



Alexandria Redevelopment and Housing Authority

# Monthly Report to the Board of Commissioners

Keith Pettigrew  
Chief Executive Officer

**AUGUST 28, 2023**



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## BOARD OF COMMISSIONERS

### REGULARLY MONTHLY MEETING

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

Monday, August 28, 2023, at 7:00 pm

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

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

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

#### 3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JUNE 26, 2023.

#### 4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY JULY 24, 2023.

#### 5. CONSENT DOCKET

5.1 Resolution 729-2023 Amendment to the ACOP Regarding New Requirements for Over-Income Families Living in Public Housing.

#### 6. ACTION DOCKET

#### 7. NEW BUSINESS

#### 8. ANNOUNCEMENTS

#### 9. ADJOURNMENT

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



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

**Monday, June 26, 2023, at 7:00 pm**

**THOSE PRESENT:**           **Peter Kleeblatt, Chairman**  
                                  **Anitra Androh, Vice Chairwoman**  
                                  **Tracy Jefferson, Commissioner**  
                                  **Willie Bailey, Commissioner**  
                                  **Daniel Bauman, Commissioner**  
                                  **Kevin Harris, Commissioner**  
                                  **Michelle Krocker, Commissioner**

**THOSE ABSENT:**           **Merrick Malone, Commissioner**  
                                  **Christopher Ballard, Commissioner**  
  
                                  **Steven Hines**

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

Vice-Chairwoman Androh called the meeting to order at 7:02 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA Department Directors, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership, and members of the public.

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

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

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President Ladrey Resident Advisory Board. Mr. Hines and the residents have no issues to date.

Vice Chairwoman Androh: Good, Okay.

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

Commissioner Harris: We are preparing for back-to-school functions, and other community engagement activities.



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Vice Chairwoman Androh: Is there anything the Resident Association needs from us?

Commissioner Harris: Not at this time.

Vice-Chairwoman Androh: Thanks. With that we can move on to the adoption of the minutes.

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

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

**ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, MAY 22, 2023:**

Vice-Chairwoman Androh presented the minutes for Monday, June 26, 2023. Commissioner Bailey moved to accept the minutes; the motion was seconded by Chairman Kleeblatt. Vice-Chairwoman Androh and Commissioner Bauman abstained. The motion was approved with (5) Yeas, (0) Nays, and Abstained (2).

**ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, JUNE 26, 2023:**

COVID updates:

The COVID mandate has ended, and all staff have been back in the office 4 days a week.

Asset Management:

Rent collections remain steady and we will keep monitoring them closely. In order to enhance our operations and better meet our needs, we plan to transition to Yardi, a more robust system. This switch will enable us to operate more effectively and efficiently.

Maintenance & Facilities:

Maintenance has been steady. No issues have come up.

Resident Services:

Gaynelle and her staff continue to do a tremendous job with outreach in servicing our residents.

**ITEM 5. CONSENT DOCKET:**

Vice-Chairwoman Androh: A vote to approve resolution 725-2023 Utility Allowance 2023

Commissioner Krocker moved to approve; the motion was seconded by Commissioner Bailey. The motion was approved with (6) Yeas, and (0) Nays.



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Vice-Chairwoman Androh: A vote to approve resolution 726-2023 Small Area Fair Market Rent

Commissioner Krocker moved to approve; the motion was seconded by Chairman Kleeblatt.  
The motion was approved with (6) Yeas, and (0) Nays.

Vice-Chairwoman Androh: A vote to approve resolution 727-2023 Flat Rents for Public Housing Units

Commissioner Bauman moved to approve; the motion was seconded by Commissioner Bailey.  
The motion was approved with (6) Yeas, and (0) Nays.

Vice-Chairwoman Androh: A vote to approve resolution 728-2023 FY Operation Budget

Commissioner Krocker moved to approve; 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:**

Mr. Pettigrew: We have been getting a lot of positive press about Ladrey and Samuel Madden from the Washington Business Journal.

Fairstead sponsored our most recent resident block party at Madden, and it was a tremendous turnout.

We also partnered with NOVA, allowing residents to start college courses, and have received a lot of positive press about this.

Commissioner Krocker: Is ARHA paying for their tuition?

Mr. Pettigrew: Some students receive financial aid, while others have their tuition covered through donations. We provide the space.

Gaynelle: We rescheduled Ruby Tucker Day to July 8th due to weather. National Night Out is on August 1st. We also have some back-to-school events coming up on August 19th.

Commissioner Bailey: The backpack distribution will be held on August 19th at the Charles Houston Center from 10a-12p and Ramsey Elementary from 1p-3p.

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



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A motion was made by Chairman Kleeblatt, seconded by Commissioner Krockner, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:13 pm. At 8:03 pm, the Board reconvened in public session. Thereupon, Vice-Chairman Androh asked for a motion to adjourn the meeting. Commissioner Krockner 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, Vice-Chairwoman Androh adjourned the meeting at 8:04 pm.



## I. EXECUTIVE SUMMARY



## ASSET MANAGEMENT

Below are several key operational activities and notable highlights for July 2023:

- Occupancy / Rent Collection**

|                 | Public Housing<br>June<br>2023 | Public Housing<br>July<br>2023 | MOD Rehab<br>June<br>2023 | MOD Rehab<br>July<br>2023 | Market Rate<br>June<br>2023 | Market Rate<br>July<br>2023 |
|-----------------|--------------------------------|--------------------------------|---------------------------|---------------------------|-----------------------------|-----------------------------|
| Occupancy       | 99%                            | 99%                            | 99%                       | 100%                      | 99%                         | 99%                         |
| Rent Collection | 80%                            | 73%                            | 86%                       | 95%                       | 80%                         | 74%                         |

- Lease-Ups**

| New Lease-Ups                  | June 2023 | July 2023 |
|--------------------------------|-----------|-----------|
| Tenant-based (HCVP)            | 15        | 9         |
| Number of requests for tenancy | 17        | 25        |
| Project-based voucher          | 3         | 1         |
| Moderate Rehabilitation        | 2         | 1         |



## CENTRAL FACILITIES

Reporting Period: July 15, 2023 – August 11, 2023

| Property  | Emergency | Urgent    | Routine    | Vacant Unit Turns | Extermination | Current Total # of WO | Outstanding Total # of WO | Previous Reporting Total # of WO |
|---|-----------|-----------|------------|-------------------|---------------|-----------------------|---------------------------|----------------------------------|
| Alexandria Crossing (Old Dominion & West Glebe) | 0         | 8         | 30         | 0                 | 3             | 41                    | 10                        | 25                               |
| Andrew Adkins                                   | 8         | 6         | 22         | 0                 | 0             | 36                    | 11                        | 35                               |
| BWR (Braddock, Whiting & Reynolds)              | 1         | 7         | 7          | 1                 | 2             | 18                    | 6                         | 6                                |
| Chatham Square                                  | 0         | 4         | 13         | 0                 | 0             | 17                    | 2                         | 25                               |
| Hopkins-Tancil                                  | 5         | 6         | 29         | 0                 | 3             | 43                    | 11                        | 45                               |
| James Bland I, II, IV)                          | 0         | 7         | 17         | 0                 | 0             | 24                    | 5                         | 29                               |
| James Bland V                                   | 1         | 2         | 15         | 0                 | 0             | 18                    | 2                         | 14                               |
| Ladrey Highrise                                 | 8         | 10        | 32         | 1                 | 2             | 53                    | 10                        | 50                               |
| Miller Homes                                    | 0         | 3         | 4          | 0                 | 1             | 8                     | 5                         | 4                                |
| Park Place & Saxony Sq.                         | 1         | 2         | 8          | 1                 | 2             | 14                    | 7                         | 19                               |
| Pendleton Park                                  | 0         | 4         | 7          | 0                 | 1             | 12                    | 2                         | 7                                |
| Princess Square                                 | 3         | 6         | 29         | 2                 | 3             | 43                    | 8                         | 36                               |
| Quaker Hill                                     | 1         | 5         | 16         | 0                 | 1             | 23                    | 6                         | 15                               |
| Samuel Madden                                   | 4         | 3         | 7          | 0                 | 2             | 16                    | 0                         | 9                                |
| Scattered Sites I, II, III                      | 1         | 8         | 32         | 1                 | 1             | 43                    | 12                        | 51                               |
| <b>TOTAL</b>                                    | <b>33</b> | <b>81</b> | <b>268</b> | <b>6</b>          | <b>21</b>     | <b>409</b>            | <b>97</b>                 | <b>370</b>                       |



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## **DEVELOPMENT**

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

#### **PROJECT CLOSEOUT**

ARHA staff continues to pursue the 8609 application to Virginia Housing.

The property continues to perform with 100% occupancy after reaching project stabilization.

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

At the July BAR meeting the development team successfully presented the design and other issues in preparation for obtaining the Certificate of Appropriateness. We presented the changes to the design that the development team agreed with the city staff and which had been approved both by the Planning Commission and the City Council. Key among the issues were the design of the North Building as a gateway to Alexandria, the streetscape, and other design issues. The BAR also objected to the proposed vinyl windows that the development team proposed for both buildings. All the issues were left on the table unresolved as the development team agreed to a follow up meeting for September. Now that we have a better understanding of the numerous objection points, we have a better idea on how to present our final proposal. Over the summer the development team will continue to pursue design options for presentation to the BAR in September.

In July we held a successful community event called Kid's Archeology Day. The event was attended by over 100 residents and guests. Various city departments hosted information tables. This was one of the numerous activities proposed by our development team as mitigation measures for the Section 106 process.

The first meeting of the Section 106 oral history community advisory committee was held during the first week of August. The head of the city's Oral History unit provided a review of the oral history standards, and the potential work of the advisory committee. The focus of the committee is to provide a scope of work for the historical consultants hired by the development team and review proposed questions for those to be interviewed.

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

City staff responded to the Concept 2 submission with comments that will be incorporated into the design. City staff signaled that the development team would not have to submit a Concept 3 plan. The UDAC meeting was rescheduled as well as the community meeting.

The first UDAC meeting was held on July 26 and there were no strong comments opposing our design. Some concerns were voiced, and the design team will be addressing all the concerns prior to the next community meeting. The development team had a post UDAC meeting with the City Staff on July 31 and discussed all comments from UDAC and Concept 2. The team will incorporate all design responses into the UDAC 2 submission package that will be submitted on or before August 24.



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The development team continues to meet monthly with Ladrey residents.

The development team is scheduling community meetings with immediate neighboring dwellings starting with Anne B. Rose and other stakeholder agencies such as the Commission on Aging.

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

RAD: We continue to make substantial progress. We anticipate that the James Bland properties will close in September and West Glebe in October.

Re-Syndication: Staff has signaled to the syndicator that we want to purchase their Limited Partnership interests no later than November of this year.

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

July month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. Physical needs assessments questions have been addressed and all financial reports have been updated and submitted to HUD. Closing calls have been held with HUD to determine logistics and final package submission requirements. The HUD requested Radon testing for Old Dominion resulted in higher than allowable levels at one unit. We are now in the process of implementing mitigation measures and will set up long term testing of the unit. This is required prior to submission for final review and approval. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Lineage 8609 Tax Credit Application has been submitted to Virginia Housing and is still under review. Virginia Housing has completed annual compliance audits for James Bland IV and James Bland V with no major findings. Virginia Housing also completed a physical inspection of James Bland IV and V and any items noted for correction are being addressed.

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## RESIDENT SERVICES

### RACS Operational Report Updates

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

Most recently, ARHA partnered with Firefighters and Friends to host Back to School events at Charles Houston Recreation Center and William Ramsey Elementary School. In addition to backpacks and school supplies, students were able to get free books from InspireLit. There were also resource tables for families from ACPS, the Alexandria Health Department, and the Department of Community and Human Services. Approximately 750 backpacks with supplies and over 1,000 books were distributed during the events.

Additionally, City Council member Alyia Gaskins helped coordinate free hairstyles for students as part of a back-to-school makeover. The event was hosted by a new hair salon, Iye's Beauty Salon, which specializes in braids and natural hair care. Twenty-two young ladies and one young man participated and are ready to go back to school looking their best.



