:

That ARHA’s Board of Commissioners vote approval of Resolution No. 712-2022 to approve ARHA Budget for Fiscal Year 2022.

FISCAL IMPACT:

Approximately \$51,266,923 (Budget Summary Attached)



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, *Chief Executive Officer*

THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

BOARD OF COMMISSIONERS

APPROVAL OF FISCAL YEAR (FY 2022) OPERATING BUDGET

RESOLUTION No. 712-2022

WHEREAS the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain ARHA Board of Commissioners approval for the passage of the FY 2022 Budget: and

WHEREAS the approximate amount of the FY 2022 budget year is \$51,226,923: and

WHEREAS this comprehensive Budget will serve as a master plan for FY 2022 budget year: and

WHEREAS, if approved ARHA will use the comprehensive budget as the guide for FY 2022 budget year, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that staff is authorized to implement the Fiscal Year 2022 Budget.

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

Adopted this 21st day of June 2022.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Anitra Androh, Vice-Chairwoman

By: _____
Keith Pettigrew, Chief Executive Officer



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, *Chief Executive Officer*

DATE: June 9, 2022

TO: Anitra Androh, Vice Chairman, ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: RESOLUTION 713-2022 VOTE TO APPROVE SELECTION OF DEVELOPMENT PARTNER FOR THE REDEVELOPMENT OF THE LADREY PUBLIC HOUSING COMMUNITY

ISSUE

I recommend the selection of the development team comprised of Winn Companies and IBF Development as ARHA's partner for the redevelopment of the Ladrey public housing community.

DISCUSSION

Procurement History

On February 25, 2020, ARHA issued a Request for Qualifications (RFQ) (Q-20-01) seeking responses from qualified teams or companies to be included on a short-list of pre-qualified development partners for properties enumerated in the RFQ. 23 teams submitted proposals, and, in Board Resolution 696-2020, the ARHA Board of Commissioners (Board) selected 11 firms as potential development partners.

From this list, the Board selected the following five firms to receive an invitation to submit development proposals for the Ladrey public housing community (Ladrey). It is important to note that the Board wanted to offer the two firms, Jair Lynch/APAH and Dante Partners/Gilbane Company that lost out on the Madden Proposal to participate in the Ladrey RFP. Dante Partners/Gilbane Company chose not to participate and Jair Lynch/APAH did:

- 1) Winn Companies
- 2) CHP
- 3) AHC, Inc.

- 4) Jair Lynch/APAH, and
- 5) Dante Partners/Gilbane Company.

It is important to note that in the Board Meetings in November 2020 and December 2020, the Board challenged staff to look beyond the renovation of the Ladrey building itself and during the next several months, ARHA engaged architects Torti Gallas and Hord Coplan Macht with respect exploring the possibilities if the old ARHA admin building parcel was added to the Ladrey footprint. Additionally, ARHA hired several financial consultants to model various options the architects developed. Finally, ARHA also spoke to land counsel to get a sense for what could be built by right.

With this information in hand, ARHA developed the Ladrey RFP which did not prescribe a certain type of development (renovation or demolish/new development) but only the requirement that all 170 Ladrey residents had the right to return. The architecture options developed by Torti Gallas and HCM were included in the RFP.

On November 19, 2021, ARHA circulated to the four firms except Dante Partners/Gilbane Company who dropped out, a Request for Proposal (RFP - P-11-19-21). Out of the four firms, three firms submitted their proposals on March 7, 2022, Winn Companies, CHP, and AHC, Inc. The ARHA Chief Executive Officer, acting in his capacity as the agency's Chief Contracting Officer, appointed a six-member evaluation panel to review the materials submitted, interview the three firms, and request additional information.

On June 8, 2022 the procurement department submitted to the ARHA CEO the evaluation panel's recommendation. The CEO concurred with the recommendation and on xxx submitted to the Board's Development Committee the recommendation to select the Winn Companies for the redevelopment of the Ladrey community.

The Winn Companies Team:

WinnCompanies was founded in 1971 by Arthur Winn. From its first 250-unit apartment building in Salem, MA, WinnCompanies has grown into a nationally recognized owner, developer, and manager of every type of multifamily communities, responsible for public, affordable, mixed-income, military, market-rate, and luxury properties from coast to coast.

