



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

MARCH 27, 2023



BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

Monday, March 27, 2023, at 7:00 pm

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

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

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

3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, FEBRUARY 27, 2023.

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY MARCH 27, 2023.

5. CONSENT DOCKET

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, February 27, 2023, at 7:00 pm

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

THOSE ABSENT: **Daniel Bauman, Commissioner**
 Kevin Harris, 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. No problems reported.

Vice-Chairwoman Androh: Okay

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

Mr. Pettigrew: Commissioner Harris did not have anything to report for the ARHA resident group.

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.

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

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, JANUARY 23, 2023:

Vice-Chairwoman Androh presented the minutes for Monday, January 23, 2023. Chairman Kleeblatt moved to accept the minutes; the motion was seconded by Commissioner Krockner. The motion was approved with (6) Yeas, and (0) Nays.

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

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

COVID numbers are dropping. May 11th is the last day for the national oversight of the pandemic. However, we are still practicing safety protocols in the building and on the properties.

Asset Management:

Rent payments are starting to increase. We continue to receive rental assistance for residents in need.

Maintenance & Facilities:

No maintenance issues have come up.

Resident Services:

Gaynelle and her staff continues to do a tremendous job with outreach in servicing our residents. We also have residents of the year that we would like to announce.

Kalkidan Michael- Middle School/Elementary Youth Resident of the Year.

Amel Hatim Mohdali – High School Youth Resident of the Year.

Edna Farmer – Ruby Tucker Resident of the Year

Diana Murphy – Melvin Miller Senior Resident of the Year.

Laura Simmons- Community Champion of the Year.

Vice-Chairwoman Androh: That concludes the executive summary.

ITEM 5. CONSENT DOCKET:

Vote for Approval of Amendment to Resolution No. 716-2022

Commissioner Jefferson moved to approve; the motion was seconded by Chairman Kleeblatt. The



motion was approved with (6) Yeas, and (0) Nays.

Vote for Approval of Resolution No. 718-2023

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

Vote for Approval of Resolution No. 719-2023

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

Vote for Approval of Amendment to Resolution No. 720-2023

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

Vote for Approval of Amendment to Resolution No. 721-2023

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

Vote for Approval of VHD 001-2023

Commissioner Krockner 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:

- No Items Submitted.

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

A motion was made by Commissioner Bailey, seconded by Commissioner Jefferson, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:59 pm. At 8:02 pm, the Board reconvened in public session.

Thereupon, Vice Chairwoman Androh asked for a motion to adjourn the meeting. Commissioner Bailey



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

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 8:03 pm.



I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- **Occupancy / Rent Collection**

	Public Housing Jan 2023	Public Housing Feb 2023	MOD Rehab Jan 2023	MOD Rehab Feb 2023	Market Rate Jan 2023	Market Rate Feb 2023
Occupancy	97%	97%	97%	98%	98%	98%
Rent Collection	91%	79%	84%	84%	61%	56%

- **Lease-Ups**

New Lease-Ups	January 2023	February 2023
Tenant-based (HCVP)	23	26
Number of request for tenancy	51	26
Project-based voucher	1	3
Moderate Rehabilitation	1	2



CENTRAL FACILITIES

Reporting Period: February 18, 2023 – March 17, 2023

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	0	3	13	0	2	18	7	26
Andrew Adkins	5	6	36	2	0	49	9	47
BWR (Braddock, Whiting & Reynolds)	0	5	11	1	0	17	10	26
Chatham Square	1	5	17	1	0	24	9	23
Hopkins-Tancil	2	11	11	1	1	26	8	50
James Bland I, II, IV)	0	4	28	1	0	33	2	28
James Bland V	2	2	12	1	0	17	3	22
Ladrey Highrise	3	9	14	0	1	27	1	34
Miller Homes	0	2	7	0	0	9	4	6
Park Place & Saxony Sq.	2	1	1	0	0	4	0	3
Pendleton Park	1	3	5	2	0	11	3	15
Princess Square	2	4	12	3	0	21	5	49
Quaker Hill	1	4	7	0	0	12	2	15
Samuel Madden	2	4	10	2	0	18	4	20
Scattered Sites I, II, III	1	5	25	1	0	32	5	48
TOTAL	22	68	209	15	4	318	72	412



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

PROJECT CLOSEOUT

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

The property continues to perform with 100% occupancy after reaching project stabilization. The project audit and partnership tax returns were filled. The project is current with all monthly and quarterly financial and rent rolls due to the investor.