FIREFIIGHTERS AND FRIENDS/ARHA BACKPACK AND SCHOOL SUPPLY DISTRIBUTION



BACK TO SCHOOL MAKEOVERS



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## UPCOMING MEETINGS AND EVENTS

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

| <b>Date</b>        | <b>Event</b>  | <b>Location</b>  | <b>Time</b> |
|--------------------|---------------|------------------|-------------|
| August 28, 2023    | Board Meeting | 401 Wythe Street | 7:00 PM     |
| September 25, 2023 | Board Meeting | 401 Wythe Street | 7:00 PM     |
| October 23, 2023   | Board Meeting | 401 Wythe Street | 7:00 PM     |
| November 27, 2023  | Board Meeting | 401 Wythe Street | 7:00 PM     |
| December TBD       | Board Meeting | 401 Wythe Street | 7:00 PM     |

## II. ASSET MANAGEMENT





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

|   | Indicator   | June 2023 | July 2023 | Benchmark Goal | HUD's Standard        | Comments   |
|---|---|-----------|-----------|----------------|-----------------------|--|
| 1 | Occupancy Rate ACC units (PH) (*)                           | 99%       | 99%       | 98%            | 98%                   | >98% = 16pts<br>96% - 98% = 12pts<br>94% - 96% = 8pts<br>92% - 96% = 4pts<br>90% - 92% = 1pt<br><90% = 0pts<br>(General Public Housing only) |
| 2 | Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)                    | 99%       | 99%       | 97%            | 96%-99%               | Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP  |
| 3 | Tenant Acc. Receivables (TARs) – Occupied Units (*)         | .98%      | .98%      | .98%           | <1.5%                 | <1.5% - 5pts<br>1.5% - 2.5% = 2pts<br>>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 99%. Individual Performance data by property is as follows:

| PUBLIC HOUSING      | June 2023 | July 2023 |
|---------------------|-----------|-----------|
| Samuel Madden       | 100%      | 98%       |
| Andrew Adkins       | 96%       | 99%       |
| Ladrey Highrise     | 99%       | 99%       |
| Scattered Sites I   | 98%       | 98%       |
| Scattered Sites II  | 97%       | 93%       |
| Scattered Sites III | 100%      | 100%      |



|                       |      |      |
|-----------------------|------|------|
| Saxony Square         | 100% | 100% |
| Park Place            | 100% | 100% |
| Chatham Square        | 98%  | 98%  |
| Braddock & Whiting    | 100% | 100% |
| Reynolds              | 100% | 100% |
| Old Dominion          | 100% | 100% |
| West Glebe            | 98%  | 100% |
| James Bland I, II, IV | 100% | 100% |
| Lineage               | 100% | 100% |

### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

|   | June 2023 | July 2023 |
|---|-----------|-----------|
| Housing Choice Voucher                  | 99%       | 100%      |
| Moderate Rehabilitation                 | 97%       | 99%       |
| Project Based Section 8                 | 99%       | 99%       |
| Low Rent Public Housing                 | 99%       | 99%       |
| Market Rate (Affordable Dwelling Units) | 98%       | 99%       |

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for July 2023:

|  | June 2023 | July 2023 |
|--|-----------|-----------|
| Homeownership  | 14        | 14        |
| Homeownership New this Month   | 0         | 0         |
| Family Unification   | 39        | 38        |
| Portable Vouchers Paid   | 29        | 26        |
| Tenant Protection  | 50        | 49        |
| All Other Vouchers   | 1,427     | 1429      |
| Number of Vouchers Under Lease on the last day of the month                | 1559      | 1556      |
| HA Owned Units Leased – included in the units lease above                  | 106       | 107       |
| New Vouchers issued but not under contract as of the last day of the month | 104       | 85        |
| Portable Vouchers Administered   | 12        | 13        |
| Number of Vouchers Covered by Project-Based AHAPs and HAPs                 | 204       | 205       |



## E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

| Developments       | Total # of Units | Total Occupied units 06/30/2023 | Total Occupied units 07/31/2023 | Current # Vacant |
|--------------------|------------------|---------------------------------|---------------------------------|------------------|
| Princess Square    | 68               | 66                              | 66                              | 2                |
| Quaker Hill        | 60               | 60                              | 60                              | 0                |
| Hopkins-Tancil     | 108              | 107                             | 108                             | 0                |
| Miller Homes       | 16               | 15                              | 16                              | 0                |
| Pendleton Park     | 24               | 24                              | 24                              | 0                |
| Old Town Commons V | 54               | 54                              | 54                              | 0                |
| Lineage            | 46               | 46                              | 46                              | 0                |
| <b>TOTALS</b>      | <b>376</b>       | <b>372</b>                      | <b>374</b>                      | <b>2</b>         |

## F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

| Developments        | Total # of Units | Total Units Occupied 03/31/2023 | Total Units Occupied 04/30/2023 | Current # Vacant |
|---------------------|------------------|---------------------------------|---------------------------------|------------------|
| Ladrey Building     | 169              | 166                             | 167                             | 2                |
| Chatham Square.     | 52               | 51                              | 52                              | 0                |
| Old Town Commons I  | 18               | 18                              | 18                              | 0                |
| Old Town Commons II | 18               | 18                              | 18                              | 0                |
| Old Town Commons IV | 44               | 43                              | 44                              | 0                |
| S. Madden Homes     | 65               | 64                              | 62                              | 3                |
| A. Adkins Homes     | 89               | 85                              | 86                              | 3                |
| Scattered Sites 410 | 50               | 49                              | 50                              | 0                |
| Scattered Site 411  | 30               | 28                              | 29                              | 1                |
| Scattered Site 412  | 41               | 40                              | 41                              | 0                |
| Braddock            | 6                | 6                               | 6                               | 0                |
| Whiting             | 24               | 23                              | 23                              | 1                |
| Reynolds            | 18               | 18                              | 18                              | 0                |
| Saxony Square       | 5                | 5                               | 5                               | 0                |



|   |            |            |            |           |
|---|------------|------------|------------|-----------|
| Park Place  | 38         | 38         | 38         | 0         |
| West Glebe  | 48         | 48         | 48         | 0         |
| Old Dominion  | 36         | 29         | 32         | 4         |
| Lineage   | 6          | 6          | 6          | 0         |
| <b>TOTALS:</b><br><i>(Values are rounded up/down)</i> | <b>756</b> | <b>735</b> | <b>742</b> | <b>14</b> |

### G. WAITING LIST STATISTICS

| Waiting List Type                | Currently Active on the Waiting list July 2023 |
|----------------------------------|--|
| <b>HCVP</b>                      | 11,306   |
| <b>MOD Rehab</b>                 |  |
| (1) bedroom                      | 758  |
| (2) bedroom                      | 874  |
| (3) bedroom                      | 954  |
| (4) bedroom                      | 74   |
| <b>General Public Housing</b>    |  |
| (1) bedroom                      | 4076   |
| (2) bedroom                      | 2932   |
| (3) bedroom                      | 1648   |
| (4) bedroom                      | 166  |
| <b>Elderly / Disabled</b>        |  |
| (1) bedroom                      | 105  |
| <b>BWR</b>                       |  |
| (2) bedroom                      | 1807   |
| (3) bedroom                      | 1101   |
| <b>Chatham Square</b>            |  |
| (2) bedroom                      | 1843   |
| (3) bedroom                      | 30   |
| <b>West Glebe / Old Dominion</b> |  |
| (1) bedroom                      | 1960   |
| (2) bedroom                      | 1869   |
| (3) bedroom                      | 1167   |
| (4) bedroom                      | 14   |



| OTC I, II, IV |      |
|---------------|------|
| (2) bedroom   | 1820 |
| (3) bedroom   | 1146 |

## H. CERTIFICATIONS ACTIVITY

| HOUSING CHOICE VOUCHER             | June 2023 | July 2023 |
|------------------------------------|-----------|-----------|
| Pre-Admission/Eligibility          | 3         | 0         |
| Request for Tenancy Approval       | 17        | 9         |
| New Move-in/Change of Unit/Port-in | 15        | 9         |
| Interim Change                     | 37        | 55        |
| Annual Reexamination               | 92        | 89        |
| End of Participation               | 6         | 3         |
| PUBLIC HOUSING                     |           |           |
| Pre-Admission/Eligibility          | 13        | 5         |
| Request for Tenancy Approval       | 0         | 0         |
| New Move-in/Change of Unit/Port-in | 11        | 8         |
| Interim Change                     | 16        | 27        |
| Annual Reexamination               | 60        | 54        |
| End of Participation               | 7         | 3         |
| MODERATE REHABILITATION            |           |           |
| Pre-Admission/Eligibility          | 0         | 0         |
| Request for Tenancy Approval       | 2         | 1         |
| New Move-in/Change of Unit/Port-in | 2         | 1         |
| Interim Change                     | 1         | 6         |
| Annual Reexamination               | 13        | 4         |
| End of Participation               | 0         | 0         |
| PROJECT BASED VOUCHER              |           |           |
| Pre-Admission/Eligibility          | 2         | 0         |
| Request for Tenancy Approval       | 3         | 1         |
| New Move-in/Change of Unit/Port-in | 3         | 1         |
| Interim Change                     | 2         | 5         |
| Annual Reexamination               | 7         | 38        |



|                                       |            |            |
|---------------------------------------|------------|------------|
| End of Participation                  | 2          | 0          |
| <b>TOTAL CERTIFICATIONS COMPLETED</b> | <b>312</b> | <b>319</b> |

## I. INSPECTIONS

| Inspections                                     | June 2023 | July 2023 |
|---|-----------|-----------|
| Number of annual/return Inspections             | 183       | 87        |
| Number of Initial/Re-inspections                | 17        | 25        |
| Number of Final Failed Inspections              | 0         | 2         |
| Number of Abatements                            | 0         | 2         |
| Number of Emergency/Special Inspections         | 2         | 4         |
| Number of Missed Inspections (no show)          | 16        | 28        |
| Number of quality control inspections conducted | 4         | 8         |

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

| Number of Files Reviewed Audit Files* | June 2023 | July 2023 |
|---------------------------------------|-----------|-----------|
| Recertification's                     | 35        | 36        |
| Intake Certifications                 | 32        | 18        |

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

| Number of Recertification's Files With Errors /Recert Info | June 2023 | July 2023 |
|--|-----------|-----------|
| Number of Recert Files w/ Errors                           | 4         | 5         |

### 2. Public Safety

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

| Types              | June 2023 | July 2023 |
|--------------------|-----------|-----------|
| Bar Notices issued | 0         | 0         |
| Late Notices       | 100       | 155       |
| Unlawful Detainers | 0         | 0         |
| Evictions (legal)  | 3         | 0         |
| Evictions (drugs)  | 0         | 0         |

## K. RENT COLLECTION

ARHA properties collected cash at **81%** of rent charged for **July 2023**. Individual performance by property is as follows:

|                     | June 2023        | July 2023        |
|---------------------|------------------|------------------|
| Samuel Madden       | 65%              | 54%              |
| Andrew Adkins       | 63%              | 65%              |
| Ladrey High-Rise    | 97%              | 97%              |
| Scattered Sites I   | 97%              | 92%              |
| Scattered Sites II  | 71%              | 63%              |
| Scattered Sites III | 44%              | 39%              |
| Chatham Square      | 79%              | 80%              |
| Braddock            | 100%             | 100%             |
| Whiting*            | 88%              | 71%              |
| Reynolds            | 100%             | 100%             |
| Old Dominion        | 98%              | 92%              |
| West Glebe          | 77%              | 79%              |
| James Bland I*      | 88%              | 71%              |
| James Bland II      | 50%              | 48%              |
| James Bland IV      | 77%              | 71%              |
| <b>TOTAL</b>        | <b>80%</b>       | <b>73%</b>       |
|                     | <b>June 2023</b> | <b>July 2023</b> |