WinnCompanies operates in 22 states and the District of Columbia as the nation's largest manager of affordable housing and one of the largest managers of privatized military housing. With more than 100,000 units under management, half of which are affordable, it is the fifth largest manager of multifamily housing in the United States. It owns more than 100 properties in 11 states, including approximately 15,600 apartments.

Winn Development, the company's property development arm, is a national leader in the adaptive reuse and redevelopment of historic buildings into affordable, mixed-income housing with specific focus on green, sustainable outcomes. Winn Residential is a sought-after property management partner with the proven expertise and processes to turn-around troubled properties and portfolios in both urban suburban markets, and the ability to sustain resident satisfaction in any setting.

Winn Companies has earned more than 100 awards for developing and managing affordable, high-performing multifamily properties; industry and program excellence; historic preservation and adaptive reuse; green building practices; community service; and professional achievement.

WinnCompanies's partner, IBF Development, founded in 2006 is a Washington, DC based certified business enterprise led by its President Rob Richardson. Over the past 18 years, IBF Development and its president have played an integral part in the following:

- \$80 million worth of housing and community developments projects in DC
- \$150 Million of projects nationwide
- 2300 Affordable Apartments purchased, renovated, or preserved
- IBF is a 100% minority-owned company

In addition, the WinnCompanies and IBF Team are working with A&E services from Hord Coplan Macht, McGuire Woods as Land Use Counsel, and Housing to Home for relocation services, WinnResidential for Property Management, Artemel & Associates, Inc for Community Engagement, and Bozzuto for General Contractor.

The WinnCompanies and IBF Development Team Will Be a Good Partner with ARAH:

By choosing the WinnCompanies and IBD Development as ARHA's development partner for the redevelopment of Ladrey, ARHA is choosing the best path forward for the organization and its residents.

Having the WinnCompanies and IBF Development as a partner provides ARHA with the following:

Strong Development Partner

WinnCompanies and IBF Development through extensive highest and best use analysis determined that in order to meet ARHA expectations for contextual design, maximum affordability, and sustainability, the existing structure needed to be demolished.

The proposed new building uses the highest quality design standards to promote a pedestrian-oriented, mixed-income, multi-generational, residential development which will not distinguish between the affordable and the market-rate apartments. The redevelopment will be transformative; it will create a distinctive community and establish a unique and vibrant building integrated into the fabric of Alexandria and take advantage of a great urban neighborhood. Sustainability will be at the heart of the design efforts; the redevelopment will increase tree canopies to reduce urban heat gain, create multifunctional green spaces to store and infiltrate storm water and develop strategies to reduce unnecessary pavement, while designing to the highest standards of energy and water efficiency.

There will be a total of 268 rental apartment homes in one- and two-bedroom floor plans. 170 units (63% of total) will replace the existing public housing units, with 160 one-bedroom units and the addition of 10 two-bedroom units to accommodate live-in-aides. The project will create 98 new units 49 (18% of total will be) affordable for households earning between 60% and 80% of area median income; 49(18% of total) will be unrestricted market rate units.

The programming of amenities and common areas for Ladrey Redevelopment will be influenced by working closing with the residents to determine how common spaces will best address their needs and foster inter-generational social connection. The current plan envisions approximately 13,000 SF of amenity space on the ground floor, which can be subdivided to create individual offerings based on ARHA and resident feedback during master planning; suggested uses include a multipurpose room with community kitchen, fitness center with restrooms, mailroom, leasing/management office, break room for health care aides and library-style sitting room. We envision approximately 4,000 SF of outdoor rooftop amenity space where residents can take in views of the Potomac and the streetscape below.

One of the areas many projects are slowed down is the Development Special Use Permit (DSUP) process. The team architect, Hord Coplan Macht (HCM) has extensive experience in Alexandria. Over the last five years, HCM has guided 11 projects through the DSUP process. HCM currently has two active projects in Old Town Alexandria and is currently working on three other projects within city limits. The team is familiar with the proper procedures to follow community engagement processes and has worked collaboratively with department staff of the Planning Commission and City.

