



Alexandria Redevelopment and Housing Authority

# Monthly Report to the Board of Commissioners

Keith Pettigrew  
Chief Executive Officer

**MAY 22, 2023**



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**BOARD OF COMMISSIONERS**

**REGULARLY MONTHLY MEETING**

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

**Monday, May 22, 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, APRIL 24, 2023.**

**4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY MAY 22, 2023.**

**5. CONSENT DOCKET**

5.1 Resolution 723-2023: To Amend Resolution 718-2023 Authorizing Application for City Loan for the Redevelopment of the Samuel Madden Homes Community.

5.2 Resolution 724-2023: To Authorize Submission to HUD of a Section 18 Application for the Samuel Madden Homes and Andrew Adkins Public Housing Communities.

**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, April 24, 2023, at 7:00 pm**

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

**THOSE ABSENT:**        **N/A**

**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 is happy. Several washing machines were down but they have since been repaired. No other maintenance issues are outstanding. Residents continue to express their excitement about the plans going on for Ladrey.

Vice-Chairwoman Androh: Okay thank you for that report.

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



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Commissioner Harris: There have been several leadership changes to various resident councils. We are excited about the changes and look forward to a productive year.

Vice-Chairwoman Androh: With that we can move on to the public discussion agenda.

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

**Ms. Henrietta Johnson and Laurie Reed**

Henrietta Johnson: I am concerned about the playground at Tancil. The kids in the neighborhood are starting to break and leave trash all over the playground. I do not want someone to get hurt on the playground.

Mr. Pettigrew: When did this happen? Juwahn and Gaynelle, what are we doing about this?

Gaynelle: It happened over the weekend. I spoke with Lenin about it. We were going to send out a notice to the parents, and we're going to get the full video footage so we can identify specifically the children who did this. We have an idea. We want to get the video footage, and then we are going to bring in those specific parents to sit down and have a talk with them.

Mr. Pettigrew: Have we sent out notices to the residents?

Janell: We sent out notices already to all properties.

Mr. Pettigrew: Ms. Johnson, thank you for keeping us informed.

Lori Reed: Our cameras were installed today at Chatham Square, and they should be live. The residents should know that we have camera footage on the streets, garage, and stairwells.

Mr. Pettigrew: Great.

**ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, MARCH 27, 2023:**

Vice-Chairwoman Androh presented the minutes for Monday, March 27, 2023. Chairman Kleeblatt moved to accept the minutes; the motion was seconded by Commissioner Krockner. The motion was approved with (8) Yeas, and (0) Nays.

**ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, MARCH 27, 2023:**

COVID updates:

The COVID mandate is ending. However, we are still practicing safety protocols in the building and on the properties.

Asset Management:



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We are down 50% on rent collections. We have several court cases pending for failure to pay rent.

Maintenance & Facilities:

No maintenance issues have come up.

Resident Services:

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

Mr. Pettigrew: That concludes the executive summary.

Vice-Chairwoman Androh: Any questions?

**ITEM 5. CONSENT DOCKET:**

Vice-Chairwoman Androh: A vote to approve resolution 722-2023 to Approve the Strategic Plan Update the Alexandria Redevelopment and Housing Authority (ARHA).

Commissioner Jefferson moved to approve; the motion was seconded by Commissioner Bailey. The motion was approved with (8) Yeas, and (0) Nays.

**ITEM 6. ACTION DOCKET:**

- No Items Submitted.

**ITEM 7. NEW BUSINESS:**

- No Items Submitted.

**ITEM 8. ANNOUNCEMENTS:**

Mr. Pettigrew: Yes, Gaynelle, can you give an update on the upcoming community cookouts. This is something that ARHA plans annually in order for the residents to get together, reconnect and hopefully build a better community.

Gaynelle: Tomorrow is the kickoff at Ruby Tucker. We will have a DJ. There will also be APD presence at the cookouts.

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

A motion was made by Commissioner Jefferson, seconded by Commissioner Bailey, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:30 pm. At 8:08 pm, the Board reconvened in public session. Thereupon, Vice-



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

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 8:10 pm.



## I. EXECUTIVE SUMMARY



## ASSET MANAGEMENT

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

- **Occupancy / Rent Collection**

	Public Housing March 2023	Public Housing April 2023	MOD Rehab March 2023	MOD Rehab April 2023	Market Rate March 2023	Market Rate April 2023
Occupancy	97%	98%	98%	97%	98%	97%
Rent Collection	84%	82%	82%	83%	62%	67%

- **Lease-Ups**

New Lease-Ups	March 2023	April 2023
Tenant-based (HCVP)	29	22
Number of request for tenancy	46	25
Project-based voucher	1	4
Moderate Rehabilitation	3	2



## CENTRAL FACILITIES

Reporting Period: April 16, 2023 – May 12, 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)	2	9	53	1	1	66	19	27
Andrew Adkins	3	12	23	1	0	39	7	50
BWR (Braddock, Whiting & Reynolds)	0	3	9	0	0	12	3	29
Chatham Square	4	7	42	0	0	53	28	6
Hopkins-Tancil	5	1	23	2	2	33	15	55
James Bland I, II, IV)	2	2	20	0	0	24	1	26
James Bland V	3	1	13	1	0	18	1	21
Ladrey Highrise	4	3	33	0	3	43	4	31
Miller Homes	0	1	2	0	0	3	0	9
Park Place & Saxony Sq.	0	2	2	0	0	4	0	8
Pendleton Park	0	5	6	0	0	11	0	21
Princess Square	2	6	25	2	0	35	6	25
Quaker Hill	0	4	14	0	0	18	3	33
Samuel Madden	6	2	10	1	0	19	4	91
Scattered Sites I, II, III	4	15	35	0	1	55	6	52
<b>TOTAL</b>	<b>35</b>	<b>73</b>	<b>310</b>	<b>8</b>	<b>7</b>	<b>433</b>	<b>97</b>	<b>484</b>



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## **DEVELOPMENT**

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

#### **PROJECT CLOSEOUT**

The 8609 forms and supporting application for Ramsey Homes/Lineage were submitted to Virginia Housing. Staff has submitted all the required information to Enterprise for release of the balance of the second and third equity installments.

The property continues to perform with 100% occupancy after reaching project stabilization. The project audit and partnership tax returns were filled. The project is current with all monthly and quarterly financial and rent rolls due to the investor. Enterprise conducted a site inspection and only provided positive comments for the condition of the property and the quality of the files.

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

Virginia Housing published the report of all the applications submitted for 9% tax credits. The application for the Madden property was the highest point scorer in the public housing pool and the second highest point scorer for the 2023 Commonwealth of Virginia allocation. Now that the scores have been officially published, the applicants who did not receive approval for credits can challenge the scores. We expect that in June, we will receive official notice of the award.

Our partners in the North building have lined up potential debt financing. Our partners in the South building continue to circulate information on the project and have a few potential equity partners who have requested additional information.

The final BAR meeting will be held in June or early July. Our architects will be submitting the Design Documents to Planning and Zoning staff for BAR consideration in late May to early June. Based on the length of time that it takes for the building department to review the documents, we anticipate a financial closing in March or April 2024, or approximately 9 months after BAR approved design documents are submitted.