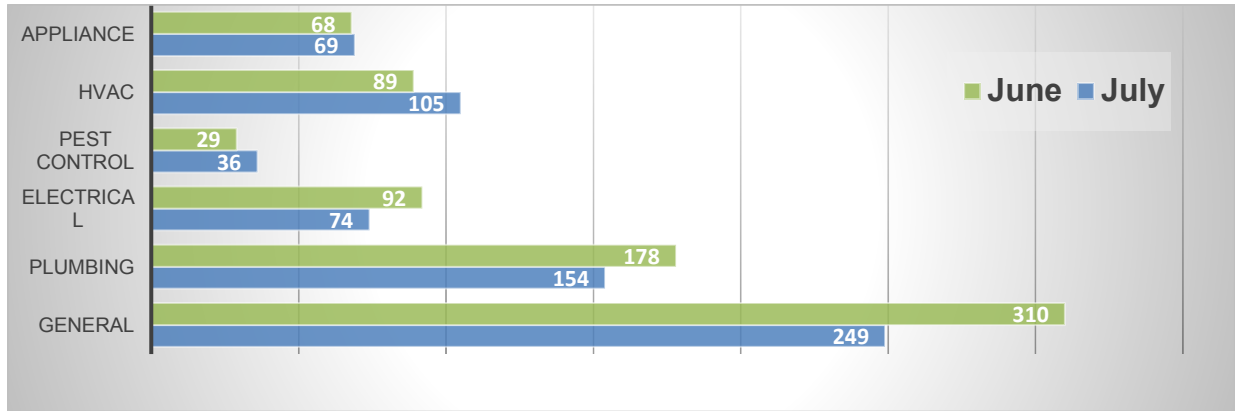
| <b>MARKET RATE/TAX<br/>CREDIT/PBV</b> |                  |                  |
|---------------------------------------|------------------|------------------|
| Quaker Hill                           | 84%              | 79%              |
| Princess Square                       | 76%              | 64%              |
| Millers Homes                         | 99%              | 97%              |
| Pendleton Park                        | 78%              | 51%              |
| James Bland V                         | 62%              | 55%              |
| Saxony Square (PBV)                   | 85%              | 94%              |
| Park Place (PBV)                      | 87%              | 73%              |
| <b>TOTAL</b>                          | <b>82%</b>       | <b>74%</b>       |
| <b>MOD/PBV</b>                        |                  |                  |
|                                       | <b>June 2023</b> | <b>July 2023</b> |
| Hopkins-Tancil                        | 86%              | 95%              |
| <b>TOTAL</b>                          | <b>86%</b>       | <b>95%</b>       |



### **III. CENTRAL FACILITIES**



**A. JUNE WORK ORDER ACTIVITY TOTAL: 766  
JULY WORK ORDER ACTIVITY TOTAL: 687**



**JUNE 2023**

| Properties                                      | General | Plumbing Repair Work | Electric Repair | Pest Control | HVAC Work | Appliance Repair Work | Current Total # of Work Order | Prev. Month Total # of Work Order | 2022 Year End Total # of Work Orders |
|---|---------|----------------------|-----------------|--------------|-----------|-----------------------|-------------------------------|-----------------------------------|--------------------------------------|
| Administrative Building                         | 1       | 2                    | 0               | 1            | 0         | 0                     | 4                             | 1                                 | 14                                   |
| Alexandria Crossing (Old Dominion & West Glebe) | 20      | 15                   | 7               | 3            | 8         | 6                     | 59                            | 79                                | 674                                  |
| Andrew Adkins                                   | 26      | 19                   | 5               | 1            | 6         | 3                     | 60                            | 89                                | 1018                                 |
| BWR (Braddock, Whiting & Reynolds)              | 17      | 7                    | 5               | 0            | 5         | 4                     | 38                            | 16                                | 477                                  |
| Chatham Square                                  | 13      | 7                    | 3               | 0            | 5         | 0                     | 28                            | 90                                | 566                                  |
| Hopkins-Tancil                                  | 23      | 20                   | 10              | 3            | 11        | 4                     | 71                            | 77                                | 1021                                 |
| James Bland I, II, IV                           | 4       | 17                   | 6               | 0            | 3         | 2                     | 32                            | 42                                | 612                                  |
| James Bland V                                   | 11      | 9                    | 4               | 0            | 4         | 7                     | 35                            | 39                                | 343                                  |
| Ladrey Highrise                                 | 29      | 21                   | 12              | 4            | 9         | 5                     | 80                            | 64                                | 893                                  |
| Miller Homes                                    | 14      | 4                    | 1               | 0            | 4         | 2                     | 25                            | 11                                | 157                                  |
| Park Place & Saxony Sq.                         | 8       | 8                    | 2               | 0            | 1         | 3                     | 22                            | 6                                 | 226                                  |
| Pendleton Park                                  | 5       | 5                    | 5               | 1            | 1         | 2                     | 19                            | 10                                | 176                                  |
| Princess Square                                 | 19      | 13                   | 8               | 4            | 13        | 4                     | 61                            | 86                                | 694                                  |
| Quaker Hill                                     | 20      | 7                    | 2               | 4            | 3         | 2                     | 38                            | 29                                | 367                                  |



|                            |            |            |           |           |           |           |            |            |             |
|----------------------------|------------|------------|-----------|-----------|-----------|-----------|------------|------------|-------------|
| Samuel Madden              | 3          | 7          | 5         | 0         | 1         | 2         | 18         | 25         | 359         |
| Scattered Sites I, II, III | 97         | 37         | 17        | 8         | 15        | 22        | 196        | 56         | 1258        |
| <b>TOTAL</b>               | <b>310</b> | <b>198</b> | <b>92</b> | <b>29</b> | <b>89</b> | <b>68</b> | <b>786</b> | <b>720</b> | <b>8855</b> |

**JULY 2023**

| Properties                                      | General    | Plumbing Repair Work | Electric Repair | Pest Control | HVAC Work  | Appliance Repair Work | Current Total # of Work Order | Prev. Month Total # of Work Order | 2022 Year End Total # of Work Orders |
|---|------------|----------------------|-----------------|--------------|------------|-----------------------|-------------------------------|-----------------------------------|--------------------------------------|
| Administrative Building                         | 1          | 0                    | 0               | 0            | 0          | 0                     | 1                             | 4                                 | 14                                   |
| Alexandria Crossing (Old Dominion & West Glebe) | 28         | 18                   | 8               | 3            | 5          | 12                    | 74                            | 59                                | 674                                  |
| Andrew Adkins                                   | 32         | 18                   | 1               | 1            | 6          | 9                     | 67                            | 60                                | 1018                                 |
| BWR (Braddock, Whiting & Reynolds)              | 7          | 5                    | 3               | 0            | 2          | 3                     | 20                            | 38                                | 477                                  |
| Chatham Square                                  | 13         | 6                    | 9               | 0            | 10         | 2                     | 40                            | 28                                | 566                                  |
| Hopkins-Tancil                                  | 25         | 16                   | 7               | 9            | 14         | 3                     | 74                            | 71                                | 1021                                 |
| James Bland I, II, IV                           | 8          | 12                   | 5               | 1            | 6          | 7                     | 39                            | 32                                | 612                                  |
| James Bland V                                   | 13         | 7                    | 4               | 1            | 6          | 4                     | 35                            | 35                                | 343                                  |
| Ladrey Highrise                                 | 28         | 21                   | 9               | 3            | 15         | 7                     | 83                            | 80                                | 893                                  |
| Miller Homes                                    | 5          | 1                    | 0               | 1            | 2          | 1                     | 10                            | 25                                | 157                                  |
| Park Place & Saxony Sq.                         | 3          | 6                    | 2               | 4            | 3          | 2                     | 20                            | 22                                | 226                                  |
| Pendleton Park                                  | 3          | 2                    | 1               | 2            | 1          | 0                     | 9                             | 19                                | 176                                  |
| Princess Square                                 | 40         | 18                   | 5               | 6            | 12         | 7                     | 88                            | 61                                | 694                                  |
| Quaker Hill                                     | 9          | 6                    | 4               | 1            | 5          | 3                     | 28                            | 38                                | 367                                  |
| Samuel Madden                                   | 12         | 7                    | 4               | 1            | 4          | 1                     | 29                            | 18                                | 359                                  |
| Scattered Sites I, II, III                      | 22         | 11                   | 12              | 3            | 14         | 8                     | 70                            | 196                               | 1258                                 |
| <b>TOTAL</b>                                    | <b>249</b> | <b>154</b>           | <b>74</b>       | <b>36</b>    | <b>105</b> | <b>69</b>             | <b>687</b>                    | <b>786</b>                        | <b>8855</b>                          |

## B. WORK IN PROGRESS

### Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Masters provide pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in July 2023.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are hand delivered by staff, 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 – 7/7/2023 & 8/1/2023 & 8/8/2023
- Chatham Square – 7/18/2023 & 8/2/2023 & 8/15/2023
- Andrew Adkins – 7/20/2023 & 8/9/2023 & 8/31/2023
- Ladrey floors 7-11 – 7/26/2023 & 8/3/2023 & 8/28/2023
- Ladrey floors 1-6 – 7/27/2023 & 8/4/2023 & 8/29/2023
- Hopkins-Tancil – 7/14/2023 & 8/10-8/11/2023 & 8/18/2023 & 8/25/2023
- Samuel Madden – 7/5/2023 & 8/23 – 8/30/2023

## IV. FINANCE



## A. FINANCIAL SUMMARY BUDGET VS ACTUAL JUNE 2023

| <i>Alexandria Redevelopment &amp; Housing Authority<br/>June and YTD 2023 Budget vs Actual<br/>For the Period Ending June 30, 2023</i> |                   |                  |                  |                  |            |   |                   |                    |            |
|--|-------------------|------------------|------------------|------------------|------------|---|-------------------|--------------------|------------|
|  | Annual Budget     | June 30, 2023    |                  |                  |            | FY 2023 YTD (January 1, 2023 June 30, 2023) |                   |                    |            |
|  |                   | Total Budget     | Total Actual     | Variance         |            | Total Budget                                | Total Actual      | Variance           |            |
|  |                   |                  |                  | \$               | %          |   |                   | \$                 | %          |
| <b>Operating Revenue</b>   |                   |                  |                  |                  |            |   |                   |                    |            |
| Dwelling Rent  | 4,626,549         | 385,546          | 490,225          | 104,679          | 27%        | 2,313,274                                   | 2,700,380         | 387,106            | 17%        |
| Rental Assistance  | 4,513,978         | 376,165          | 421,982          | 45,817           | 12%        | 2,256,989                                   | 2,590,633         | 333,644            | 15%        |
| Governmental Grants  | 28,126,997        | 2,343,916        | 2,141,478        | (202,438)        | -9%        | 14,063,499                                  | 12,792,755        | (1,270,744)        | -9%        |
| Management/Fee for Service   | 4,568,690         | 380,724          | 128,048          | (252,676)        | -66%       | 2,284,345                                   | 2,214,032         | (70,313)           | -3%        |
| HCVP Asset Management Fee  | 2,701,865         | 225,155          | 238,379          | 13,224           | 6%         | 1,350,933                                   | 1,426,579         | 75,647             | 6%         |
| Operating Subsidy  | 4,503,499         | 375,292          | 366,756          | (8,536)          | -2%        | 2,251,750                                   | 2,189,441         | (62,309)           | -3%        |
| Investment Income  | 15,533            | 1,294            | 31,487           | 30,192           | 2332%      | 7,767                                       | 103,952           | 96,185             | 1238%      |
| CY Transfers   | 713,993           | 59,499           | -                | (59,499)         | -100%      | 356,997                                     | -                 | (356,997)          | -100%      |
| Other Income   | 2,222,619         | 185,218          | 338,358          | 153,140          | 83%        | 1,111,310                                   | 676,340           | (434,970)          | -39%       |
| <b>Total Operating Revenue</b>   | <b>51,993,723</b> | <b>4,332,810</b> | <b>4,156,713</b> | <b>(176,098)</b> | <b>-4%</b> | <b>25,996,862</b>                           | <b>24,694,112</b> | <b>(1,302,749)</b> | <b>-5%</b> |
| <b>Operating Expenses</b>  |                   |                  |                  |                  |            |   |                   |                    |            |
| Administration   | 8,833,534         | 736,128          | 1,008,683        | (272,555)        | -37%       | 4,416,767                                   | 4,779,207         | (362,439)          | -8%        |
| Tenant Services  | 867,189           | 72,266           | 49,761           | 22,505           | 31%        | 433,595                                     | 314,105           | 119,489            | 28%        |
| Utilities  | 1,804,039         | 150,337          | 251,788          | (101,451)        | -67%       | 902,020                                     | 915,889           | (13,869)           | -2%        |
| Ordinary Maintenance & Operations  | 6,283,932         | 523,661          | 339,886          | 183,775          | 35%        | 3,141,966                                   | 3,624,150         | (482,184)          | -15%       |
| Protective Services  | 462,777           | 38,565           | 5,473            | 33,091           | 86%        | 231,388                                     | 154,400           | 76,989             | 33%        |
| General Expense  | 2,689,410         | 224,117          | 258,520          | (34,403)         | -15%       | 1,344,705                                   | 1,197,740         | 146,965            | 11%        |
| Housing Assistance Payments  | 28,126,997        | 2,343,916        | 2,408,027        | (64,111)         | -3%        | 14,063,499                                  | 14,049,717        | 13,781             | 0%         |
| Debt Service   | 582,768           | 48,564           | 11,654           | 36,910           | 76%        | 291,384                                     | 241,649           | 49,735             | 17%        |
| CY Reserves  | 2,343,077         | 195,256          | -                | 195,256          | 100%       | 1,171,539                                   | -                 | 1,171,539          | 100%       |
| <b>Total Operating Expense</b>   | <b>51,993,723</b> | <b>4,332,810</b> | <b>4,333,792</b> | <b>(981)</b>     | <b>0%</b>  | <b>25,996,862</b>                           | <b>25,276,856</b> | <b>720,005</b>     | <b>3%</b>  |
| <b>NET SURPLUS (DEFICIT)</b>   | <b>0</b>          | <b>0</b>         | <b>(177,079)</b> | <b>(177,079)</b> |            | <b>0</b>                                    | <b>(582,744)</b>  | <b>(582,744)</b>   |            |