The proposed concept plan provides for the redevelopment of Ladrey Homes as a mixed-income multifamily residential building, totaling approximately 221,440 square feet. The building has frontages along Wythe Street and North Fairfax Street with a view-shed to the Potomac River via Oronoco Bay Park and has a strong connection with public transportation via DASH Old Town Circulator and other amenities available in the neighborhood.

It is important to note that ARHA utilized HCM when it was looking at potential options for the two Ladrey Parcels (the Ladrey building and the old ARHA offices) included in the Development. HCM is very familiar with the site and the Old Town North Small Area Plan it speaks to. ARHA is aligning itself with an development partner who has an architectural team that understands both process and what will work for the neighborhood.

Strong Financial Partner

Since founding more than 50 year ago, WinnDevelopment has created nearly 20,000 units of affordable housing and delivered more than \$3 billion in total development costs, earning a national reputation for excellence in acquiring, developing, and rehabilitating affordable, senior, and mixed-income properties. In 50 years, of experience WinnCompanies and its affiliates have an unblemished financial record of never having missed a mortgage payment, tax payment, nor defaulted on a loan.

WinnCompanies has strong relationships with investors, lending institutions, syndicators, and non-profit financial entities. It has a long track record of consistently strong financial performance, and the company is known as a top quality, stable and reliable development partner. Currently, WinnCompanies has access to \$25 million line of credit with Bank of America and a \$10 million line of credit with Synovus Bank. WinnDevelopment is more than capable of financing 100% of predevelopment costs for the Ladrey development without need for requirement of outside investors or predevelopment lending.

Strong Partnership

The WinnCompanies and IBF Development provided a proposal that details how ARHA will receive approximately 60% net economic benefit from the redevelopment of Ladrey Homes over a 20-year period. Over these 20 years, ARHA if projected to receive \$8.3 million from the long-term land lease to Winn and IBF, \$4.5 million of which will be pad as an upfront payment capitalized in the development budget and the remainder of which will be paid via annual payment. ARHA will also earn \$1.25 MM, or 25% of the developer fee, which will be paid in full by development sources with zero percent deferred. ARHA is being treated as a real partner in the deal and ARHA will receive 50% of the Project’s annual cash flow from both market rate and affordable units, giving the agency to participate in the success of the project and future neighborhood growth. The Projected 20 Year Net Benefits to ARHA are as follows:

Share of Developer Fee	\$1,250,000
Ground Lease Payments	\$8,285,580
Cash Flow Distributions	\$8,507,451

Total **\$18,043,301**

It is proposed that the entire project be under a single ownership entity, whose managing partner will be owned 49% by ARHA and 51% will be owned by Winn/IBF.

As seen above, without taking any risk or providing any guarantees, ARHA is guaranteed to generate a developer fee and cash flow from unit types market rate and affordable units. Additionally, ARHA will be an active participant in all aspects of the redevelopment process from entitlement, construction, and eventually for the overall success of this redeveloped property. Moreover, the WinnCompanies and IBF Development team presents a strategy for the development's success by aligning ARHA's interest with that of their development team.

Ownership Structure

Winn/IBF is proposing to structure the Ladrey redevelopment as what is called a "20/80"- in contrast to the more traditional "80/20"- containing just under 20% market rate units and just over 80% replacement and net new affordable units. Currently, the project is under a single entity, whose managing partner will be owned 49% by ARHA and 51% by Winn/IBF. In order to account for the 20% market units, the pro forma adjusts LIHTC basis using an applicable fraction of approximately 80%. Winn recently successfully financed a similar project in Massachusetts which can serve as a model.

This streamlined legal structure allows us to finance this as one project with fewer legal costs and complications, despite delivering a truly mixed-income project. ARHA will retain long term interest in the project both as a member of the owner entity and lessor holding the long-term ground lease.

Strong Sustainability Goals

WinnCompanies and IBF Development have committed to exceeding all sustainability elements and requirements as defined in the City of Alexandria's Environmental Action Plan 2040 (EAP 2040) and 2019 Green Building Policy. More specifically, the project will be designed, built, and certified in accordance with the LEED BD+C Multifamily Midrise v4 rating system, at the Gold level. In addition to the project's LEED commitment, Ladrey Homes will also pursue the Department of Energy's Zero Energy Ready Homes (ZERH) certification standard and US EPA's Indoor airPLUS standard, further advancing the site's low-energy and low-carbon performance objectives while enhancing resident comfort and health with thoughtful, high performance ventilation systems.