ARHA staff commenced working with the Section 18 consultant to submit the operating subsidy repositioning application together with a Demo/Dispo application. No progress on the oral history component of the Section 106 process. Staff has reviewed city staff comments to the draft MOA submitted for City and State approval.

ARHA staff continue to meet month with Madden residents regarding tenant relocation and other issues.

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

The Concept 1 Plan was submitted to the city for review and comments, and comments were received on March 23, 2023. The development team has been working diligently with the city's staff to address



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their comments and maintain our unit count all within the VH per unit or per sf costs maximum. The development team expects to submit the Concept 2 Plan within the next two weeks and receive comments from the city on or prior to mid-June.

The development team and ARHA staff have personally interviewed all the 170 residents of the Ladrey building. These sessions are important to building trust with the development team and understanding the living preferences for future relocation. In addition, the team has been able to learn the language preferences for each resident and therefore target the outreach in the appropriate language.

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

RAD: HUD has assigned a new reviewer for the submitted applications. No new update.

Re-Syndication: Staff has commenced final negotiations for the exit of the limited partners from the Chatham partnership. No new update to report at this time.

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

April month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. We continue to address HUD Financing Plan and operating proforma comments primarily regarding the updated physical needs assessments and are addressing and preparing the response for submission. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Boston Financials Compliance Review for 2023 is underway and we are providing requested information and documentation. Updated policies regarding ARHA Section 3, Davis Bacon, MWBE have been completed and training for staff will be scheduled soon.

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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.

For the month of April, 488 households were provided with food through distributions directly serving ARHA residents. In response to the growing demand for food assistance, First Assembly of God committed to providing an additional food distribution for the month of March and April. The special food distribution will serve an additional 75 families and provide shelf stable items, along with meat and fresh produce.

The Alexandria Library recently held their first Black Family Reunion at 717 Queen Street in front of the Kate Waller Barrett Library. The event was held to encourage residents to share photographs and other memorabilia that tell the story of African American neighborhoods in Alexandria from 1930 thru the present. ARHA was asked to host a table and staff shared photographs of notable African Americans that grew up in public housing, along with memorabilia of notable Living Legends and former ARHA Board Members, A. Melvin Miller and Ruby Tucker.

Staff are working with community partners to help ARHA students enroll in programs over the summer and recently hosted a Parent Engagement workshop to highlight different options. Some of the featured camps included the Charles Houston Recreation Center for students in Grades K-5, which has scholarships sponsored by the Charles Houston Advisory Council, and the Youth Impact Program (YIP), which will be offering a free one-week camp for middle school students at George Washington Middle School.

ARHA has continued its partnership with various city agencies including the Alexandria Police Department and the Department of Recreation, Parks, and Cultural activities to kick off the 2023 season of Community Cookouts. The Cookouts are held at various locations throughout the city and are meant to provide information on city resources and programs to residents. This year the first two cookouts were held at ARHA developments, which were Hopkins-Tancil and Princess Square. Both cookouts had strong turnouts of almost 300 residents and over 25 community groups sharing resources. ARHA will host one additional cookout at Andrew Adkins on May 23<sup>rd</sup>.



**COMMUNITY COOK OUTS AT HOPKINS-TANCIL AND PRINCESS SQUARE**



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## UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
May 23, 2023	Community Cookout	Andrew Adkins Wythe Street Courtyard	6:00 PM
June 10, 2023	Samuel Madden Resident Engagement Cookout	1013 Montgomery	12:00 PM
June 24, 2023	Ruby Tucker Day	Tancil Courtyard	12:00 PM
June 26, 2023	Board Meeting	401 Wythe Street	7:00 PM
July 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
August 28, 2023	Board Meeting	401 Wythe Street	7:00 PM
September 25, 2023	Board Meeting	401 Wythe Street	7:00 PM
October 23, 2023	Board Meeting	401 Wythe Street	7:00 PM
November 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

## II. ASSET MANAGEMENT





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

	Indicator	March 2023	April 2023	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH) (*)	97%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	98%	98%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	.69%	.48%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

**B. OCCUPANCY RATE**

Public Housing had an average occupancy rate of 97%. Individual Performance data by property is as follows:

PUBLIC HOUSING	March 2023	April 2023
Samuel Madden	99%	96%
Andrew Adkins	96%	97%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	100%
Scattered Sites II	94%	97%
Scattered Sites III	98%	100%
Saxony Square	100%	100%
Park Place	100%	100%



Chatham Square	98%	100%
Braddock & Whiting	97%	97%
Reynolds	100%	100%
Old Dominion	81%	89%
West Glebe	100%	100%
James Bland I, II, IV	99%	100%
Lineage	100%	100%

### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	March 2023	April 2023
Housing Choice Voucher	99%	99%
Moderate Rehabilitation	98%	98%
Project Based Section 8	98%	98%
Low Rent Public Housing	97%	98%
Market Rate (Affordable Dwelling Units)	97%	97%

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for March 2023:

	March 2023	April 2023
Homeownership	14	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	34	34
Tenant Protection	52	52
All Other Vouchers	1401	1419
Number of Vouchers Under Lease on the last day of the month	1539	1557
HA Owned Units Leased – included in the units lease above	102	101
New Vouchers issued but not under contract as of the last day of the month	131	119
Portable Vouchers Administered	13	12
Number of Vouchers Covered by Project-Based AHAPs and HAPs	205	205



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

<b>Developments</b>	<b>Total # of Units</b>	<b>Total Occupied units 03/31/2023</b>	<b>Total Occupied units 04/30/2023</b>	<b>Current # Vacant</b>
Princess Square	68	65	66	2
Quaker Hill	60	60	59	1
Hopkins-Tancil	108	103	104	4
Miller Homes	16	16	16	0
Pendleton Park	24	22	23	1
Old Town Commons V	54	53	53	1
Lineage	46	46	45	1
<b>TOTALS</b>	<b>376</b>	<b>365</b>	<b>366</b>	<b>10</b>

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

<b>Developments</b>	<b>Total # of Units</b>	<b>Total Units Occupied 03/31/2023</b>	<b>Total Units Occupied 04/30/2023</b>	<b>Current # Vacant</b>
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> <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 April 2023
<b>HCVP</b>	11,302
<b>MOD Rehab</b>	
(1) bedroom	758
(2) bedroom	874
(3) bedroom	954
(4) bedroom	74
<b>General Public Housing</b>	
(1) bedroom	4000
(2) bedroom	2860
(3) bedroom	1680
(4) bedroom	158
<b>Elderly / Disabled</b>	
(1) bedroom	132
<b>BWR</b>	
(2) bedroom	1713
(3) bedroom	1101
<b>Chatham Square</b>	
(2) bedroom	1921
(3) bedroom	30
<b>West Glebe / Old Dominion</b>	
(1) bedroom	1970
(2) bedroom	1869
(3) bedroom	1135
(4) bedroom	14
<b>OTC I, II, IV</b>	



(2) bedroom	1820
(3) bedroom	1140
<b>Park Place</b>	
(0) bedroom	1156
(1) bedroom	799
<b>Saxony Square</b>	
(2) bedroom	160
(3) bedroom	931