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



|                                   | Agency            |                   |                       | Central Office (C.O.) |                  |                       | HCVP              |                  |                       |
|-----------------------------------|-------------------|-------------------|-----------------------|-----------------------|------------------|-----------------------|-------------------|------------------|-----------------------|
|                                   | Total Actual      | Total Budget      | Over / (Under) Budget | Total Actual          | Total Budget     | Over / (Under) Budget | Total Actual      | Total Budget     | Over / (Under) Budget |
| <b>Operating Revenue</b>          |                   |                   |                       |                       |                  |                       |                   |                  |                       |
| Dwelling Rent                     | 1,706,352         | 1,542,183         | 164,169               | -                     | -                | -                     | -                 | -                | -                     |
| Rental Assistance                 | 1,406,089         | 1,504,659         | (98,570)              | -                     | -                | -                     | -                 | -                | -                     |
| Governmental Grants               | 9,245,973         | 9,278,226         | (32,252)              | -                     | -                | -                     | 9,245,973         | 9,042,332        | 203,641               |
| Local Grants                      | -                 | 138,576           | (138,576)             | -                     | 72,392           | (72,392)              | -                 | -                | -                     |
| Management/Fee for Service        | 1,564,152         | 1,446,163         | 117,990               | 1,530,962             | 1,446,163        | 84,799                | -                 | -                | -                     |
| Bookkeeping Fee                   | 31,463            | 76,734            | (45,272)              | 31,463                | 76,734           | (45,272)              | -                 | -                | -                     |
| Asset Management Fee              | 37,590            | -                 | 37,590                | 37,590                | -                | 37,590                | -                 | -                | -                     |
| HCVP Asset Management Fee         | 953,328           | 900,622           | 52,706                | 190,778               | -                | 190,778               | 762,550           | 900,622          | (138,072)             |
| Operating Subsidy                 | 1,332,866         | 1,501,166         | (168,301)             | -                     | -                | -                     | -                 | -                | -                     |
| Investment Income                 | 55,207            | 5,178             | 50,029                | 141                   | 35               | 106                   | 1,724             | 77               | 1,647                 |
| CY Transfers                      | -                 | 68,968            | (68,968)              | -                     | 66,864           | (66,864)              | -                 | -                | -                     |
| Other Income                      | 276,082           | 602,297           | (326,215)             | 159,564               | 226,099          | (66,535)              | 5,334             | 43,577           | (38,243)              |
| <b>Total Operating Revenue</b>    | <b>16,609,102</b> | <b>17,064,772</b> | <b>(455,670)</b>      | <b>1,950,496</b>      | <b>1,888,286</b> | <b>62,210</b>         | <b>10,015,581</b> | <b>9,986,607</b> | <b>28,974</b>         |
| <b>Operating Expenses</b>         |                   |                   |                       |                       |                  |                       |                   |                  |                       |
| Administration                    | 3,347,209         | 2,944,511         | (402,697)             | 1,034,177             | 864,341          | (169,835)             | 509,516           | 640,900          | 131,384               |
| Tenant Services                   | 208,279           | 289,063           | 80,784                | 80,311                | 169,017          | 88,706                | -                 | 16,667           | 16,667                |
| Utilities                         | 543,298           | 601,346           | 58,049                | 31,926                | 35,759           | 3,834                 | 76                | -                | (76)                  |
| Ordinary Maintenance & Operations | 2,495,583         | 2,094,644         | (400,939)             | 873,082               | 564,834          | (308,248)             | 3,711             | 4,877            | 1,166                 |
| Protective Services               | 53,606            | 154,259           | 100,653               | 165                   | 721              | 556                   | -                 | 87               | 87                    |
| General Expense                   | 808,885           | 896,470           | 87,585                | 258,733               | 253,614          | (5,119)               | 101,026           | 144,687          | 43,660                |
| Housing Assistance Payments       | 9,725,167         | 9,042,332         | (682,835)             | -                     | -                | -                     | 9,214,496         | 9,042,332        | (172,164)             |
| Debt Service                      | 92,743            | -                 | (92,743)              | -                     | -                | -                     | -                 | -                | -                     |
| CY Reserves                       | -                 | 1,042,146         | 1,042,146             | -                     | -                | -                     | -                 | 137,057          | 137,057               |
| <b>Total Operating Expense</b>    | <b>17,274,769</b> | <b>17,064,772</b> | <b>(209,998)</b>      | <b>2,278,393</b>      | <b>1,888,286</b> | <b>(390,107)</b>      | <b>9,828,826</b>  | <b>9,986,607</b> | <b>157,781</b>        |
| <b>NET SURPLUS (DEFICIT)</b>      | <b>(665,668)</b>  | <b>(0)</b>        | <b>(665,668)</b>      | <b>(327,897)</b>      | <b>0</b>         | <b>(327,897)</b>      | <b>186,755</b>    | <b>0</b>         | <b>186,755</b>        |

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



|                                   | VHD LLC          |                |                       | Affordable Properties |                  |                       |             | LIPI Properties  |                  |                       |             |
|-----------------------------------|------------------|----------------|-----------------------|-----------------------|------------------|-----------------------|-------------|------------------|------------------|-----------------------|-------------|
|                                   | Total Actual     | Total Budget   | Over / (Under) Budget | Total Actual          | Total Budget     | Over / (Under) Budget | %           | Total Actual     | Total Budget     | Over / (Under) Budget | %           |
| <b>Operating Revenue</b>          |                  |                |                       |                       |                  |                       |             |                  |                  |                       |             |
| Dwelling Rent                     | -                | -              | -                     | 729,536               | 1,026,963        | (297,427)             | -29%        | 976,816          | 515,220          | 461,596               | 90%         |
| Rental Assistance                 | -                | -              | -                     | 1,236,788             | 1,504,659        | (267,871)             | -18%        | 169,301          | -                | 169,301               | NB          |
| Governmental Grants               | -                | -              | -                     | -                     | -                | -                     | NB          | -                | 235,893          | (235,893)             | -100%       |
| Local Grants                      | -                | 66,183         | (66,183)              | -                     | -                | -                     | NB          | -                | -                | -                     | NB          |
| Management/Fee for Service        | -                | -              | -                     | 11,446                | -                | 11,446                | NB          | 21,745           | -                | 21,745                | NB          |
| Bookkeeping Fee                   | -                | -              | -                     | -                     | -                | -                     | NB          | -                | -                | -                     | NB          |
| Asset Management Fee              | -                | -              | -                     | -                     | -                | -                     | NB          | -                | -                | -                     | NB          |
| HCVP Asset Management Fee         | -                | -              | -                     | -                     | -                | -                     | NB          | -                | -                | -                     | NB          |
| Operating Subsidy                 | -                | -              | -                     | -                     | 496,982          | (496,982)             | -100%       | 1,332,866        | 1,004,185        | 328,681               | 33%         |
| Investment Income                 | 44,889           | 3,483          | 41,406                | 1,400                 | 468              | 931                   | 199%        | 7,053            | 1,115            | 5,939                 | 533%        |
| CY Transfers                      | -                | 2,104          | (2,104)               | -                     | -                | -                     | NB          | -                | -                | -                     | NB          |
| Other Income                      | -                | 250,000        | (250,000)             | 63,720                | 41,205           | 22,514                | 55%         | 47,465           | 41,417           | 6,048                 | 15%         |
| <b>Total Operating Revenue</b>    | <b>44,889</b>    | <b>321,771</b> | <b>(276,882)</b>      | <b>2,042,889</b>      | <b>3,070,278</b> | <b>(1,027,389)</b>    | <b>-50%</b> | <b>2,555,245</b> | <b>1,797,829</b> | <b>757,416</b>        | <b>30%</b>  |
| <b>Operating Expenses</b>         |                  |                |                       |                       |                  |                       |             |                  |                  |                       |             |
| Administration                    | 297,255          | 304,894        | 7,639                 | 366,484               | 681,067          | 314,582               | 46%         | 746,055          | 453,310          | (292,745)             | -65%        |
| Tenant Services                   | -                | -              | -                     | 57,963                | 67,465           | 9,502                 | 14%         | 70,005           | 35,914           | (34,091)              | -95%        |
| Utilities                         | 19               | -              | (19)                  | 157,061               | 208,955          | 51,894                | 25%         | 354,216          | 356,632          | 2,416                 | 1%          |
| Ordinary Maintenance & Operations | 238              | 226            | (11)                  | 784,440               | 1,029,931        | 245,491               | 24%         | 834,113          | 494,776          | (339,338)             | -69%        |
| Protective Services               | -                | -              | -                     | 2,530                 | 15,804           | 13,274                | 84%         | 50,911           | 137,647          | 86,736                | 63%         |
| General Expense                   | 44,963           | 16,651         | (28,312)              | 124,662               | 316,282          | 191,620               | 61%         | 279,501          | 165,237          | (114,264)             | -69%        |
| Housing Assistance Payments       | -                | -              | -                     | -                     | -                | -                     | NB          | 510,671          | -                | (510,671)             | NB          |
| Debt Service                      | -                | -              | -                     | 92,743                | -                | (92,743)              | NB          | -                | -                | -                     | NB          |
| CY Reserves                       | -                | -              | -                     | -                     | 750,774          | 750,774               | 100%        | -                | 154,314          | 154,314               | 100%        |
| <b>Total Operating Expense</b>    | <b>342,474</b>   | <b>321,771</b> | <b>(20,703)</b>       | <b>1,585,883</b>      | <b>3,070,278</b> | <b>1,484,395</b>      | <b>48%</b>  | <b>2,845,471</b> | <b>1,797,829</b> | <b>(1,047,642)</b>    | <b>-58%</b> |
| <b>NET SURPLUS (DEFICIT)</b>      | <b>(297,585)</b> | <b>(0)</b>     | <b>(297,585)</b>      | <b>457,006</b>        | <b>(0)</b>       | <b>457,007</b>        |             | <b>(290,226)</b> | <b>0</b>         | <b>(290,226)</b>      |             |