Strong Community Engagement, Resident Services, and Relocation

Through Winn's award-winning Connected Communities platform, the development will work with ARHA as a partner to align the interests of the project as a developer, owner, and manager with the resident's interests in improving their own lives and sustaining a healthy community. Winn will draw on an extensive network of community partners alongside ARHA, including social services, government agencies, nonprofits, and private businesses, to create opportunities for education, housing stability, community engagement, economic mobility, employment, and connectivity to health networks. Winn/IBF will work with ARHA to collect and analyze data to inform and frame our work with residents, and to measure our results against key property management, individual and family indicators.

It is important to note that WinnCompanies and IBF Development also pledged additional dollars for Community Engagement efforts to the project as follows:

In addition to the base dollars of \$75,000 in budget. Winn/IBF pledged additionally when asked:
\$250,000 reserve put in at closing for resident services.
\$100,000 from developer fee
\$5,000 from cash annually from cash flow

With respect to Relocation, Winn/IBF team start the process immediately upon being named as developer, they have a comprehensive relocation program they utilize across the country. To transform the aging Ladrey property, the Winn/IBF team is proposing a full demolition and redevelopment which will take up to 5 years to entitle, permit, and complete. The construction period is expected to be approximately 3 years during which time all residents must be relocated to make the construction and redevelopment process as quick and efficient as possible.

Winn is very experienced and has a team that has done numerous similar redevelopment projects. Relocation is a major focus of theirs and they will begin early to engage the residents and ARHA in crafting a comprehensive relocation plan. They will engage a knowledgeable and resident-orient consultant, Housing to Home, who will work closely with the WinnCompanies Development sponsor, tenant representatives, and ARHA in the relocation planning process. Relocation is a major event in the lives of residents and particularly for those elderly households. Winn/IBF will divide relocation into three parts: Pre-development, Development, and Stabilized Operations. Pre-development begins when Winn gets designated as the Ladrey Development partner. During this period, Winn's relocation consultant, Housing to Home, will interview every Ladrey family and determine their temporary housing requirements and any special health or other services the family requires. Winn resident services staff will work with the City's Aging and Adult Services program and link each resident with

the services they need using Winn’s Connected Communities tool. Winn Staff will also answer resident and family questions during every phase of the development including the time residents are living in a temporary unit.

A Model That Builds

The development plan ARHA will negotiate and implement at Ladrey will further develop the concept of ARHA being a true development partner. The terms that ARHA will negotiate/agree to will demonstrate an integrated model of ARHA’s development principles. The proposal reaffirms our commitment to quality housing for households of all economic backgrounds, while providing economic benefits to ARHA’s long-term viability; the proposal presents a financial model that provides the one-for-one replacement of the current residents at 170 units and expands the net affordable percentage of the project by 18% (49 Units) and does include some market rate units at 18% (49 Units); the proposal integrates strong investments in bricks and mortar through the demolition process and building back new with high quality units for everyone, while investing with an equally long-term view of the well-being of residents with a resident focused strategy implemented day one to ensure residents are heard throughout the process particularly as it relates to relocation. In the end, WinnCompanies and IBF Development proposal is centered around providing the most financially and environmentally sustainable program that puts residents at the center of the development.

RECOMMENDATION

ARHA recommends that the Board approve the selection of the WinnCompanies and IBF Development team as ARHA’s partner for redevelopment of the Ladrey public housing community. Similar to Madden, I request the development team is given the opportunity to negotiate a term sheet that details what has been articulated above.

FISCAL IMPACT:

None

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Anitra Androh, Vice Chairwoman


By: _____
Keith Pettigrew, Chief Executive Officer

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

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

April 5, 2022 | Jacob Wallace, Branch Washington, D.C. 

 Facebook  Twitter  LinkedIn  Email  Print



Courtesy of Tom Galas & Partners
Rendering for the redevelopment of the Samuel Madden Homes site in Alexandria

Plans filed with **Alexandria** reveal the city's intention to add hundreds of new affordable units as part of a mixed-use community in north Old Town.