## H. CERTIFICATIONS ACTIVITY

<b>HOUSING CHOICE VOUCHER</b>	<b>March 2023</b>	<b>April 2023</b>
Pre-Admission/Eligibility	11	4
Request for Tenancy Approval	29	25
New Move-in/Change of Unit/Port-in	29	22
Interim Change	54	41
Annual Reexamination	112	122
End of Participation	2	4
<b>PUBLIC HOUSING</b>		
Pre-Admission/Eligibility	14	7
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	14	15
Interim Change	7	13
Annual Reexamination	71	66
End of Participation	6	2
<b>MODERATE REHABILITATION</b>		
Pre-Admission/Eligibility	1	2
Request for Tenancy Approval	3	2
New Move-in/Change of Unit/Port-in	3	2
Interim Change	3	2
Annual Reexamination	11	7
End of Participation	3	2
<b>PROJECT BASED VOUCHER</b>		
Pre-Admission/Eligibility	1	2
Request for Tenancy Approval	1	2
New Move-in/Change of Unit/Port-in	1	2



Interim Change	2	7
Annual Reexamination	6	6
End of Participation	0	1
<b>TOTAL CERTIFICATIONS COMPLETED</b>	<b>384</b>	<b>355</b>

## I. INSPECTIONS

Inspections	March 2023	April 2023
Number of annual/return Inspections	158	41
Number of Initial/Re-inspections	46	25
Number of Final Failed Inspections	1	0
Number of Abatements	1	0
Number of Emergency/Special Inspections	3	0
Number of Missed Inspections (no show)	11	3
Number of quality control inspections conducted	14	2

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	March 2023	April 2022
Recertification's	40	40
Intake Certifications	60	61

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

Number of Recertification's Files With Errors /Recert Info	March 2023	April 2023
# of Recert Files w/ Errors	5	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	March 2023	April 2023
Bar Notices issued	0	0
Late Notices	180	175
Unlawful Detainers	23	25
Evictions (legal)	0	0
Evictions (drugs)	0	0

## K. RENT COLLECTION

ARHA properties collected cash at **77%** of rent charged for **April 2023**. Individual performance by property is as follows:

<b>PUBLIC HOUSING</b>	<b>March 2023</b>	<b>April 2023</b>
Samuel Madden	76%	65%
Andrew Adkins	77%	64%
Ladrey High-Rise	91%	88%
Scattered Sites I	90%	91%
Scattered Sites II	74%	72%
Scattered Sites III	56%	52%
Saxony Square	100%	99%
Park Place	100%	99%
Chatham Square	88%	85%
Braddock	100%	100%
Whiting	65%	57%
Reynolds	80%	100%
Old Dominion	100%	99%
West Glebe	92%	82%
James Bland I	92%	95%
James Bland II	56%	80%
James Bland IV	83%	72%
<b>TOTAL</b>	<b>84%</b>	<b>82%</b>
<b>MARKET RATE/TAX CREDIT</b>		
Quaker Hill	50%	48%
Princess Square	56%	56%
Millers Homes	86%	80%
Pendleton Park	64%	73%
James Bland V	52%	44%
Lineage	98%	98%
<b>TOTAL</b>	<b>62%</b>	<b>67%</b>



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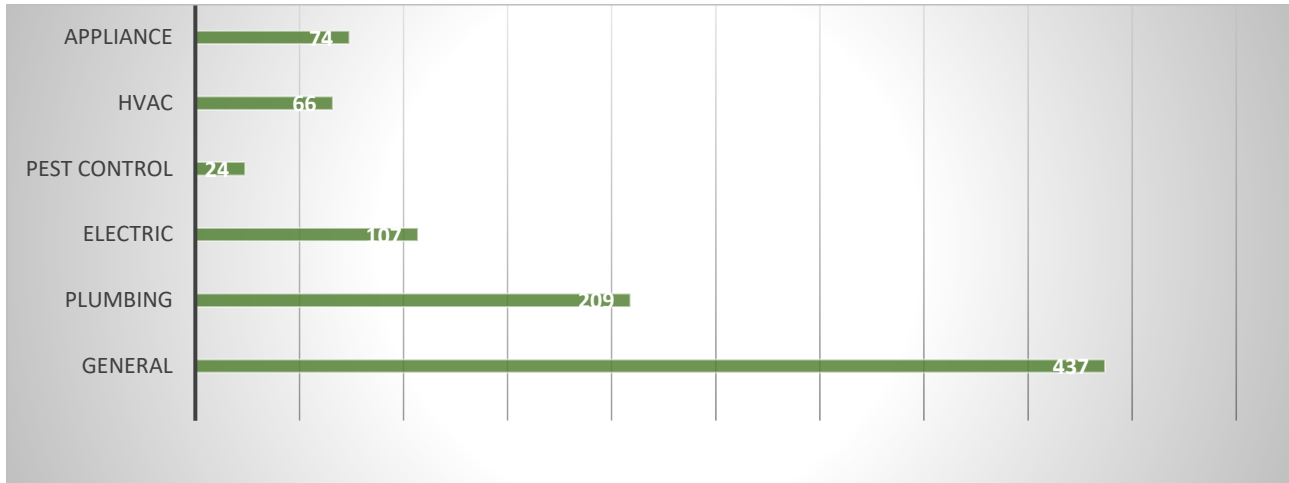
<b>MOD/PBV</b>		
Hopkins-Tancil	82%	83%
<b>TOTAL</b>	<b>82%</b>	<b>83%</b>



### **III. CENTRAL FACILITIES**



**A. APRIL WORK ORDER ACTIVITY TOTAL: 917**



ARHA Properties	General Work Orders	Plumbing Repair Work Order	Electric Repair Work Orders	Pest Control Work Orders	HVAC Work Orders	Appliance Repair Work Orders	Current Total # of Work Order	Prev. Month Total # of Work Order	2022 Year End Total # of Work Orders
Administrative Building	0	0	2	0	0	0	2	3	14
Alexandria Crossing (Old Dominion & West Glebe)	80	21	10	2	11	17	141	34	674
Andrew Adkins	15	35	6	2	3	3	64	74	1018
BWR (Braddock, Whiting & Reynolds)	13	5	7	1	4	4	34	45	477
Chatham Square	6	5	5	0	1	3	20	31	566
Hopkins-Tancil	30	24	5	4	7	1	71	90	1021
James Bland I, II, IV	11	12	6	2	3	5	39	66	612
James Bland V	23	12	11	3	2	4	55	38	343
Ladrey Highrise	21	7	7	1	4	4	44	61	893
Miller Homes	0	1	0	0	2	1	4	10	157
Park Place & Saxony Sq.	4	4	0	0	1	0	9	6	226
Pendleton Park	17	12	4	1	3	2	39	46	176
Princess Square	26	5	5	2	6	3	47	74	694
Quaker Hill	13	9	8	0	8	4	42	27	367
Samuel Madden	158	23	25	1	3	19	229	109	359
Scattered Sites I, II, III	20	34	6	5	8	4	77	91	1258
<b>TOTAL</b>	<b>437</b>	<b>209</b>	<b>107</b>	<b>24</b>	<b>66</b>	<b>74</b>	<b>917</b>	<b>805</b>	<b>8855</b>