## B. FINANCIAL SUMMARY BUDGET VS ACTUAL JULY 2023

| <i>Alexandria Redevelopment &amp; Housing Authority</i> |                   |                  |                  |                  |            |   |                   |                  |            |
|---|-------------------|------------------|------------------|------------------|------------|---|-------------------|------------------|------------|
| <i>July and YTD 2023 Budget vs Actual</i>               |                   |                  |                  |                  |            |   |                   |                  |            |
| <i>For the Period Ending July 31, 2023</i>              |                   |                  |                  |                  |            |   |                   |                  |            |
|   | Annual Budget     | July 31, 2023    |                  |                  |            | FY 2023 YTD (January 1, 2023 July 31, 2023) |                   |                  |            |
|   |                   | Total Budget     | Total Actual     | Variance         |            | Total Budget                                | Total Actual      | Variance         |            |
|   |                   |                  |                  | \$               | %          |   |                   | \$               | %          |
| <b><u>Operating Revenue</u></b>                         |                   |                  |                  |                  |            |   |                   |                  |            |
| Dwelling Rent   | 4,626,549         | 385,546          | 493,929          | 108,383          | 28%        | 2,698,820                                   | 3,194,309         | 495,489          | 18%        |
| Rental Assistance                                       | 4,513,978         | 376,165          | 424,610          | 48,445           | 13%        | 2,633,154                                   | 3,013,136         | 379,982          | 14%        |
| Governmental Grants                                     | 28,126,997        | 2,343,916        | 2,387,946        | 44,030           | 2%         | 16,407,415                                  | 15,291,415        | (1,116,000)      | -7%        |
| Management/Fee for Service                              | 4,568,690         | 380,724          | 241,419          | (139,305)        | -37%       | 2,665,069                                   | 2,455,451         | (209,618)        | -8%        |
| HCVP Asset Management Fee                               | 2,701,865         | 225,155          | 231,293          | 6,137            | 3%         | 1,576,088                                   | 1,657,872         | 81,784           | 5%         |
| Operating Subsidy                                       | 4,503,499         | 375,292          | 292,324          | (82,968)         | -22%       | 2,627,041                                   | 2,481,764         | (145,277)        | -6%        |
| Investment Income                                       | 175,533           | 14,628           | 16,159           | 1,531            | 10%        | 102,395                                     | 120,111           | 17,717           | 17%        |
| CY Transfers  | 713,993           | 59,499           | -                | (59,499)         | -100%      | 416,496                                     | -                 | (416,496)        | -100%      |
| Other Income  | 2,062,619         | 171,885          | 980,400          | 808,515          | 470%       | 1,203,194                                   | 1,417,422         | 214,228          | 18%        |
| <b>Total Operating Revenue</b>                          | <b>51,993,723</b> | <b>4,332,810</b> | <b>5,068,080</b> | <b>735,270</b>   | <b>17%</b> | <b>30,329,672</b>                           | <b>29,631,481</b> | <b>(698,191)</b> | <b>-2%</b> |
| <b><u>Operating Expenses</u></b>                        |                   |                  |                  |                  |            |   |                   |                  |            |
| Administration  | 8,833,534         | 736,128          | 621,007          | 115,121          | 16%        | 5,152,895                                   | 5,488,367         | (335,472)        | -7%        |
| Tenant Services   | 867,189           | 72,266           | 88,958           | (16,692)         | -23%       | 505,860                                     | 403,063           | 102,797          | 20%        |
| Utilities   | 1,804,039         | 150,337          | 178,273          | (27,936)         | -19%       | 1,052,356                                   | 1,094,161         | (41,805)         | -4%        |
| Ordinary Maintenance & Operations                       | 6,283,932         | 523,661          | 306,590          | 217,071          | 41%        | 3,665,627                                   | 3,930,740         | (265,113)        | -7%        |
| Protective Services                                     | 462,777           | 38,565           | 158,722          | (120,158)        | -312%      | 269,953                                     | 176,615           | 93,338           | 35%        |
| General Expense   | 2,689,410         | 224,117          | 132,701          | 91,416           | 41%        | 1,568,822                                   | 1,330,441         | 238,381          | 15%        |
| Housing Assistance Payments                             | 28,126,997        | 2,343,916        | 2,404,613        | (60,697)         | -3%        | 16,407,415                                  | 16,454,330        | (46,916)         | 0%         |
| Debt Service  | 582,768           | 48,564           | 46,148           | 2,416            | 5%         | 339,948                                     | 287,798           | 52,150           | 15%        |
| CY Reserves   | 2,343,077         | 195,256          | -                | 195,256          | 100%       | 1,366,795                                   | -                 | 1,366,795        | 100%       |
| <b>Total Operating Expense</b>                          | <b>51,993,723</b> | <b>4,332,810</b> | <b>3,937,013</b> | <b>395,797</b>   | <b>9%</b>  | <b>30,329,672</b>                           | <b>29,165,516</b> | <b>1,164,156</b> | <b>4%</b>  |
| <b>NET SURPLUS (DEFICIT)</b>                            | <b>0</b>          | <b>0</b>         | <b>1,131,067</b> | <b>1,131,067</b> |            | <b>0</b>                                    | <b>465,965</b>    | <b>465,965</b>   |            |

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



|                                   | Agency            |                   |                       | Central Office (C.O.) |                  |                       | HCVP               |                   |                       |
|-----------------------------------|-------------------|-------------------|-----------------------|-----------------------|------------------|-----------------------|--------------------|-------------------|-----------------------|
|                                   | Total Actual      | Total Budget      | Over / (Under) Budget | Total Actual          | Total Budget     | Over / (Under) Budget | Total Actual       | Total Budget      | Over / (Under) Budget |
| <b><u>Operating Revenue</u></b>   |                   |                   |                       |                       |                  |                       |                    |                   |                       |
| Dwelling Rent                     | 3,194,309         | 2,698,820         | 495,489               | -                     | -                | -                     | -                  | -                 | -                     |
| Rental Assistance                 | 3,013,136         | 2,633,154         | 379,982               | -                     | -                | -                     | -                  | -                 | -                     |
| Governmental Grants               | 15,291,415        | 16,407,415        | (1,116,000)           | -                     | -                | -                     | 15,291,415         | 16,407,415        | (1,116,000)           |
| Management/Fee for Service        | 2,455,451         | 2,665,069         | (209,618)             | 2,399,228             | 2,665,069        | (265,841)             | -                  | -                 | -                     |
| HCVP Asset Management Fee         | 1,657,872         | 1,576,088         | 81,784                | 333,861               | -                | 333,861               | 1,324,011          | 1,576,088         | (252,077)             |
| Operating Subsidy                 | 2,481,764         | 2,627,041         | (145,277)             | -                     | -                | -                     | -                  | -                 | -                     |
| Investment Income                 | 120,111           | 102,395           | 17,717                | 3,404                 | 3,500            | (96)                  | 2,654              | 2,684             | (30)                  |
| CY Transfers                      | -                 | 416,496           | (416,496)             | -                     | -                | -                     | -                  | -                 | -                     |
| Other Income                      | 1,417,422         | 1,203,194         | 214,228               | 388,883               | 518,920          | (130,037)             | 19,598             | 73,709            | (54,111)              |
| <b>Total Operating Revenue</b>    | <b>29,631,481</b> | <b>30,329,672</b> | <b>(698,191)</b>      | <b>3,125,376</b>      | <b>3,187,489</b> | <b>(62,113)</b>       | <b>16,637,678</b>  | <b>18,059,896</b> | <b>(1,422,217)</b>    |
| <b><u>Operating Expenses</u></b>  |                   |                   |                       |                       |                  |                       |                    |                   |                       |
| Administration                    | 5,488,367         | 5,152,895         | (335,472)             | 1,737,410             | 1,512,597        | (224,814)             | 1,065,432          | 1,121,575         | 56,143                |
| Tenant Services                   | 403,063           | 505,860           | 102,797               | 124,495               | 123,798          | (698)                 | -                  | 29,167            | 29,167                |
| Utilities                         | 1,094,161         | 1,052,356         | (41,805)              | 54,240                | 62,579           | 8,339                 | 3,647              | -                 | (3,647)               |
| Ordinary Maintenance & Operations | 3,930,740         | 3,665,627         | (265,113)             | 1,211,092             | 988,459          | (222,633)             | 5,293              | 8,534             | 3,242                 |
| Protective Services               | 176,615           | 269,953           | 93,338                | 285                   | 1,262            | 977                   | -                  | 152               | 152                   |
| General Expense                   | 1,330,441         | 1,568,822         | 238,381               | 413,818               | 443,824          | 30,006                | 169,830            | 253,202           | 83,371                |
| Housing Assistance Payments       | 16,454,330        | 16,407,415        | (46,916)              | -                     | -                | -                     | 16,454,330         | 16,407,415        | (46,916)              |
| Debt Service                      | 287,798           | 339,948           | 52,150                | -                     | -                | -                     | -                  | -                 | -                     |
| CY Reserves                       | -                 | 1,366,795         | 1,366,795             | -                     | 54,970           | 54,970                | -                  | 239,850           | 239,850               |
| <b>Total Operating Expense</b>    | <b>29,165,516</b> | <b>30,329,672</b> | <b>1,164,156</b>      | <b>3,541,341</b>      | <b>3,187,489</b> | <b>(353,852)</b>      | <b>17,698,533</b>  | <b>18,059,896</b> | <b>361,363</b>        |
| <b>NET SURPLUS (DEFICIT)</b>      | <b>465,965</b>    | <b>0</b>          | <b>465,965</b>        | <b>(415,966)</b>      | <b>(0)</b>       | <b>(415,965)</b>      | <b>(1,060,855)</b> | <b>0</b>          | <b>(1,060,855)</b>    |

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



|                                   | VIHD LLC         |                |                       | Affordable Properties |                  |                       |             | LIPH Properties  |                  |                  |                       |             |
|-----------------------------------|------------------|----------------|-----------------------|-----------------------|------------------|-----------------------|-------------|------------------|------------------|------------------|-----------------------|-------------|
|                                   | Total Actual     | Total Budget   | Over / (Under) Budget | Total Actual          | Total Budget     | Over / (Under) Budget | %           | Annual Budget    | Total Actual     | Total Budget     | Over / (Under) Budget | %           |
| <b>Operating Revenue</b>          |                  |                |                       |                       |                  |                       |             |                  |                  |                  |                       |             |
| Dwelling Rent                     | -                | -              | -                     | 1,298,478             | 1,797,185        | (498,708)             | -28%        | 1,545,660        | 1,895,832        | 901,635          | 994,197               | 110%        |
| Rental Assistance                 | -                | -              | -                     | 2,145,219             | 2,633,154        | (487,935)             | -19%        | -                | 867,917          | -                | 867,917               | NB          |
| Governmental Grants               | -                | -              | -                     | -                     | -                | -                     | NB          | -                | -                | -                | -                     | NB          |
| Management Fee for Service        | -                | -              | -                     | 25,810                | -                | 25,810                | NB          | -                | 30,413           | -                | 30,413                | NB          |
| HCVP Asset Management Fee         | -                | -              | -                     | -                     | -                | -                     | NB          | -                | -                | -                | -                     | NB          |
| Operating Subsidy                 | -                | -              | -                     | -                     | 869,718          | (869,718)             | -100%       | 3,012,554        | 2,481,764        | 1,757,323        | 724,441               | 41%         |
| Investment Income                 | 92,280           | 75,832         | 16,448                | 2,869                 | 2,683            | 185                   | 7%          | 30,334           | 18,904           | 17,695           | 1,209                 | 7%          |
| CY Transfers                      | -                | 3,683          | (3,683)               | -                     | 41,979           | (41,979)              | -100%       | 635,716          | -                | 370,834          | (370,834)             | -100%       |
| Other Income                      | -                | 483,585        | (483,585)             | 102,338               | 70,246           | 32,092                | 46%         | 97,260           | 906,603          | 56,735           | 849,868               | ###         |
| <b>Total Operating Revenue</b>    | <b>92,280</b>    | <b>563,099</b> | <b>(470,819)</b>      | <b>3,574,714</b>      | <b>5,414,965</b> | <b>(1,840,251)</b>    | <b>-51%</b> | <b>5,321,523</b> | <b>6,201,433</b> | <b>3,104,222</b> | <b>3,097,211</b>      | <b>50%</b>  |
| <b>Operating Expenses</b>         |                  |                |                       |                       |                  |                       |             |                  |                  |                  |                       |             |
| Administration                    | 537,697          | 533,564        | (4,132)               | 743,752               | 1,191,866        | 448,114               | 38%         | 1,359,929        | 1,404,075        | 793,292          | (610,783)             | -77%        |
| Tenant Services                   | -                | -              | -                     | 128,430               | 260,809          | 132,379               | 51%         | 157,862          | 150,138          | 92,086           | (58,052)              | -63%        |
| Utilities                         | 912              | -              | (912)                 | 291,777               | 365,671          | 73,895                | 20%         | 1,069,897        | 743,585          | 624,106          | (119,479)             | -19%        |
| Ordinary Maintenance & Operations | 238              | 396            | 159                   | 1,171,337             | 1,802,380        | 631,043               | 35%         | 1,484,327        | 1,542,781        | 865,857          | (676,923)             | -78%        |
| Protective Services               | -                | -              | -                     | 5,762                 | 27,657           | 21,895                | 79%         | 412,941          | 170,568          | 240,882          | 70,314                | 29%         |
| General Expense                   | 55,493           | 29,139         | (26,355)              | 247,939               | 553,494          | 305,555               | 55%         | 495,710          | 443,360          | 289,164          | (154,196)             | -53%        |
| Housing Assistance Payments       | -                | -              | -                     | -                     | -                | -                     | NB          | -                | -                | -                | -                     | NB          |
| Debt Service                      | -                | -              | -                     | 287,798               | 339,948          | 52,150                | 15%         | -                | -                | -                | -                     | NB          |
| CY Reserves                       | -                | -              | -                     | -                     | 873,140          | 873,140               | 100%        | 340,858          | -                | 198,834          | 198,834               | 100%        |
| <b>Total Operating Expense</b>    | <b>594,340</b>   | <b>563,099</b> | <b>(31,241)</b>       | <b>2,876,795</b>      | <b>5,414,965</b> | <b>2,538,170</b>      | <b>47%</b>  | <b>5,321,523</b> | <b>4,454,507</b> | <b>3,104,222</b> | <b>(1,350,285)</b>    | <b>-43%</b> |
| <b>NET SURPLUS (DEFICIT)</b>      | <b>(502,059)</b> | <b>(0)</b>     | <b>(502,059)</b>      | <b>697,919</b>        | <b>1</b>         | <b>697,918</b>        |             | <b>(1)</b>       | <b>1,746,926</b> | <b>(0)</b>       | <b>1,746,927</b>      |             |