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

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

The [Alexandria Redevelopment and Housing Authority](#) is partnering with [Fairstead](#), [Mill Creek Residential](#) and The Communities Group on the project.

"The Samuel Madden Homes sit at a critical site in Northern Virginia," Fairstead Development Director Noah Hale said in a statement. "It's a gateway to Alexandria, and just minutes away from [Amazon HQ2](#). It has the potential to serve as an important link in the community with mixed-income housing, public open space, and needed childcare and food resources for the entire neighborhood."

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

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

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

Mill Creek Residential has focused in recent years on urban or urban-adjacent properties with strong growth potential, Executive Managing Director [Sean Caldwell](#) told [Bisnow](#) in 2019.

Fairstead, a vertically integrated national developer focused on sustainability and affordability, has an office in [Bethesda](#).

Contact [Jacob Wallace](#) at jacob.wallace@bisnow.com

See Also: [Vacancy In Dublin's Squeezed SME Industrial Space Hits New Lows](#)

Related Topics: [Alexandria](#), [Mill Creek Residential](#), [Fairstead](#), [Alexandria Redevelopment and Housing Authority](#)



NEWS

Braddock affordable housing redevelopment headed to City review this month

Vernon Miles May 4, 2022 at 3:45pm



Rendering of new proposed Samuel Madden development (image courtesy ARHA)

A [new redevelopment project](#) that could bring hundreds of new affordable housing units to the Braddock neighborhood is headed to city and public review throughout this month.

The mixed-use [redevelopment](#) of Samuel Madden Homes in Braddock is scheduled for a pair of community meetings next week followed by a review at the Board of Architectural Review in two weeks.

Today, Samuel Madden Homes is a collection of 66 affordable housing units operated by Alexandria Redevelopment and Housing Authority (ARHA), but the project is slated to be redeveloped with mixed-income housing along with retail, community services and an early childhood education center. A new public park, playground and an art project are also planned for the site. The project is also currently planned to feature amenities like a pool and exercise rooms.

The project is slated to create 529 new residential units, half of which will be set aside as affordable at either 60 to 80 percent of Area Median Income (AMI).

According to a release from the City of Alexandria, there are three meetings on the new development scheduled for May:

- Tuesday, May 10: A public community meeting will take place on Tuesday, May 10th at 6:00pm, at Charles Houston Recreation Center (901 Wythe St). The purpose of this meeting is to introduce the development team, discuss the current development project concept, project timeline, and solicit public comment.
- Wednesday, May 11: The first Section 106 Consulting Party meeting will take place on Wednesday, May 11 at 6:00pm, at Charles Houston Recreation Center (901 Wythe St). The purpose of this meeting is to introduce the project purpose and background, present the draft Area of Potential Effects and preliminary identification of historic properties, present the current development project concept, and solicit public comment.
- Wednesday, May 18: The applicant has submitted a request for complete demolition of the current Samuel Madden Homes site. This application will be discussed during a Board of Architectural Review Hearing on Wednesday, May 18 at 7:00pm at City Hall Council Chambers (301 King Street).

#affordable housing #Braddock



Samuel Madden development headed to BAR review with mixed reception in staff report

Vernon Miles May 16, 2022 at 10:00am



Rendering of new proposed Samuel Madden development (image courtesy ARHA)

The Alexandria Redevelopment Housing Authority (ARHA) is getting ready to tear down a cluster of affordable garden apartments in Parker-Gray and turn the lots into a larger [mixed-use development](#).

Samuel Madden Homes at 899 & 999 North Henry Street currently comprises 13 two-story garden apartments built in 1945 with 66 affordable housing units. The homes were built to house defense workers during WWII and were transferred to ARHA's predecessor in 1947. The plan is to demolish and redevelop on the site with two new buildings with 500 residential units

ARHA is headed to the Board of Architectural Review on Wednesday (May 18) for a permit to demolish and a concept review for the [new development](#) (items 6 and 7).

The staff report for the BAR described the homes as "contributing structures" to the Uptown/Parker Gray National Register Historic District, describing them as one of several groups of buildings by architect Joseph Henry Saunders, Jr. that helped establish the look of the Parker Gray neighborhood.