## B. WORK IN PROGRESS

### Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Masters provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in 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 – 4/6/2023 & 5/8/2023 & 5/22/2023
  - Chatham Square – 4/6/2023 & 5/10/2023 & 5/24/2023
  - Andrew Adkins – 4/20/2023 & 5/4/2023 & 5/18/2023
  - Ladrey floors 7-11 – 4/24/2023 & 5/15/2023 & 5/29/2023
  - Ladrey floors 1-6 – 4/25/2023 & 5/16/2023 & 5/30/2023
  - Hopkins-Tancil – 4/11/2023 & 5/12/ – 5/12/2023 & 5/25 – 5/26/2023
  - Samuel Madden – 4/14/2023 & 5/12/2023 & 5/26/2023



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Annual Uniform Physical Condition Standard (UPCS) Inspections:

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

The chart below identifies the properties and the confirmed date for the 2023 Annual UPCS Inspections:

<b>AMP 003</b>	<b>2 - 3 days</b>	
<b>Andrew Adkins</b>	<b>April 4, 5, 6, 2023</b>	<b>90</b>
<b>AMP 001</b>	<b>3-days</b>	
<b>Ladrey High-Rise</b>	<b>April 18, 19, 20, 2023</b>	<b>170</b>

- HUD Real Estate Assessment Center (REAC) has confirmed April 7, 2023, as the inspection date for Pendleton Park.

## IV. FINANCE



## A. FINANCIAL SUMMARY BUDGET VS ACTUAL APRIL 2023

<i>Alexandria Redevelopment &amp; Housing Authority April and YTD 2023 Budget vs Actual For the Period Ending April 30, 2023</i>									
	Annual Budget	April 30, 2023				FY 2023 YTD (January 1, 2023 April 30, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	4,626,549	385,546	449,320	63,774	17%	1,542,183	1,706,352	164,169	11%
Rental Assistance	4,513,978	376,165	304,035	(72,130)	-19%	1,504,659	1,406,089	(98,570)	-7%
Governmental Grants	27,834,677	2,319,556	2,299,571	(19,985)	-1%	9,278,226	9,245,973	(32,252)	0%
Local Grants	415,727	34,644	-	(34,644)	-100%	138,576	-	(138,576)	-100%
Management/Fee for Service	4,338,488	361,541	382,087	20,546	6%	1,446,163	1,564,152	117,990	8%
Bookkeeping Fee	230,202	19,184	8,130	(11,054)	-58%	76,734	31,463	(45,272)	-59%
Asset Management Fee	-	-	9,750	9,750	NB	-	37,590	37,590	NB
HCVP Asset Management Fee	2,701,865	225,155	237,049	11,894	5%	900,622	953,328	52,706	6%
Operating Subsidy	4,503,499	375,292	433,217	57,926	15%	1,501,166	1,332,866	(168,301)	-11%
Investment Income	15,533	1,294	7,489	6,195	479%	5,178	55,207	50,029	966%
CY Transfers	206,905	17,242	-	(17,242)	-100%	68,968	-	(68,968)	-100%
Other Income	1,806,892	150,574	93,402	(57,173)	-38%	602,297	276,082	(326,215)	-54%
<b>Total Operating Revenue</b>	<b>51,194,315</b>	<b>4,266,193</b>	<b>4,224,051</b>	<b>(42,142)</b>	<b>-1%</b>	<b>17,064,772</b>	<b>16,609,102</b>	<b>(455,670)</b>	<b>-3%</b>
<b>Operating Expenses</b>									
Administration	8,833,534	736,128	834,501	(98,373)	-13%	2,944,511	2,953,487	(8,975)	0%
Tenant Services	867,189	72,266	42,801	29,465	41%	289,063	208,279	80,784	28%
Utilities	1,804,039	150,337	81,263	69,073	46%	601,346	543,298	58,049	10%
Ordinary Maintenance & Operations	6,283,932	523,661	591,283	(67,622)	-13%	2,094,644	2,495,583	(400,939)	-19%
Protective Services	462,777	38,565	2,746	35,819	93%	154,259	53,606	100,653	65%
General Expense	2,689,410	224,117	194,403	29,714	13%	896,470	808,885	87,585	10%
Housing Assistance Payments	27,126,997	2,260,583	2,546,025	(285,442)	-13%	9,042,332	9,725,167	(682,835)	-8%
Debt Service	-	-	19,882	(19,882)	NB	-	92,743	(92,743)	NB
CY Reserves	3,126,437	260,536	-	260,536	100%	1,042,146	-	1,042,146	100%
<b>Total Operating Expense</b>	<b>51,194,315</b>	<b>4,266,193</b>	<b>4,312,903</b>	<b>(46,711)</b>	<b>-1%</b>	<b>17,064,772</b>	<b>16,881,047</b>	<b>183,724</b>	<b>1%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(0)</b>	<b>(0)</b>	<b>(88,853)</b>	<b>(88,853)</b>		<b>(0)</b>	<b>(271,946)</b>	<b>(271,946)</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	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><u>Operating Expenses</u></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				LIPH Properties			
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	%	Total Actual	Total Budget	Over / (Under) Budget	%
<b><u>Operating Revenue</u></b>											
Dwelling Rent	-	-	-	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><u>Operating Expenses</u></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>	



## V. DEVELOPMENT



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## **I. DEVELOPMENT**

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

ARHA staff continues to work with Enterprise to provide clarification on a number of documents submitted to support the conditions for release of the Second and Third LIHTC installments. This month, we responded to additional clarification comments. Based on the submitted materials, Enterprise needs to confirm some outstanding escrows that Capital One is holding so that Enterprise can release the outstanding equity installments.

ARHA staff has also submitted the completed 8609 application to Virginia Housing. We will provide updates to the Board as we receive them. Once the 8609 submission has been approved, we can submit this certification to Enterprise for release of the fourth and final equity release to the Ramsey partnership.

On the operating side, Lineage continues to perform as projected; with 100% occupancy and positive cash flow. In November, HUD released the ACC operating subsidy for the six public housing units on this site retroactive to the placed in-service date. Enterprise conducted a site visit and there were no findings for either the physical appearance of the property or for the conditions of the tenant files..

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

Virginia Housing published the list of applicants who have qualified for the 9% Low Income Housing Tax credits for 2023. In the public housing pool, Madden received more than 100 points more than the next highest score and the project is expected to receive approximately \$2.2 million in tax allocation. After a 30-day review period during which other applicants can challenge the threshold scoring, Virginia Housing will publish the list of final awardees. We do not anticipate that there will be anything in our application that will change these preliminary results.

The development partners continue to search for debt and equity investments. For the North building, we will be submitting the request to the City for the additional \$2.1 million in available Braddock Trust funds. As a condition for meeting threshold requirements, our partners in the North building have commenced obtaining LOIs from numerous lenders. The partners in the South building have also commenced to receive positive feedback and interest from equity investors.

The development team has one outstanding public meeting- a BAR hearing to be scheduled in late June or early July. The team will be submitting to the BAR staff the final design documents for review and approval. Once approved, these design documents will be submitted to the City's building department for issues of a building permit. We anticipate the building review period to be approximately 9 months, thereby putting the financial closing in late March or April of 2024.

Equity partners for the South building continue to show interest. There is nothing firm as of yet, but the interest in this parcel has been high.