## V. DEVELOPMENT



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## **I. DEVELOPMENT**

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

No new update on the project closeout. ARHA staff continues to work with Enterprise to provide clarification on several documents submitted to support the conditions for release of the Second and Third LIHTC installments. The 8609 application was submitted to Virginia Housing and staff continues to react to the comments.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow.

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

The development team met with the BAR in July to review the design that was submitted and approved by city staff, and unanimously approved by the Planning Commission and City Council. There were many changes to the last designs reviewed by the BAR staff. The meeting was well attended by city staff and Madden residents.

The BAR comments were directed to changes to the gateway feature of the North Building, the streetscape, especially along the commercial areas, and the setbacks to the residential areas. The committee also objected to the proposed vinyl windows proposed for both buildings. After numerous hours of discussion, the meeting was adjourned until September. At that meeting we expect to propose numerous changes and propose a window that meets the historical standards of the BAR as well as consistent with past BAR votes. The goal is to finalize the issues and reach resolution with the BAR so that it can issue a Certificate of Appropriateness in September or October. Continuation of the BAR meeting until September will not impact the projected project closing of April 2024.

The development team responded to numerous additional requests for information from city staff. We anticipate issuance of the final Environmental Report in the coming months.

The team continues to work with City staff to finalize the MOA for Section 106 process. The meeting with the state staff has not been set up yet as this is the final meeting before publication of the MOA addressing the impact that the project will have on the historic Parker-Gray district. The community advisory group for the Oral History project met in August to discuss the city ordinance regarding oral history and their next steps which includes drafting a scope of work for the historical consultants hired by the development team.

As part of the proposed Section 106 historical mitigation strategy, the development team sponsored a Kid's Archeology Day. The goal of this event was to introduce urban archeology to Madden and other residents. The event was attended by over 100 Madden residents and members of the greater community. Numerous city departments had information tables. The ARHA Resident Services department, coordinated by Gaynell Diaz, had numerous fun activities and food for the youth and all participants. Immediately following the Kid's Archeology Day, ARHA staff organized Madden residents to



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attend the BAR meeting held the same day. The community outreach and participation for both events was a resounding success.

Our partners on both the North and South buildings continue to actively market the deal in anticipation of tax credit investors and equity partners. In early August, ARHA staff and the Fairstead team met with representatives from Virginia Housing to discuss the bonding requirements, which are large, for this project. In specific, we raised concern that the local issuance bonds have been exhausted and either we are left only with competing for the Governor's bond issuance or wait until next year when additional bonds become available. Regarding the South Building, Mill Creek is finalizing its discussions with several potential equity investors. They are on target to finalize their selection in September.

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

City staff responded to the Concept 2 submission of June 23. The staff accepted much of the design and programmatic issues described and designed for Concept 2. The important part was that staff stated that the team does NOT have to submit a Concept 3 plan. This will allow our design team to move forward with the initial design concepts that we presented in the submission.

The UDAC meeting originally scheduled for June was rescheduled to July 26. The meeting was well attended, and the results turned out fine. There were no strong comments indicating that our design proposals were not consistent with community expectations. The concerns could be broken down as follows:

- The design should have more porosity (breaks in the first floor for visual access to the courtyard): the design team is working on providing a better visual of floors 1 & 2 to address the porosity issue.
- Preservation of the existing trees/landscape: the development team stated that trees in the courtyard area were not likely to survive construction, but that our design team would include a better tree-scaped area around the building.
- Better connectivity to the surrounding neighborhood: the design team will prepare additional information to discuss with the city staff.

In summary, the design team has a good understanding of the additional elements to include in the next design iteration, some adjustments to current designs, and how better to illustrate what was discussed at the meeting.

The development team also held a post UDAC meeting with City Staff to discuss both the UDAC comments and the previously sent Concept 2 comments. The ARHA/Winn/IBF development team along with the design team will continue to work on a proposal to address the UDAC and community concerns, including the use of either a VPI window based on City Staff examples or a fiberglass window (which the builder has priced).

Based on the positive direction that we and the City Staff believe that the project is trending, the next UDAC meeting will be held on September 6. On or about August 24, the development team will submit to the city staff a Completeness package and the second submission in anticipation of the September



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UDAC meeting. ARHA staff will present the latest design submissions to the Board and the City's Affordable Housing Working Group in September.

The trenching was completed to finalize the archaeological part of the 106 process and there were no significant findings. Therefore, we have completed the requirements of the 106 processes. The development team has commenced the environmental Phase II process for both the Ladrey high-rise and the old administrative buildings.

Ladrey was one of the stops on the National Night Out and prior to the evening events the development team met with the residents and provided an update on the progress of the design and the development process. The National Night out was very well attended with many visitors from Anne B. Rose, the Alexandria Police, the Fire Fighters, and the Sheriff's Office.

Our next scheduled resident engagement meeting is August 24, and we are working to schedule community meetings with immediate neighbors starting with Anne B. Rose

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

RAD: The HUD reviewer has stated that we will close first on James Bland 1 & 2 in September and West Glebe in October.

Re-Syndication: Based on meetings with the syndicators, we expect to exercise our right of first refusal and buyout the Chatham limited partners within the next 90 days or no later than November 2023. We continue to review the potential scope of work for the property.

#### **E. CITY FUNDING FOR DEVELOPMENT**

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

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

ARHA has commenced drawing down on the previously awarded \$300,000 city planning loan.

#### **F. OTHER PROJECTS**

##### Bonds

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

##### Andrew Adkins

The Adkins property, combined with the results of the capital needs assessment for Madden, will meet the obsolescence test. The Section 18 application will be submitted in August.

##### Cameron Valley

Cameron Valley's physical needs assessment has started and anticipate that the review will be completed by the end of August 2023.



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## G. TAX CREDIT PORTFOLIO

July month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. Physical needs assessments questions have been addressed and all financial reports have been updated and submitted to HUD. Closing calls have been held with HUD to determine logistics and final package submission requirements. The HUD requested Radon testing for Old Dominion resulted in higher than allowable levels at one unit. We are now in the process of implementing mitigation measures and will set up long term testing of the unit. This is required prior to submission for final review and approval. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Lineage 8609 Tax Credit Application has been submitted to Virginia Housing and is still under review. Virginia Housing has completed annual compliance audits for James Bland IV and James Bland V with no major findings. Virginia Housing also completed a physical inspection of James Bland IV and V and any items noted for correction are being addressed.

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.





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## **VI. RESIDENT & COMMUNITY SERVICES**



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## A. RESIDENT ENROLLMENT & ENGAGEMENT

| Properties      | Active Enrollment (YTD) | July New Enrollment |
|-----------------|-------------------------|---------------------|
| Hopkins-Tancil  | 43                      | 0                   |
| Chatham Square  | 25                      | 0                   |
| Samuel Madden   | 31                      | 0                   |
| Andrew Adkins   | 28                      | 0                   |
| James Bland V   | 73                      | 0                   |
| Princess Square | 12                      | 0                   |
| Ladrey          | 18                      | 0                   |
| HCVP            | 70                      | 0                   |
| Scattered Sites | 34                      | 0                   |
| City-wide       | 10                      | 0                   |
| <b>TOTAL</b>    | <b>344</b>              | <b>0</b>            |

The table summarizes the active enrollment of ARHA residents in RACS programs. Programs meet regularly and incorporate recommended safety precautions from the Alexandria Health Department. Program descriptions are found below.

### RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

3. Activity Center - For seniors and adults with disabilities, Ladrey Highrise offers a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services for



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seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation, home visits and assessments for specific provisions.

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

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

**ROSS:**

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

**James Bland V Supportive Services**

8. The JBV SS program, which specifically services James Bland V residents aged 18 and over provides outreach programming and supportive services that focus on motivation and wellness. The program model is designed to transition residents to achieve residential and employment stability and link them to resources needed to obtain self-sufficiency.



## B. HOUSEHOLD CONTACT BY PROPERTY

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

| Household Contacts<br>By Property |  | July 1 – July 31 |
|-----------------------------------|--|------------------|
| Hopkins-Tancil                    |  | 106              |
| Chatham Square                    |  | 48               |
| Samuel Madden                     |  | 62               |
| Andrew Adkins                     |  | 78               |
| James Bland /OTC                  |  | 83               |
| Princess Square                   |  | 60               |
| Ladrey Highrise                   |  | 155              |
| West Glebe/Old Dominion           |  | 52               |
| Pendleton Park/Park Place         |  | 29               |
| Scattered Sites                   |  | 71               |
| HCVF/City-wide                    |  | 38               |
| <b>Total</b>                      |  | <b>782</b>       |

## C. VOLUNTEERS

Currently there are 34 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of July, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, community gardening, and special activities such as the Vision Clinic and Kids Archaeology Day. The table below indicates the number of service hours for the month and the value of their time.

| # Active Volunteers | Month | # New Recruits | # Of Service Hours | Value of Service Hrs. |
|---------------------|-------|----------------|--------------------|-----------------------|
| 34                  | July  | 0              | 124                | \$3,343.04            |



#### D. SELF SUFFICIENCY PROGRAM STATISTICS

|  | ROSS | FSS |
|--|------|-----|
| Number of Households Under Contract of Participation – YTD | 54   | 72  |
| Number of Households with Positive Escrow Accounts         | N/A  | 32  |
| Number of Households to Successfully Graduate – YTD        | N/A  | 3   |

#### E. SUPPORT SERVICES/REFERRALS

| SERVICES/REFERRALS                          | July 2023  | YTD          |
|---|------------|--------------|
| Healthcare & Medical                        | 44         | 84           |
| Financial Assistance/Literacy Education     | 27         | 202          |
| Daily Living Skills/Entitlements            | 6          | 17           |
| Transportation                              | 94         | 608          |
| Enrollments/Registrations/Assessments       | 8          | 42           |
| Adult Basic Education/Literacy/GED          | 1          | 17           |
| Job Training Skills/Programs/Certifications | 2          | 9            |
| Childcare Services                          | 14         | 49           |
| Other                                       | 1          | 29           |
| <b>TOTAL</b>                                | <b>197</b> | <b>1,057</b> |

#### F. PARTNERSHIPS

| Provider / Partner                        | Event/Activity – July 2023  | # Participants/<br>Families Served |
|---|---|------------------------------------|
| Division of Aging & Adult Services (DAAS) | Meal on Wheels  | 6                                  |
| ALIVE                                     | Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson) | 159                                |



|                              |  |            |
|------------------------------|--|------------|
|                              | Houston, Old Town Community)             |            |
| Capital Area Food Bank       | Mobile Market                            | 134        |
| Prevention of Blindness/CCNA | Eye exams, Glaucoma Screening, & Glasses | 40         |
| Alfred Street Baptist Church | Food Pantry                              | 12         |
| <b>Total</b>                 | <b>5</b>                                 | <b>351</b> |

## G. FUNDING / FINANCIAL SUPPORT

| External Funding | In-Kind/Leveraged | ARHA    | YTD TOTAL |
|------------------|-------------------|---------|-----------|
|                  | \$ 1,850          | \$1,500 | \$24,396  |

## H. PROGRAM SUMMARY

After a three-year hiatus due to the pandemic, the community welcomed the return of Ruby Tucker Day. The annual celebration not only recognizes the life and legacy of our former Commissioner, but also highlights the programs offered to families at the Center. Founded in 2009, the Ruby Tucker Center has been pivotal in offering out of school time educational programs for ARHA youth, along with resources for adults and families. Members of Ms. Tucker’s family were able to attend the event and share not only memories of her, but the importance of recognizing her lifelong contributions to the community and the continuing impact they have today.