"As such, demolition of these structures requires a higher degree of scrutiny than non-contributing structures," the report said. "Staff is always reluctant to recommend demolition of any building that has historic or architectural significance, but several factors mitigate against retaining these buildings."

The staff report said that while the homes are representative of a popular construction style in the area, there are ample enough "colonial revival" style buildings in the area. The report also said that while the scale of the buildings were once generally reflective of much of the neighborhood, there are several high-rise multi-use buildings in the neighborhood.

"Since the construction of this community, the scale and character of the neighborhood has undergone radical change," the report said. "Samuel Madden now appears out of scale with the surrounding community."

As for a permit for the new development, the staff report suggests that some further refinement is needed.

"Staff has been working with the applicant on the development of their documents and recommends that as the project progresses, the applicant explore different architectural motifs that relate to either the history of the site or to the surrounding buildings. The Board has often encouraged applicants to take design inspiration from the historical use of the general area of the city.

The staff report says the proposed building needs some touch-ups to bring it more in-line with some of the neighboring development.

"Staff recommends that the BAR request the applicant to return for a second Concept Review after addressing feedback from the Board and Staff. Staff finds that the height and scale of the project as submitted is appropriate for the immediate context," the staff report said. "The applicant should continue to develop the massing and architectural character, taking into consideration comments from the Board and Staff."

**#ARHA #Board of Architectural Review
#development #Parker-Gray**





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NEWS

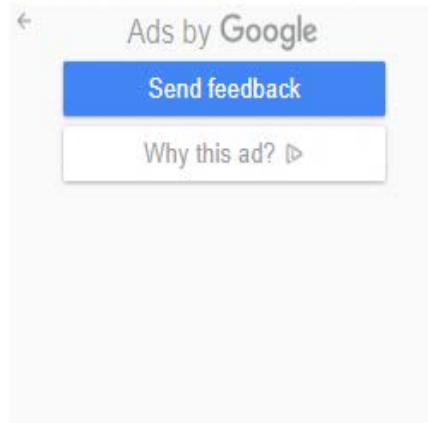
Morning Notes

ALXnow.com June 7, 2022 at 5:00am



Local kids invited to leadership camp — “The Alexandria Redevelopment and Housing Authority (ARHA) and the Alexandria Youth Impact Program (YIP) are joining forces to offer a two-week leadership camp for students at no cost to families.” [\[Youth Impact Program\]](#)

It's Tuesday — Mostly cloudy throughout the day. High of 76 and low of 64. Sunrise at 5:45 am and sunset at 8:33 pm. [Weather.gov](#)



NoVa faces low housing inventory — “In Northern Virginia, the average price for a home in April was \$776,162, up 7.72 percent compared to April 2021, according to NVAR.” [Patch](#)

Alexandria celebrates royal jubilee — “Over 16,000 Platinum Jubilee parties were held in her honor, one of them being at the Old Town Village right here in Alexandria.” [Zebra](#)



Alexandria Gazette Packet



25 CENTS

SERVING ALEXANDRIA FOR OVER 200 YEARS • A CONNECTION NEWSPAPER

JUNE 9, 2022

RHA and Alexandria Youth Impact Program Offering Free Two-Week Leadership Camp for Kids Ages 10-14

The Alexandria Redevelopment and Housing Authority (ARHA) and the Alexandria Youth Impact Program (YIP) are joining forces to offer a two-week leadership camp for students at no cost to families.

The camp, to be held at the Cora Kelly School for Math, Science and Technology, 3600 Commonwealth Ave., from June 13-24, is open to students 10-14 years

old. ARHA CEO Keith Pettigrew and YIP Founder Riki Ellison are encouraging families to sign their children up.

"We formed this partnership because we need to develop leaders starting at a young age," Pettigrew said. "ARHA's primary mission involves housing, but it is important to us to also provide programs for families living at ARHA sites that will enhance their chances for growth and success. I am proud

to work with the YIP team to make this opportunity possible for our residents."

The dates for the program were chosen to fill the two-week gap between when the regular Alexandria school year ends, and summer school and other programs begin.

"By the time these young people complete this course, they will have undergone leadership development, character building and academics - and we hope

have fun doing it," Ellison said.