B. SAMUEL MADDEN REDEVELOPMENT

On February 25, the Alexandria City Council unanimously approved the Madden Project. In addition, the Council approved the \$1M loan application and a Redevelopment Resolution. Subsequently, on March 14, the City Council approved the amendments to the VHD, LLC organization documents and the formation of the Madden Single Purpose Entity.

On March 16, the development team successfully submitted the application for 9% Low Income Housing Tax credits from the Commonwealth of Virginia. One week prior to the submission of the application, Virginia Housing circulated a directive, that unlike in previous years where the tax credit pools have been expanded to allow for the funding of more applications, this year VH indicated that an applicant will only be considered for an amount up to the pool cap. For the Madden application this signifies a reduction of approximately \$400,000 annually or a project deficit of over \$4M. Therefore, ARHA has decided to submit another application for the remaining \$2.1M in funds available under the Braddock fund and to aggressively push for approval of the tax abatement proposal that we made earlier in the project.

ARHA staff commenced working on the Section 18 Demo/Dispo application.

ARHA staff held a meeting with residents regarding tenant relocation and will continue monthly relocation information gathering meetings.

C. LADREY HIGH RISE REDEVELOPMENT

At the last Board meeting, the Commissioners approved the Master Development Agreement. The Concept 1 Plan was submitted to the city for review and comments. The development team expects to receive comments from the city on or prior to the end of March.

The development team and ARHA staff have personally interviewed 169 of the 170 residents of the Ladrey building. These sessions are important to building a trust with the development team and understanding the living preferences for future relocation. In addition, the team has been able to learn of 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

February month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. We have received additional HUD Financing Plan and operating proforma comments and are addressing and preparing the response for submission. HUD is also requiring the physical needs assessment for each property to be updated which has been completed. The operating proformas are also being updated with newly published HUD rents for 2022. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Virginia Housing has completed Tax Credit and Lender inspections for Chatham Square, BWR, Quaker Hill, and James Bland I and II and have received close our reports with no findings with only James Bland II still pending.



RESIDENT SERVICES

RACS Operational Report Updates

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

Assistance with food remains a high priority for residents and ARHA continues to partner with ALIVE, the Capital Area Food Bank, and other churches to provide food distributions or referrals for food. It should be noted that many households were receiving additional emergency SNAP benefits because of the pandemic, but those benefits will end this month. Staff have experienced an increase in calls to identify additional food options and concerns. For the month of February, 518 households were provided with food through distributions directly serving ARHA residents. ALIVE has announced the opening of an additional food hub in the Del Ray/Chirilagua section of Alexandria, that will be available to address some of the additional requests for food.

The Department of Community and Human Services (DCHS), the Alexandria Health Department, and Neighborhood Health Clinic have started their move to the new Redella S. "Del" Pepper Community Resource Center at 4850 Mark Center Drive. Staff have been working to make sure residents were aware of the move, along with the temporary transitions and service interruptions for services. DCHS set dates to visit Ladrey and the Charles Houston Senior Center to assist with any benefit renewals that needed to be completed during the move. The DCHS expects to have all services available in the new location by the beginning of April.

LINK Club held a parent engagement workshop for LINK Families from Jefferson Houston and Ruby Tucker. Eighteen families and 81 participants attended the family game night event, which provided dinner and end of the quarter updates for students. The next parent engagement workshop is scheduled for April 28th and will focus on summer learning opportunities for students.

RACS Staff assisted the Development, Asset Management, and Maintenance Team in conducting door to door outreach with Samuel Madden Residents. The outreach was to encourage resident participation in the Planning Commission, City Council, and Resident Engagement meetings for the month of February. The Resident Engagement meeting had the highest participation numbers to date, with 51 out of 65 households attending. Additionally, staff is working with Andrews Federal Credit Union, to provide Financial Literacy Classes and assist Samuel Madden residents with information for building their credit and increasing their financial stability before relocation.