ARHA Staff worked with our development partner, Fairstead, and the City of Alexandria’s Archaeology Office to host a Kids Archeology Dig Day at Samuel Madden. The event was an opportunity to educate residents about the rich history of the area and teach students about archeology. Over 100 students participated in the event that featured a dig, moon bounce, and other youth community resources. The Patch covered the event and a copy of the article is included in the Board Report.

ARHA collaborated with the Concerned Citizens Network of Alexandria and the Prevention of Blindness Society of Metropolitan Washington to provide “Love Your Eyes Alexandria” at Charles Houston Recreation Center. The event provided free vision screenings, eye exams, and eyeglasses for approximately 40 ARHA residents, which included both youth and seniors. The Alexandria Health Department was also in attendance to administer Covid-19 vaccines, along with other community resources from Senior Services of Alexandria and INOVA. Because of the success of the event, plans are underway for another event, that will be located closer to the families that live on the west side of Alexandria.

The last group of students that participated in our LINK Club summer camp were our middle school students in grade 6-8. The students had a variety of experiences over the summer that included touring the Kennedy Center, attending a Washington Mystics Game, visiting the Baltimore Aquarium, going to Terrapin Outdoor Adventures and the IFLY Indoor Skydiving Park. An important part of their summer program also involved learning about community service and participating in a three-day Community Service-Learning Project with Volunteer Alexandria. Students were able to give back by clearing the brush and cleaning up a local cemetery.



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In addition to our summer camp programs, ARHA also participated in the City of Alexandria's Teenswork Program, by hosting summer youth employees. As a work site, we selected ten youth between the ages of 14 and 21, who worked in our Asset Management, Facilities and Maintenance, IT, Development, and Resident and Community Services departments. Because of their outstanding job, each student was nominated for and received the following awards:

- **Most Improved Award:** Mariah Matthews
- **Artfully Creative Award:** Madison Ware
- **The Extra Mile Award:** Jordan Saxton Thomas
- **Stand Out Award:** Prescilla Kimbunda and Christopher Cabrera
- **Team Player Award:** Keyonte Brown Cox, Fernando Garcia, Terry'ion Brisco and Angelo Montes Romero
- **Problem Solver Award:** Francisco Ortiz Hernandez

In conjunction with their superlative awards, students received a new laptop computer upon completion of the program, and ARHA was presented with a Certificate of Corporate Responsibility by Mayor Justin Wilson and the Workforce Development Office/Teenswork Program.

Lastly, ARHA celebrated National Night Out at six different locations with our City of Alexandria partners. The locations were Hopkins-Tancil Court, Princess Square, Ladrey Highrise, Charles Houston Recreation Center, Quaker Hill/Yale Drive, and Casa Chirilagua. Along with lots of food, residents were treated to music, cotton candy, ice cream trucks, dunk tanks, and loads of fun and entertainment. Our Hopkins-Tancil and Charles Houston sites were featured in the Alexandria Gazette. A copy of the article is included in the Board Report.

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

- Financial Literacy Workshop – Charles Houston – August 21<sup>st</sup> – 6:00 pm
- Health and Wellness Fair – Charles Houston – September 13<sup>th</sup> – 9:00 am
- Financial Literacy Workshop – Charles Houston – September 18<sup>th</sup> – 6:00 pm
- Financial Literacy Workshop – Charles Houston – September 23<sup>rd</sup> – 10:00 am
- Love Your Eyes Clinic – Patrick Henry Recreation Ctr– November 18<sup>th</sup> – 10:00 am

**J. PHOTOS**



**RUBY TUCKER DAY RETURNS**



**LOVE YOUR EYES ALEXANDRIA – FREE EYE EXAM AND EYEGASSES CLINIC**

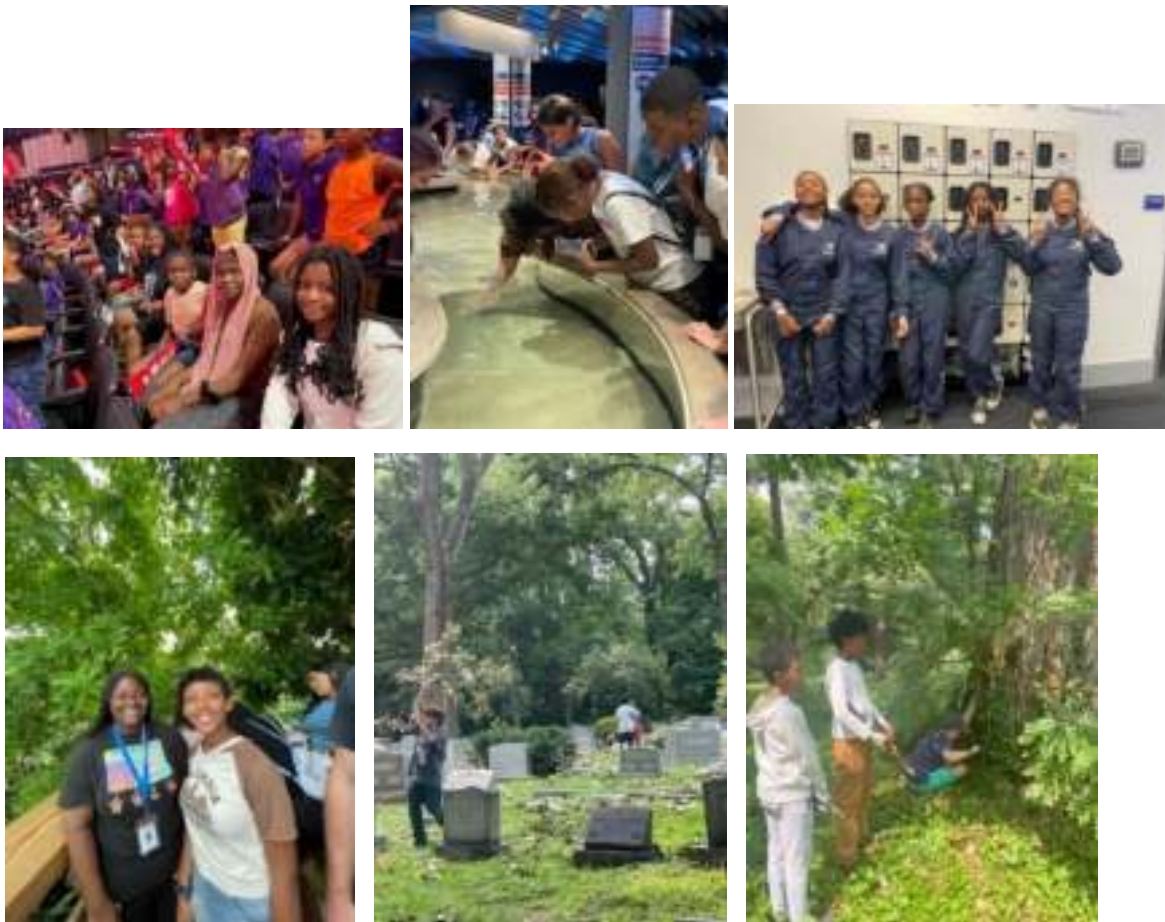




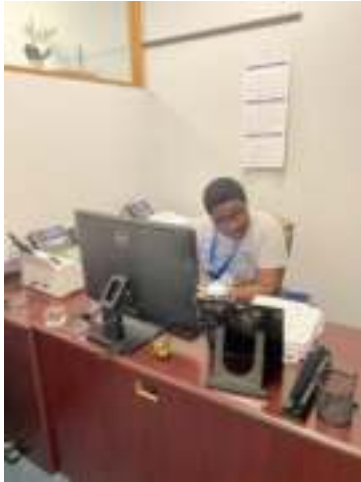
**LOVE YOUR EYES ALEXANDRIA – FREE EYE EXAM AND EYEGASSES CLINIC CONTINUED**



**KIDS ARCHAEOLOGY DIG DAY**



**LINK CLUB SUMMER ACTIVITIES GRADES 6-8 – WASHINGTON MYSTICS GAME, BALTIMORE AQUARIUM, IFLY INDOOR SKYDIVING, TERRAPIN OUTDOOR ADVENTURES, COMMUNITY SERVICE LEARNING PROJECT (CEMETARY CLEAN UP)**



**TEENSWORK SUMMER YOUTH INTERNS @ WORK AND WITH NEW LAPTOPS**



**NATIONAL NIGHT OUT - 2023**



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## VII. CONSENT DOCKET

## VIII. ACTION DOCKET

## IX. OTHER BUSINESS



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## X. NEWS ARTICLES / ANNOUNCEMENTS



# Alexandria Gazette Packet

25 Cents

SERVING ALEXANDRIA FOR OVER 200 YEARS • A CONNECTION NEWSPAPER

JULY 13, 2023

## NEWS

# Summer School ARHA-SRG Scholars Program debuts.

By JEANNE THIEDMANN  
Gazette Packet

**T**he Alexandria Redevelopment Housing Authority kicked off a partnership with Northern Virginia Community College that allows ARHA residents to earn college credits.

The six-week summer school session began June 13 at ARHA headquarters on Wythe Street in Old Town, where classes will be held through July 20.

The ARHA residents can now earn college credit through the ARHA-SRG Scholars program, which is a new partnership between ARHA, Northern Virginia Community College, The Social Responsibility Group (SRG), with support from the Friends of Frederick Douglass Memorial Cemetery, and the Department of Recreation and Cultural Activities.

The first cohort of 13 ARHA residents, who are interested in earning college credits towards an associate degree, began classes June 13 with a special kickoff ceremony.

The summer history class immerses students in Alexandria's past and highlights the achievements of residents from various sections of the city. Included are visits to historical sites throughout the city in an educational shuttle.

The majority of the first cohort have their expenses fully covered by financial aid. Students range in age from recent high school graduates to older adults.

[www.arha.us/](http://www.arha.us/)

ARHA residents gather for a photo prior to the kick off of the ARHA-SRG Scholars Program June 13 at ARHA headquarters on Wythe Street.



ARHA-SRG Scholars Program



NEWS

## New ARHA program helps residents access Alexandria history and college credits

Vernon Miles July 19, 2023 at 3:50pm



Professor Elizabeth Clark-Lewis leading a class (photo courtesy Mike Johnson)

A new program is helping [Alexandria Redevelopment & Housing Authority](#) (ARHA) residents get access to college classes.

ARHA has a new partnership with the [Northern Virginia Community College](#) (NOVA) and the [Social Responsibility Group](#) (SRG) that's allowed a group of 15 ARHA residents to enroll in classes and start getting credits for an associate degree.

The first class is a six-week history course led by [Elizabeth Clark-Lewis](#), a professor of history from Howard University.