The Section 106, historical review, process continues to move forward on the two outstanding points. The MOA on historical mitigation strategies was reviewed by the city and we had no objections to their



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edits. This draft will be submitted to the Virginia department that deals with historical reviews for their comments and agreement. We expect this review process to be completed by the end of June for publication and public comment for a 45-day period. The oral history project continues. We have one more coordination meeting with the City's oral history department and then we will start a meeting with the oral history advisory committee.

Resident meetings have continued on a monthly basis. We are planning a community cook out in June and an outreach for residents to attend the BAR hearing in June.

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

In late March the development team received city comments to the Concept 1 plan submission. The development team has reviewed city comments and is considering numerous design and other options presented by city staff. The team has had no less than two meetings weekly to discuss further the city staff comments. We expect to submit Concept 2 plan on or prior to the end of May. The development team is planning its first open community meeting with all community stake holders once the Concept 2 plan is finalized. The first formal community meeting with immediate neighbors in March was well received without any major issues with the approach outlined by the team architects and development team.

Relocation continues to be a high priority for the team. The development partners have set up an office in the Ladrey building, where they continue to give the residents the opportunity for connecting and asking questions. The development team also continues to have monthly resident engagement meetings, and are planning a cookout for May 25, 2023, per the residents' request.

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

RAD: HUD has assigned a new manager for our previously submitted deals. A commitment for a HAP contract for James Bland I & II, and Old Dominion were received by ARHA. We are waiting additional information from HUD prior to a financial closing on these three projects.

#### Re-Syndication: Chatham/BWR

Staff has reached out to the tax credit partner's representative for Chatham to discuss the buyout of the limited partner interests. They requested additional tax implications on the exit and Novogradac will be finalizing the analysis in June. We have also contracted with the architectural firm that conducted the physical needs assessments.

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

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



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## **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.

### Strategic Planning

Development staff has commenced drafting the 2023 RFQ for additional development partners. Our expectation is to circulate the draft to Board members for consideration at the June ARHA Board meeting and release in July 2023

## **G. TAX CREDIT PORTFOLIO**

April month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. We continue to address HUD Financing Plan and operating proforma comments primarily regarding the updated physical needs assessments and are addressing and preparing the response for submission. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Boston Financials Compliance Review for 2023 is underway and we are providing requested information and documentation. Updated policies regarding ARHA Section 3, Davis Bacon, MWBE have been completed and training for staff will be scheduled soon.

We continue to respond to all investor inquiries regarding the state of our properties in terms of financial and operational stability by providing various metrics as requested.

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



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## A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	April New Enrollment
Hopkins-Tancil	43	0
Chatham Square	26	0
Samuel Madden	31	0
Andrew Adkins	28	0
James Bland V	73	0
Princess Square	12	0
Ladrey	19	0
HCVP	69	0
Scattered Sites	34	0
City-wide	10	0
<b>TOTAL</b>	<b>345</b>	<b>0</b>

All RACS programs have returned to physically meeting in person, but with precautions in place. Participants are encouraged to wear masks, sanitizer stations have been established throughout the facilities, air filters recommended by the Alexandria Health Department have been purchased, and wherever possible social distancing is still practiced. Additionally, RACS staff maintain contact with program participants and residents through phone calls, texts, emails, virtual, and in person meetings.

### RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

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



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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 April, broken down by property.

<b>Household Contacts By Property</b>	<b>Numbers Reached April 1 – April 30</b>
Hopkins-Tancil	101
Chatham Square	48
Samuel Madden	64
Andrew Adkins	49
James Bland /OTC	58
Princess Square	49
Ladrey Highrise	144
West Glebe/Old Dominion	38
Pendleton Park/Park Place	24
Scattered Sites	29
HCVP/City-wide	21
<b>Total</b>	<b>625</b>

### C. VOLUNTEERS

Currently there are 38 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of April, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, community gardening, and special activities such as the Community Cook Outs. The table below indicates the number of service hours for the month and the value of their time.

<b># Active Volunteers</b>	<b>Month</b>	<b># New Recruits</b>	<b># Of Service Hours</b>	<b>Value of Service Hrs.</b>
38	April	0	138	\$3,720.48





#### D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	51	68
Number of Households with Positive Escrow Accounts	N/A	32
Number of Households to Successfully Graduate – YTD	N/A	1

#### E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	April 2023	YTD
Healthcare & Medical	4	18
Financial Assistance/Literacy Education	52	148
Daily Living Skills/Entitlements	0	5
Transportation	76	347
Enrollments/Registrations/Assessments	7	28
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	2	2
Childcare Services	8	14
Other	5	24
<b>TOTAL</b>	<b>154</b>	<b>586</b>

#### F. PARTNERSHIPS

Provider / Partner	Event/Activity – April 2023	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	4
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson)	205



	Houston, Old Town Community)	
Capital Area Food Bank	Mobile Market	215
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	8
First Assembly of God	Food Baskets	60
Alexandria Library	Black Family Reunion	225
Various City/Community Groups	Community Cookouts at Hopkins-Tancil & Princess Square	515
<b>Total</b>	<b>8</b>	<b>1282</b>

### G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$	\$ 1,850	\$ 600	\$10,475

### H. PROGRAM SUMMARY

LINK Club held a parent engagement workshop for LINK Families from Jefferson Houston and Ruby Tucker. Twenty-one families and 65 participants attended the event to learn about various summer learning opportunities. Presentations were provided about ACPS Summer Learning Programs, Music Camp, Theater Arts Camp, the Alexandria Police Camp, Power-Up and Power-On programs through the Department of Recreation, and LINK Club camps for various ages. Staff are also working to promote summer camp opportunities to all ARHA families through flyers and the Community Cookouts. Specifically, the Power-Up Program at Charles Houston Recreation Center and the Youth Impact Program (YIP) have options that will allow ARHA youth to sign up and participate for free. The next parent engagement workshop is scheduled for May 20<sup>th</sup> and will offer a Family Art Activity for parents and students.

ARHA has continued its partnership with various city agencies including the Alexandria Police Department and the Department of Recreation, Parks, and Cultural activities to kick off the 2023 season of Community Cookouts. The Cookouts are held at various locations throughout the city and are meant to provide information on city resources and programs to residents. This year the first two cookouts were held at ARHA developments, which were Hopkins-Tancil and Princess Square. Both cookouts had strong turnouts of almost 300 residents and over 25 community of outdoor activities for many of our programs.

ACT for Alexandria is working with out of school time providers in the City of Alexandria to make sure all young people have access to high-quality and meaningful activities. They invited a group of 16 ARHA families to participate in a focus group to discuss their child’s experiences in after school programs, including difficulties finding affordable programs, and to find out what type of youth programs they would like to see. Their feedback will be used to inform a plan to increase access to youth programs in the city.



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The Alexandria Library recently held their first Black Family Reunion at 717 Queen Street in front of the Kate Waller Barrett Library. The event was held to encourage residents to share photographs and other memorabilia that tell the story of African American neighborhoods in Alexandria from 1930 thru the present. ARHA was asked to host a table and staff shared photographs of notable African Americans that grew up in public housing, along with memorabilia of notable Living Legends and former ARHA Board Members, A. Melvin Miller and Ruby Tucker.