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
April 1, 2023	First Assembly of God Grocery Giveaway	Ruby Tucker Center	10:00 AM
April 7, 2023	ARHA Easter Egg Hunt	Ruby Tucker Center	12:00 PM
April 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
April 28, 2023	LINK Family Engagement Meeting	Charles Houston Recreational Center	6:30 PM
May 22, 2023	Board Meeting	401 Wythe Street	7:00 PM
June 26, 2023	Board Meeting	401 Wythe Street	7:00 PM
July 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
August 28, 2023	Board Meeting	401 Wythe Street	7:00 PM
September 25, 2023	Board Meeting	401 Wythe Street	7:00 PM
October 23, 2023	Board Meeting	401 Wythe Street	7:00 PM
November 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

II. ASSET MANAGEMENT



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

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

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

B. OCCUPANCY RATE

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

PUBLIC HOUSING	January 2023	February 2023
Samuel Madden	96%	100%
Andrew Adkins	91%	93%
Ladrey Highrise	99%	99%
Scattered Sites I	100%	94%
Scattered Sites II	100%	97%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	97%	98%



Braddock & Whiting	100%	100%
Reynolds	89%	95%
Old Dominion	87%	78%
West Glebe	98%	100%
James Bland I, II, IV	99%	97%
Lineage	100%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for February 2023:

	January 2023	February 2023
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	34	34
Tenant Protection	54	54
All Other Vouchers	1327	1333
Number of Vouchers Under Lease on the last day of the month	1468	1475
HA Owned Units Leased – included in the units lease above	101	101
New Vouchers issued but not under contract as of the last day of the month	194	206
Portable Vouchers Administered	14	12
Number of Vouchers Covered by Project-Based AHAPs and HAPs	205	205



E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 01/31/2023	Total Occupied units 02/28/2023	Current # Vacant
Princess Square	68	65	64	4
Quaker Hill	60	60	60	0
Hopkins-Tancil	108	104	105	3
Miller Homes	16	16	16	0
Pendleton Park	24	24	23	1
Old Town Commons V	54	53	53	1
Lineage	46	46	46	0
TOTALS	330	322	321	9

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 01/31/2023	Total Units Occupied 02/28/2023	Current # Vacant
Ladrey Building	169	167	166	3
Chatham Square.	52	50	51	1
Old Town Commons I	18	17	17	1
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	42	2
S. Madden Homes	65	62	65	0
A. Adkins Homes	89	81	82	7
Scattered Sites 410	50	50	47	3
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	16	17	1
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	47	48	0
Old Dominion	36	31	28	8
TOTALS: <i>(Values are rounded up/down)</i>	751	726	724	27

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list February 2023
HCVP	11,250
MOD Rehab	
(1) bedroom	15
(2) bedroom	22
(3) bedroom	24
(4) bedroom	0
General Public Housing	
(1) bedroom	4030
(2) bedroom	2945
(3) bedroom	1744
(4) bedroom	152
Elderly / Disabled	
(1) bedroom	140
BWR	
(2) bedroom	1833
(3) bedroom	1113
Chatham Square	
(2) bedroom	1912
(3) bedroom	26
West Glebe / Old Dominion	
(1) bedroom	1971
(2) bedroom	1870
(3) bedroom	1156
(4) bedroom	13
OTC I, II, IV	
(2) bedroom	1818
(3) bedroom	1177

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER

January 2023

February 2023



Pre-Admission/Eligibility	14	7
Request for Tenancy Approval	23	26
New Move-in/Change of Unit/Port-in	23	26
Interim Change	44	55
Annual Reexamination	79	118
End of Participation	4	13
PUBLIC HOUSING		
Pre-Admission/Eligibility	9	5
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	4	12
Interim Change	18	18
Annual Reexamination	30	38
End of Participation	10	9
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	1	2
New Move-in/Change of Unit/Port-in	1	2
Interim Change	2	2
Annual Reexamination	6	8
End of Participation	2	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	2	0
Request for Tenancy Approval	0	1
New Move-in/Change of Unit/Port-in	0	1
Interim Change	4	3
Annual Reexamination	2	5
End of Participation	1	0
TOTAL CERTIFICATIONS COMPLETED	279	353

I. INSPECTIONS

Inspections	January 2023	February 2023
Number of annual/return Inspections	55	173
Number of Initial/Re-inspections	51	26
Number of Final Failed Inspections	2	0