Clark-Lewis said that, rather than sit in classes and lecture, she prefers to take students out to experience history.

"This group of students have been very curious and very interested in the contact with history," Clark-Lewis said. "They're interested in the context of history, not simply in facts and names. They understand where they're standing is where this person stood."

Clark-Lewis said the goal is to help the students connect with resources and opportunities around the region.

Cathy Driver, an ARHA resident and student, has a goal of opening her own business one day. She said she's inspired by Frederick Douglass and, through the program, was able to see artifacts from Douglass' life.

"I'm excited to learn about it all," said Driver. "My parents came from the south when they were in 12th grade. For me and my sisters, they didn't really know what to tell us. My mother's side from North Carolina; my father's side from Alabama... By taking these classes, I can tell my kids about Alexandria."

While Driver has been researching the history of Black businesses in the region, ARHA resident and student Annette Santiago has been studying the history of Latin American immigration to the region and Alexandria in particular.

Through the program, Santiago was able to connect with a historian from Puerto Rico who helped link Santiago with other resources to use in her study. Santiago was particularly fascinated by the history of immigration to Alexandria and the formation of the [Chirilagua neighborhood](#).

"I'm not from Alexandria and I didn't know very much about Alexandria's history," Santiago said. "Now that I'm in this program, it pushed me to learn more about Alexandria... I was always wondering 'What is Chirilagua' and now I know."

Driver and Santiago are both grandparents and said they were inspired by their families. Santiago said her husband is signing up for the class as well.

Beyond just learning about history, Clark-Lewis said the class helps students build a connection to their community. She particularly thanked Michael Johnson from the Department of Recreation, Parks and Cultural Activities for helping to get the program together.

"Education frequently helps you develop a network for your own family and community," said Clark-Lewis. "This wouldn't have been possible without a connection... There is a reciprocal support network they create, not just for themselves, but for their families. This has a ripple effect, and that's what you hope to see as a public historian. It's not the same old boring history; it helps history come alive."

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#ARHA #college #Northern Virginia  
Community College



[Community Corner](#)

## Samuel Madden Homes Holds Archaeological Dig Day Ahead Of Construction

An Archaeological Dig Day for families was hosted at Samuel Madden Homes, which will be transformed into a mixed-use development.



Emily Leaghat, Patch Staff

Posted Mon., Jul 31, 2023 at 2:48 pm ET

Reply



Children and families participated in an Archaeological Dig Day at Samuel Madden Homes, a planned redevelopment that must follow the city's archeological code. (Griffin Vison Media)

ALEXANDRIA, VA — As the upcoming Samuel Madden Homes redevelopment is working to meet Alexandria's Archaeological Protection Code, the developer took an opportunity to educate the public about the historic value of the area.

Developer Fairstead hosted the Kids Archaeological Dig Day at the [Samuel Madden Public Housing site](#) with the City of Alexandria Archaeology and Alexandria Redevelopment and Housing Authority last Thursday. The event drew over 100 children and families for a dig at the site and discussions with professional archaeologists about the area's history.

"This event was not only a unique educational and engaging experience for local families, but also served as an important reminder of the area's rich history," said Noah Hale, the senior director of development at Fairstead. "At Fairstead, we remain committed to our mission of respecting and positively impacting the vibrant communities we work in."



Gartho Vision Media

"The kids had a great time learning about archaeology and seeing how the future Samuel Madden community will look," added Gaynelle Bowden-Diaz, the director of resident and community services for the Alexandria Redevelopment and Housing Authority. "We are also grateful to the Department of Community and Human Services and the Alexandria Sheriff's Department for providing supportive counseling services and information. It was a wonderful experience that left a lasting impression."

According to the developer, the project includes adherence to [Alexandria's Archaeological Protection Code](#). Areas identified as a "potential resource area" on the City of Alexandria Archaeological Resource Map must follow guidelines like providing archaeological evaluation reports and resource management plans.

Samuel Madden, a public housing community with 66 units at 899 and 999 North Henry Street in the Parker-Gray district, [will be redeveloped](#). Plans [approved by Alexandria City Council](#) call for 532 residential units in two mixed-income multifamily buildings on two blocks, including 326 affordable to households with 30 percent to 80 percent of the area median income. The community will have an ALIVE! food hub, an early learning and childcare center by Hopkins House, 13,000 square feet of ground-floor retail and 5,000 square feet of public open space. Residents can access amenities like a pool, exercise and community rooms, on-site management and more.

Groundbreaking of the project is expected in 2024. Fairstead said existing units will be replaced "on a one-for-one basis," and all residents will return to new homes at the redeveloped community.

# Alexandria Gazette Packet

25 CENTS

SERVING ALEXANDRIA FOR OVER 200 YEARS • A CONNECTION NEWSPAPER

August 3, 2023



Residents of ARHA's Ruby Taylor Center celebrate National Night Out Aug. 1 on David Carter.



Gilbert Street residents (clockwise from left) Max Wilson, Sarah Friedman, Karline Williams, Emily Allen, Lorraine Oliver and Larissa Brackley celebrate National Night Out Aug. 1.

## National Night Out Annual event builds community connection with law enforcement.

By JENNIFER THOMPSON  
Staff Writer

**N**ighttime across the city gathered Aug. 1 to celebrate National Night Out with families enjoying front porches in children's games as part of the annual campaign to promote neighborhood interaction and enhance the relationship between residents and law enforcement.

"National Night Out makes a difference because it brings neighbors, law enforcement, and other community folks together," said Sheriff Sean Casey. "We're always going to be stronger against crime when we work together."

National Night Out, traditionally held on the first Tuesday in August, was first celebrated in 1984 with 2.5 million neighbors across 400 communities in 23 states taking part. The initial years were marked by the simple gesture of sitting on a front porch with lights on.

The annual event has grown beyond front porch vigils with more than 25 million residents across the country participating in block parties, festivals, parades and fireworks.

"This is an opportunity for the community to come together, voice concerns and just enjoy each other," said Kimberly Arbo, Coordinator for the ARHA Ruby Taylor Center.

In addition to Sheriff Casey, Police Chief Don Hayes, Fire Chief Casey Beardsley and other emergency personnel visited neighborhoods across the city.



Firefighters Barrett Payer and Khairi Gaines with National Night Out attendees Aug. 1 at the Miller Neighborhood Square in Del Ray.

"National Night Out is important for all of public safety," Chief Beardsley said during a stop at Charles Houston Recreation Center. "The goal is to engage the community, understand what their needs are and reassure us that we are meeting those expectations."

Added Chief Hayes, "National Night Out is very important to us because it gives us a chance to get out in the community, which customers do, but continue to do. We get to



City Manager Jim Parajon and Police Chief Don Hayes, second and third from right, gather with attendees at the Auburn Village National Night Out celebration Aug. 1.

meet people and we continue that relationship all year long. National Night Out is like a kickoff for the rest of the year."

The National Night Out tradition has taken place in Alexandria for many years with new neighborhoods added each year.

"We are bearing our very first National Night Out and it has been amazing," said Tina Taylor, president of the Auburn Village East Homeowners Association. "Many neighbors

have been here, people from the police department, the sheriff's department, even the City Manager engaged by it's always good to meet people face to face, especially in this big and city."

City Manager Jim Parajon attended the Auburn Village event, calling the evening "very helpful."

See Newsroom, Street View, Page 4

## NEWS



Children check out the interior of an Ambulance Personnel Carrier during the Vassar Road National Night Out celebration Aug. 1.



Sheriff Sean Casey, right, visits with attendees during National Night Out Aug. 1 at Fox Miller Neighborhood Square.

## National Night Out

By: Nick V

"National Night Out is the perfect time for our community to come together," Deagen said. "It's a chance for us to get to know some of the city residents and just show and find out a little bit more about what's going on in parts of the community that we don't spend as much time in."

Mayor Justin Wilson and members of City Council also made the rounds and spent time getting to know residents.

"National Night Out brings communities together," said Anita Bell at the Vassar Road celebration. "City services come and we get a chance to thank them in person for all of the ways they help us as a community. We often have an opportunity when we get a chance to spend time with our neighbors."

Added Sheriff Casey, "We appreciate every chance we get throughout the year to strengthen our relationships with our neighbors, and for our deputies who work in the downtown areas, having these conversations out in the community is especially meaningful."

PHOTOS BY JESSIE WILSON  
COURTESY FOX27

© ALABAMA CREDIT FIXAGE



Chief Sean Swadley, right, gets a hot dog during National Night Out Aug. 1 at Charles Houston Recreation Center.



Oliver Brown Evans, right, visits with attendees during National Night Out Aug. 1 at Charles Houston Recreation Center.

PHOTO BY NICK V

**"National Night Out makes a difference because it brings neighbors, law enforcement, and other concerned folks together."**

— Sheriff Sean Casey



Tina and Tiana with their children enjoy National Night Out Aug. 1 at Charles Houston Recreation Center.

WWW.CONNECTIONFORARHA.COM

# Alexandria Times

Vol. 18, No. 31

Alexandria's only independent hometown newspaper.

AR00724, 2023



PHOTO/IGNA WARNER

Hilco Redevelopment Partners in partnership with Firefighters & Friends and Alexandria Redevelopment Housing Authority gave away more than 700 backpacks with school supplies on Saturday, ahead of the start of the school year.





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

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*Keith Pettigrew, Chief Executive Officer*

**DATE:** Monday, August 28, 2023

**TO:** Anitra Androh, Vice-Chairwoman, ARHA Board of Commissioners

**FROM:** Keith Pettigrew, Secretary/Treasurer

**SUBJECT:** **VOTE TO APPROVE RESOLUTION No.729-2023 OVER INCOME PUBLIC HOUSING FAMILIES- AMENDMENT TO ACOP**

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**ISSUE:**

HOTMA was signed into law on July 29, 2016. Section 103 of HOTMA amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a)) (1937 Act) and establishes an income limitation for continued occupancy in public housing. The statute requires that after a family's income has exceeded the over-income limit for two consecutive years or 24 consecutive months (the "grace period"), a PHA must either terminate the family's tenancy within six months or charge the family the alternative non-public housing rent (alternative rent). Notice PIH 2019-11 -Provided the Final Implementation of Public Housing Over-Income Limit under the Housing Opportunity Through Modernization Act of 2016 (HOTMA). (May 3, 2019) however, Notice PIH-2023-03(HA) issued March 13, 2023, amended previous PIH Notices as it provided new guidance to PHAs regarding how to calculate the over-income limit (OI limit), as well as new notification and reporting requirements. ARHA is required to update the ACOP so that it contains the most recent guidance as well as ARHA's implementation policies.

**DISCUSSION:**

The amendment to the ACOP (attached) contains the HUD requirements and ARHA policies necessary to implement the rules governing the limitation on public housing tenancy for over-income families. This includes how the over-income limits are calculated, when they are applied, the rules that govern what occurs when a family is over the income limit, and the notification requirements. In addition to the new requirements for over-income families, the amendment includes 24 CFR 960.507(f) requirements for PHAs to report on two new data points annually: the total number of OI families residing in public housing and the total number of families on waiting lists for admission to the public housing projects of the agency as of end of the year.

**RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution No729-2023. To adopt the Amendment to the ACOP regarding new requirements for over-income families living in public housing.



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

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***Keith Pettigrew, Chief Executive Officer***

**FISCAL IMPACT:**

There is no fiscal impact.



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

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*Keith Pettigrew, Chief Executive Officer*

**HOUSING AUTHORITY BOARD OF COMMISSIONERS  
APPROVAL FOR THE AMENDMENT TO THE ACOP REGRADING NEW  
REQUIREMENTS FOR OVER-INCOME FAMILIES LIVING IN PUBLIC HOUSING**

**RESOLUTION No. 729 -2023**

**WHEREAS** ARHA is required to submit to the Board of Commissioners for approval additions to ARHA's ACOP; and

**WHEREAS** the Alexandria Redevelopment and Housing Authority is required to implement the requirements and policies for over income families living in public housing; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer approve the amendment to the ACOP that will implement the requirements for over income families residing in public housing.

Adopted this August 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

By: \_\_\_\_\_  
Anitra Androh, Vice- Chairwoman

By: \_\_\_\_\_  
Keith Pettigrew, Chief Executive Officer