The Department Progressive Club donated 20 tickets for ARHA middle school students to attend a Washington Nationals Baseball Game at Nationals Stadium. For many of the students, it was their first time attending a professional baseball game in person. Students were escorted to the visitor center, where they received baseball hats, a pendant, and a certificate commemorating their first visit to Nationals Park. In addition, the tickets were “upgraded” and the students were allowed to sit in the 100 section, which was close enough for a couple to catch a foul ball. Lastly, after the Washington Nationals won the game, all youth were allowed to go down on the field and run around the bases. It was a memorable experience and a great day to be at the ballpark.

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

- LINK Family Engagement – Charles Houston Recreation Center – May 19<sup>th</sup> – 6:30 pm
- Alexandria Animal Welfare League Pets & People Wellness Event – Tancil Courtyard – May 20<sup>th</sup> – 10:00 am
- Community Cookout – Andrew Adkins – Wythe Street Courtyard – May 23<sup>rd</sup> – 6:00 pm
- Samuel Madden Resident Engagement Cookout – 1013 Montgomery – June 10<sup>th</sup> – 12:00 pm
- Ruby Tucker Day – Tancil Courtyard – June 24<sup>th</sup> – 12:00 pm

Neighborhood walks will be hosted by the SRG the day before each cookout.

Join us for free food, giveaways, and information about resources and city services for youth and families!

## 2023 Community Cookouts

- Tues. 04/25 Ruby Tucker
- Thurs. 04/27 Princess Square
- Tues. 05/02 Foxchase
- Fri. 05/05 Casa Chirilagua
- Tues. 05/09 Brent Place
- Thurs. 05/11 Southern Towers
- Tues. 05/16 Hill Wood
- Thurs. 05/18 South Port Apts
- Tues. 05/23 Adkins Housing
- Thurs. 05/25 Mt. Vernon Rec Field

All cookouts are  
6:00-7:30 pm

Rain date for each cookout will be the following day. Vegetarian options will be provided.

Questions? Contact:  
APDoutreach@alexandriava.gov  
or Michael Johnson at 703-746-5571

**Partners:**



## J. PHOTOS



WASHINGTON NATIONALS BASEBALL GAME



**COMMUNITY COOKOUTS AT HOPKINS-TANCIL/RUBY TUKER AND PRINCESS SQUARE**



**ALEXANDRIA BLACK FAMILY REUNION @ BARRETT LIBRARY**

## VII. CONSENT DOCKET



## VIII. ACTION DOCKET

## **IX. OTHER BUSINESS**

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



Alexandria Redevelopment and Housing Authority

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

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*Keith Pettigrew, Chief Executive Officer*

**DATE:** May 22, 2023

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

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

**SUBJECT:** **VOTE TO AMEND RESOLUTION 718-2023 AUTHORIZING APPLICATION FOR CITY LOAN FOR THE REDEVELOPMENT OF THE SAMUEL MADDEN HOMES COMMUNITY**

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**ISSUE**

I recommend approval by the Board of an amendment to Resolution 718-2023 which authorized staff to apply for a One Million (\$1,000,000) Dollar loan for the redevelopment of the Samuel Madden Homes (“**Madden**”) development project. I recommend increasing the amount of the loan to Three Million One Hundred Thousand (\$3,100,000) which will be repaid by the project from excess cash flow from the operation of the North Building of Madden.

**DISCUSSION**

On February 27, 2023, via Resolution 718-2023, the ARHA Board of Commissioner (“**Board**”) voted to approve the submission of an application to the Housing Opportunities Fund of the City of Alexandria for the redevelopment of the Samuel Madden Homes property. The projected use of the approved Resolution included increased project costs for the North Building particularly increases due to revisions to the agreed upon Concept Plan, the increased interest rates for debt on the North Building, and generally increased labor and construction supply and material costs. In addition, this City loan would increase the points on the 9% Low Income Housing Tax Credits, thereby making the application much more competitive in an otherwise highly competitive LIHTC pool in Virginia.

After discussion with the City’s Housing Department and the Affordable Housing Working Group, the development team requested that HOU loan be increased to offset a gap that had been created when Virginia Housing decided to fund only the indicated amount in each tax credit pool, instead of



Alexandria Redevelopment and Housing Authority

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*Keith Pettigrew, Chief Executive Officer*

following past practices of increasing such amounts. This decision had an impact of reducing the maximum award to the Madden project from \$2.6M to \$2.2M. As such, the Madden project faced a larger funding gap for the North parcel than had originally be forecasted.

Now that Virginia Housing has published the initial scores for each of the tax credit pools for this year, the Madden project has indeed received \$2.2M in 9% tax credit allocation. Although we have been told that the pool sizes are projected to be increased, the amount awarded to the Madden project will remain the same, and additional projects in the public housing pool would be awarded tax credits.

The final notice for 9% tax credits will be announced by Virginia Housing in late June or early July and the project team wants to have in place the debt commitments in time to apply for the 4% tax credit allocation. Therefore, once the Board approves the Resolution, we will submit the loan request to AHAAC for approval and the City's Housing Department will submit the package for approval by the City Council in June, prior to the summer recess.

### **RECOMMENDATION**

ARHA recommends that the Board approve the amendment to the previous approval of submission of the application for a City Loan for the redevelopment of the North Building of the Madden project. I also recommend that the Board authorize ARHA staff to negotiate any and all documents consistent with this Board vote.

### **FISCAL IMPACT:**

None



Alexandria Redevelopment and Housing Authority

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Willie Bailey, Sr. Tracy Jefferson Michelle Krockner

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*Keith Pettigrew, Chief Executive Officer*

**HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**RESOLUTION TO AMEND THE PRIOR APPROVAL OF**

**SUBMISSION OF AN APPLICATION FOR A CITY LOAN FOR THE**

**REDEVELOPMENT OF THE NORTH BUILDING OF THE SAMUEL MADDEN HOMES**

**RESOLUTION No. 723-2023**

**WHEREAS**, the Planning Commission and the City Council of the City of Alexandria have unanimously approved the redevelopment of the existing sixty-six (66) unit public housing site known as Samuel Madden Public Homes into a new 532-unit mixed-income, mixed-use community across two buildings (the “**Redevelopment**”); and

**WHEREAS**, on February 27, 2023, through Resolution 718-2023 the ARHA Board of Commissioners approved the submission of an application to the City’s Housing Opportunities Fund in the amount one million dollar (\$1M) to cover additional design costs and interest cost escalation; and

**WHEREAS**, the North Building comprised of approximately 207 affordable units is being financed in part using a 4%/9% twining low income housing tax credit strategy; and

**WHEREAS**, prior to the tax credit application deadline in March 2023, Virginia Housing announced that it would fund applications only to the published limit in each pool thereby reducing the maximum award to the project from \$2.6M to \$2.2M and simultaneously increasing the project gap; and

**WHEREAS**, on May 4, 2023, Virginia Housing published the initial scoring for the projects in the Commonwealth and the Madden project is eligible to receive \$2.2M in credits; and

**WHEREAS**, the AHAAC Board has unanimously endorsed the ARHA Loan application and the City Council voted to approve the \$1M loan consistent with Board Resolution 718-2023.