Number of Abatements	1	0
Number of Emergency/Special Inspections	1	0
Number of Missed Inspections (no show)	10	3
Number of quality control inspections conducted	2	2

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*		
	January 2023	February 2023
Recertification's	38	34
Intake Certifications	82	54

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

Number of Recertification's Files With Errors /Recert Info		
	January 2023	February 2023
# of Recert Files w/ Errors	4	4

2. Public Safety

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

Types	January 2023	February 2023
Bar Notices issued	0	0
Late Notices	230	280
Unlawful Detainers	0	0
Evictions (legal)	1	1
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected cash at **79%** of rent charged for **February 2023**. Individual performance by property is as follows:

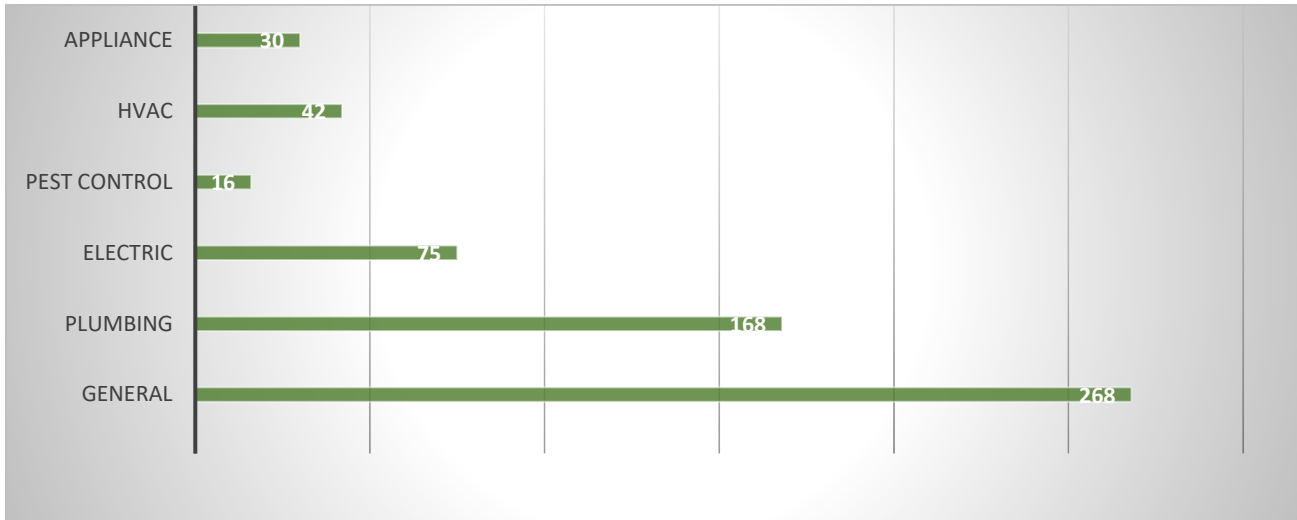


	January 2023	February 2023
Samuel Madden	70%	70%
Andrew Adkins	51%	45%
Ladrey High-Rise	92%	90%
Scattered Sites I	93%	83%
Scattered Sites II	70%	72%
Scattered Sites III	58%	55%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	85%	90%
Braddock	100%	100%
Whiting	69%	60%
Reynolds	72%	100%
Old Dominion	84%	88%
West Glebe	83%	83%
James Bland I	93%	84%
James Bland II	60%	62%
James Bland IV*	84%	68%
TOTAL	91%	79%
MARKET RATE		
Quaker Hill	53%	52%
Princess Square	43%	47%
Millers Homes	81%	71%
Pendleton Park	79%	59%
James Bland V	54%	48%
TOTAL	61%	56%
MOD/PBV		
Hopkins-Tancil	84%	84%
TOTAL	84%	84%