The program is open free to any ARHA family in the city. The school is located in the Del Ray neighborhood. No matter the distance, ARHA is providing free transportation for any participant in either the public housing or Housing Choice Voucher Program.

The program is limited to 200 participants, so ARHA urges interested families to send in their application. To apply, please visit www.youthimpactprogram.org or contact Ms. Diaz at ARHA at 703-929-8218.

NEWS

Preservation vs affordability in Parker-Gray neighborhood divides Alexandria BAR

Vernon Miles June 16, 2022 at 3:50pm



Samuel Madden homes (image via Google Maps)

Alexandria's Board of Architectural Review (BAR) gave a thumbs up to the demolition of an Alexandria Redevelopment and Housing Authority property, but not without a stern rebuke to the housing authority's history of neglect.

ARHA is working through the city process to demolish the Samuel Madden homes at the north end of the Parker-Gray neighborhood. The homes were built as workforce housing during the Second World War and ARHA leadership said the properties have deteriorated beyond preservation.

The plan is currently to turn the buildings into a [larger mixed-use development](#) that will replace the current 66- units across 13 buildings with 500 residential units.

Keith Pettigrew, CEO of ARHA, said that retrofitting the buildings is cost-prohibitive and unit configuration doesn't comply with current codes. Pettigrew also noted that over their 75-year lifespan, the buildings have received minimal capital maintenance.

BAR members lamented that the buildings are in a state requiring demolition and questioned how their redevelopment would change the boundaries of the historic district.

"What impact does this have to the historic district?" BAR member John Sprinkle asked. "We spent \$100,000 [for the] nomination for Parker-Gray, now we're losing x number of buildings out of that district."

Sprinkle said if the historic buildings are replaced in Parker-Gray, the rules should and boundaries should be changed to reflect that.

"Frankly, for the Parker-Gray district, perhaps those boundaries need to be reevaluated or redrawn because no one wants to be here ten years from now when they're doing a window replacement and do an evaluation for a building built three years from now," Sprinkle said. "We're losing resources and the boundaries have to be redrawn, both at a national level and local level."

In contrast to Alexandria, Sprinkle said Arlington was doing a better job with [garden apartment](#) preservation.

"Arlington has taken substantial efforts to identify historic resources, get them listed on the register, filling out [tax credits]," Sprinkle said. "In our case, we're not doing that."

Sprinkle also said that it was ARHA who let the buildings get into their current deteriorated state.

"I wonder: who wasn't maintaining those old buildings so there does have to be this investment," Sprinkle said. "So the degradation is on whose list? You're saying one of the reasons for [demolition] is they're poorly maintained."

Pettigrew argued the current residents shouldn't have to languish in deteriorating buildings because of past neglect.

"I inherited what I inherited," Pettigrew said. "Residents have expressed to me: they look to the left and they see [The Bloom](#) and they look to the right and see [James Bland](#). They want to live in new buildings as well, so we like to follow their lead because this is their home."

Kevin Harris, president of the ARHA Resident Association, confirmed that current residents have been involved in the development planning process and are asking for the buildings to be redeveloped.

"The fact remains: the buildings that residents are currently residing in need to be redeveloped," Harris said. "It has to happen. They're outdated and there are a lot of things that have deteriorated... I don't even think you can maintenance some of this stuff because of the age of the building. It's something that needs to happen, I don't know any other way of saying it."

James Spencer, chair of the BAR, said he felt divided over the issue.

"With tearing down public housing, it's a double-edged sword, because part of me feels like yeah, some of it needs to come down because it's derelict and poorly maintained," Spencer said, "and then the other side of me is: if it's historic it needs to be maintained."

Ultimately the BAR recommended approval of the demolition in a 4-1 vote.

Image via [Google Maps](#)

 31 COMMENTS

XI. HUMAN RESOURCES

HUMAN RESOURCES

OPERATIONAL REPORT FOR: 04/16/2022 – 06/15/2022

A. COVID-19:

- We have had several staff out with COVID since the last reporting period.
- The policy that everyone is to wear a mask in public areas and when meeting with others in their office continues to be practiced at ARHA.
- Staff will continue to receive any PPE they request.