**NOW, THEREFORE, BE IT RESOLVED:** that on this 22<sup>nd</sup> day of May 2023, at a duly noticed Meeting of the ARHA Board of Commissioners, the Board (“**Board**”) approves submission of an amended



Alexandria Redevelopment and Housing Authority

**Commissioners:** Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris  
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*Keith Pettigrew, Chief Executive Officer*

application to the City of Alexandria for a Loan of three million one hundred thousand (\$3,100,000) to be used for the redevelopment of the North parcel of the Samuel Madden Homes site; and

**BE IT FURTHER RESOLVED:** that the Board authorizes the CEO to take any and all actions necessary to ensure the successful city loan closing for the Madden Redevelopment.

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

Adopted this 22<sup>nd</sup> day of May 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

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

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



Alexandria Redevelopment and Housing Authority

**Commissioners:** Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris  
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Willie Bailey, Sr. Tracy Jefferson Michelle Krockner

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*Keith Pettigrew, Chief Executive Officer*

**DATE:** May 22, 2023

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

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

**SUBJECT:** **VOTE TO AUTHORIZE SUBMISSION TO HUD OF A SECTION 18 APPLICATION FOR THE SAMUEL MADDEN HOMES AND ANDREW ADKINS PUBLIC HOUSING COMMUNITIES**

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**ISSUE:**

With the issuance of PIH Notice 2018-04 (HA) and as amended, PIH Notice 2021-07, the US Department of Housing and Urban Development (HUD) allowed housing authorities to utilize the processes established under the Section 18 Demolition/Disposition (“Demo/Dispo”) process to transform previous public housing operating subsidies (“ACC”) to project-based Section 8 subsidies. In 2019 ARHA applied for such subsidy repositioning for numerous properties and in 2020 HUD notified ARHA that our applications for Park Place (38 units), Saxony Square (5 units), and the Ladrey High Rise (170 units) had successfully met or exceed the established thresholds and criteria required for subsidy transformation. In 2019, our applications for approval of obsolescence for the Samuel Madden Homes and Andrew Adkins properties were not successful.

Endorsed by the ARHA Board of Commissioners (“Board”), the agency has aggressively embraced the subsidy repositioning agenda and created the “Three Pillars of Repositioning” for the systemic repositioning of agency and its mission. The repositioning of operating subsidies has unleashed a new potential to proceed more aggressively to redevelop each of the properties in the ARHA portfolio. As a result, ARHA has commenced the process of eliminating the severely underfunded ACC subsidies in each property and replacing them with either PBVs or RAD subsidies. Ultimately, once ARHA’s portfolio of ACC units is below 250 units, ARHA will utilize the voluntary provision as provided under Section 18 to convert these remaining public housing units in PBVs.





Alexandria Redevelopment and Housing Authority

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*Keith Pettigrew, Chief Executive Officer*

This repositioning approach carries potential financial implications that we have commenced to address by generating fees and income from properties that are being redeveloped. More importantly, this transformation has a direct impact on the interaction between current public housing residents and the agency, services that ARHA delivers throughout the city, and methods by which ARHA staff interact with our client base. Equally important, our resident services function must change from “providing services to residents” to assisting residents meet personal and professional aspirations for themselves and their families, as well as facilitating their civic participation in the surrounding community.

Now that the subsidies at Park Place and Saxony Square have been repositioned and the units modernized, the next two properties identified for redevelopment are Samuel Madden Homes and Andrew Adkins. Both properties are part of the same identification systems used by HUD (amps), therefore, we will submit a phased redevelopment of the amp. This would entail continuing the redevelopment of the Madden property and seeking disposition of the Adkins property until such time as we procure a development partner and propose a development concept plan to the City of Alexandria.

For the Adkins property, the goal is to secure to qualify under Section 18 under obsolescence and dispose of the property to our wholly owned and controlled entity: Virginia Housing Development, LLC (VHD). We would then secure tenant protection vouchers (TPVs) for the existing residents, with a right to return to the property once it is redeveloped.

On the Madden site, our development partners comprised of Fairstead, Mill Creek Residential and The Communities Group (“**Development Team**”) have obtained approval by the Alexandria Planning Commission and City Council for the concept plan that we submitted in March 2022. Together with our Development Team, we would redevelop the Madden site into a 532-units mixed income, mixed use community. In the North parcel, the project will be financed by a twining of the 4% and 9% Low Income Housing Tax credits. The South building will be conventionally financed. In addition, to achieve the projected operating revenues sufficient to fund the sources for this project, the plan calls for the change in operating subsidy from ACC subsidies to PBVs for the current sixty-six public housing units at Madden. ARHA will submit a Section 18 Demolition and Disposition application that will allow ARHA to transfer ownership of Madden parcels to new ownership entities and, as more fully described below, and seek a change of the operating subsidy for the current ACC units. In addition, upon approval by HUD, ARHA will be authorized to demolish the exiting units and construct the new multifamily buildings discussed above.

To accomplish the change in operating subsidy at Madden, ARHA and the Development Team have procured a contractor who completed a physical needs analysis and concluded that the physical conditions meet the obsolescence definition required by HUD. As such, the development team will be submitting a Section 18 Demo/Dispo application with a subsidy repositioning request for the sixty-six Madden units. For the Adkins site, ARHA has procured a contractor to conduct the physical

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Alexandria Redevelopment and Housing Authority

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*Keith Pettigrew, Chief Executive Officer*

needs analysis. Preliminary analysis indicates that the Adkins property will also meet the obsolescence test.

ARHA has already amended the Annual Plan to show that we will be applying for a Section 18 Demo/Dispo approval with a request for a subsidy transformation for both properties. This resolution authorizes staff to submit the Section 18 application as required by the HUD Notice. In anticipation of the submission, staff have held numerous resident meetings at Adkins and Madden to inform them of our proposal to submit the Section 18 application and the impact that this subsidy change may have on their living conditions once the property has been redeveloped as well as their right to make the voucher portable within one year after the PBVs have been put in service.

This resolution requests approval to submit the Section 18 Demo/Dispo application, together with a subsidy repositioning for the Madden property, as well as a disposition and subsidy change application for Adkins.

#### **DISCUSSION:**

PIH Notice 2018-04 and PHI Notice 2021-07 outlines the components and timetable that ARHA is required to follow for submission of the Section 18 Disposition application for the Samuel Madden Homes public housing community. In summary, ARHA undertook the following:

1. **Resident Consultation.** ARHA has adopted a robust resident engagement policy to ensure maximum participation and input into all ARHA development plans and policies impacting their lives. As such, individualized letters and postcards, email and text blasts, and hand delivered notices were left at the addresses of all Adkins and Madden public housing residents indicating our intent to submit a demo/dispo application for their specific property. In numerous Adkins and Madden resident committee meetings, ARHA staff discussed the need to demolish the buildings. Since Madden is in a historical district, we are required by local law to include resident input prior to submitting a request for a demolition of these buildings. The Alexandria Board of Architectural Review unanimously approved ARHA's application for demolition of the buildings on the Madden site. Resident meetings also focused on the financing for the mixed income deal that the development team is proposing to construct. ARHA staff also notified residents of their rights afforded under the Section 18 program.

2. **Approval of an Amended Agency Plan.** This process entailed a publication of the disposition proposal for each of the public housing units in the ARHA portfolio to be impacted in this manner. ARHA provided a 45-day comment period, citywide hearings to obtain community comments,



Alexandria Redevelopment and Housing Authority

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*Keith Pettigrew, Chief Executive Officer*

meeting with the ARHA Resident Advisory Board, and consultation with the city's elected officials. The Annual Plan was submitted to the HUD field office for approval.

3. **Obtaining a Physical Needs Assessment for each property.** ARHA has procured a consultant to prepare the PNA for the Adkins and Madden sites. In late November 2022, ARHA received the results and requested a third-party general contractor to provide a cost-estimate of the scope of work outlined in the PNA for Madden. After review of the PNA we concluded that the Madden site met the criteria for demolition and disposition of the property pursuant to an obsolescence justification and the repositioning of the operating subsidy to PBVs. For the Adkins site, we are awaiting the results of the PNA. Preliminarily we have concluded that the PNAs will demonstrate that Adkins will meet the obsolescence test established by HUD.

4. **Obtaining an Environmental Report (ER).** The development team contracted an ER for Madden. The City of Alexandria's Housing Department has been designated by HUD as the reviewing entity. We are currently waiting for their final determination of the Part 50 and 58 submission. The City has completed its review and will issue a draft approval for a 45-day comment period. The city will also review the ER submission for Adkins. Since we are applying solely for a repositioning of the operating subsidy for Adkins, we anticipate that the City will determine that this project will be categorically excluded as defined under the regulations for conducting environmental reviews.

5. **Consultation with Citywide Public Housing Resident's organization.** In addition to formal meetings with the Adkins and Madden residents, the PIH Notice requires that ARHA meet with residents at each site and with the Citywide Resident Advisory Board and receive and respond to any written comments. The RAB has submitted their comments to the ARHA CEO. The letter indicates that the RAB has no objection to the demolition and disposition of the units at Madden nor to the change in operating subsidy and disposition of the Adkins property.

6. **Consultation with local elected officials.** The Notice requires that we share our plans with the locally elected official. We did this through the presentation at the Joint Working Committee and through numerous discussions with city staff throughout the entitlement process. Recently the Madden project received the endorsement of the redevelopment plan from the City's Planning Commission and an unanimous approval of the zoning application from the City Council. The Mayor has submitted a letter in support of the Section 18 application for Adkins and Madden.

The attached resolution is the culmination of a laborious process that has allowed us to engage the community and analyze the needs of the Adkins and Madden communities.



Alexandria Redevelopment and Housing Authority

**Commissioners:** Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris  
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*Keith Pettigrew, Chief Executive Officer*

**RECOMMENDATION:**

The ARHA Board of Commissioners approve Resolution 724-2023 authorizing submission to the US Department of Housing and Urban Development of a Section 18 Demolition/Disposition application together with a request for subsidy reposition for the Samuel Madden Homes community and a Section 18 Disposition together with a request for a subsidy change for the Andrew Adkins community.

**FISCAL IMPACT:**

There is no fiscal impact.



Alexandria Redevelopment and Housing Authority

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

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*Keith Pettigrew, Chief Executive Officer*

## **HOUSING AUTHORITY BOARD OF COMMISSIONERS**

### **APPROVAL TO SUBMIT TO HUD FOR THE DEMOLITION AND DISPOSITON APPLICATION WITH CHANGE IN OPERATING SUBSIDY FOR THE SIXTY-SIX PUBLIC HOUSING UNITS AT THE SAMUEL MADDEN HOMES COMMUNITY**

**AND**

### **THE DISPOSITION APPLICATION WITH SUBSIDY CHANGE FOR THE NINTY PUBLIC HOUSING UNITS AT THE ANDREW ADKINS COMMUNITY**

### **RESOLUTION No. 724-2023**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Samuel Madden Homes and Andrew Adkins communities that cannot be funded through the annual allocation of the Capital Funds; and

**WHEREAS**, both the annual operating subsidies and capital funding programs have historically been underfunded by Congress; and

**WHEREAS**, pursuant to PIH Notice 2018-04 as amended by PHI Notice 2021-07, ARHA can convert the operating subsidies from public housing to Section 8 vouchers through the Section 18 Disposition process and the HUD repositioning initiative for public housing; and

**WHEREAS**, the repositioning initiative would allow ARHA to increase the operating revenues at both properties without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and



Alexandria Redevelopment and Housing Authority

**Commissioners:** Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris  
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*Keith Pettigrew, Chief Executive Officer*

**WHEREAS**, this subsidy repositioning would unlock the development potential of both sites through a demolition of the existing site and construction of new and modern residential units with amenities and meeting the sustainability goals of the city; and

**WHEREAS**, the redevelopment plan for the Madden community calls for the creation of a mixed income multifamily and the site with the sixty-six units will be disposed to one or more development entities to be created by the development partners, with ARHA's instrumentality (VHD) having a 51% ownership interest in the general partner of this single purpose entity, and the disposed units would be project based and contain such restrictive use covenants to allow these units to remain as Section 8 units throughout the LIHTC compliance period and beyond; and

**WHEREAS**, after extensive community meetings and consultation with local elected officials through the eleven-month entitlement process seeking zoning approval for the redeveloped Madden site, there was no opposition to our strategy to construct two multifamily buildings or the repositioning of the current Madden operating subsidy into Section 8 housing; and

**WHEREAS**, the Adkins property does not have an approved redevelopment plan so therefore the site will not be disposed at this time but will seek to secure TPVs so that we can move tenants for a distress property that will be determined to meet the obsolescence test established by HUD and that a redevelopment plan for Adkins will be submitted at a later time; and

**WHEREAS**, the Adkins and Madden sites will be demolished in stages and after all the approvals and City entitlements have been received; and

**WHEREAS**, the repositioning of the operating subsidy at Adkins and Madden will allow for greater local control and decision making over the redeveloped units; and

**WHEREAS**, ARHA and the Board have determined that it is in the best interest of the residents of the public housing units operated and managed by ARHA to dispose and demolish the buildings currently at the Madden site and that the operating subsidies for the public housing units at Adkins be disposed to VHA to and tenants be provided a voucher so that the residents could have greater rental options in the City; and

**WHEREAS**, the application being submitted for both the Adkins and Madden sites meet the requirement for submission of a Section 18 application based on obsolescence, and the submission is consistent with the Amended Agency Plan and ARHA's mission and strategic plan.



Alexandria Redevelopment and Housing Authority

**Commissioners:** Peter Kleeblatt, *Chairman* Christopher Ballard Kevin Harris  
Anitra Androh, *Vice-Chairwoman* Daniel Bauman Merrick Malone  
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*Keith Pettigrew, Chief Executive Officer*

**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 and applicable HUD regulations, the application for Section 18 Demolition/Disposition of the Samuel Madden Homes, together with the repositioning of the current public housing operating subsidy is ratified and that the application also contain a Disposition and subsidy change for the Adkins sites; and that the Board authorize the Chief Executive Officer to take any and all action necessary to ensure timely submission of the Section 18 application and any subsequent amendments and action which may be required by HUD.

Adopted this 22<sup>nd</sup> day of May 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

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

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