III. CENTRAL FACILITIES



A. FEBRUARY WORK ORDER ACTIVITY TOTAL: 599



Chatham Square	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2022 Year End
Administrative Building	0	0	0	0	0	0	0	0	14
Alexandria Crossing (Old Dominion & West Glebe)	38	10	5	2	8	1	64	68	674
Andrew Adkins	23	23	6	2	3	1	58	89	1018
BWR (Braddock, Whiting & Reynolds)	24	12	6	1	2	5	50	42	477
Chatham Square	28	10	6	0	2	3	49	32	566
Hopkins-Tancil	22	16	5	0	4	1	48	47	1021
James Bland I, II, IV	13	12	9	0	0	4	38	39	612
James Bland V	15	8	6	0	1	4	34	23	343
Ladrey Highrise	27	12	7	2	4	2	54	45	893
Miller Homes	6	1	3	1	3	0	14	10	157
Park Place & Saxony Sq.	0	4	0	0	1	0	5	3	226
Pendleton Park	6	2	1	1	1	3	14	24	176
Princess Square	35	18	7	2	4	1	67	52	694
Quaker Hill	1	8	3	0	1	0	13	24	367
Samuel Madden	7	8	5	1	0	2	23	39	359
Scattered Sites I, II, III	23	24	6	4	8	3	68	44	1258
TOTAL	268	168	75	16	42	30	599	581	8855

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 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 – 2/7/2023 & 2/21/2023 & 3/7/2023 & 3/21/2023
 - Chatham Square – 2/8/2023 & 2/22/2023 & 3/8/2023 & 3/22/2023
 - Andrew Adkins – 2/10/2023 & 2/24/2023 & 3/17/2023 & 3/31/2023
 - Ladrey floors 7-11 – 2/13/2023 & 2/27/2023 & 3/13/2023 & 3/27/2023
 - Ladrey floors 1-6 – 2/14/2023 & 2/28/2023 & 3/14/2023 & 3/28/2023
 - Hopkins-Tancil – 2/2–2/3/2023 & 2/16–2/17/2023 & 3/9–3/10/2023 & 3/23-3/24/2023
 - Samuel Madden – 2/9/2023 & 2/23/2023 & 3/16/2023 & 3/30/2023

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:

Properties	Inspection Dates	# of Units
AMP 007	1-day	
Braddock, Whiting, Reynolds (BWR)	February 21, 2023	48
AMP 006	1-day	
Chatham Square	February 22, 2023	52
AMP 008	1-day	
Old Dominion	February 23, 2023	36
AMP 004	3 days	
Scattered Sites I, II, III	February 28, March 1, 2	121
AMP 008	1-day	
West Glebe Park	March 7, 2023	48
AMP 012	1-day	
James Bland IV	March 8, 2023	42
AMP 010	1/2 day	
James Bland I	March 9, 2023	18
AMP 011	1/2 day	
James Bland II	March 9, 2023	18
AMP 003	1.5 days	
Samuel Madden	March 21, 22, 2023	66
	1/4 day	
Pendleton Park	March 22, 23, 2023	4
AMP 003	2 - 3 days	
Andrew Adkins	April 4, 5, 6, 2023	90
AMP 001	3-days	
Ladrey High-Rise	April 18, 19, 20, 2023	170

- 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 FEBRUARY 2023

<i>Alexandria Redevelopment & Housing Authority February and YTD 2023 Budget vs Actual For the Period Ending February 28, 2023</i>									
	Annual Budget	February 28, 2023				FY 2023 YTD (January 1, 2023 February 28, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	4,335,900	361,325	419,694	58,369	16%	722,650	836,964	114,314	16%
Rental Assistance	3,793,800	316,150	315,429	(721)	0%	632,300	619,649	(12,651)	-2%
Governmental Grants	28,650,772	2,387,564	2,316,380	(71,184)	-3%	4,775,129	4,638,660	(136,468)	-3%
Local Grants	397,825	33,152	-	(33,152)	-100%	66,304	-	(66,304)	-100%
Management/Fee for Service	3,577,500	298,125	317,093	18,968	6%	596,250	793,724	197,474	33%
Bookkeeping Fee	94,100	7,842	7,778	(64)	-1%	15,683	15,555	(128)	-1%
Asset Management Fee	125,600	10,467	9,280	(1,187)	-11%	20,933	18,560	(2,373)	-11%
HCVP Asset Management Fee	3,050,100	254,175	241,662	(12,513)	-5%	508,350	476,966	(31,384)	-6%
Operating Subsidy	3,941,700	328,475	152,847	(175,628)	-53%	656,950	400,858	(256,092)	-39%
Investment Income	14,850	1,238	1,743	505	41%	2,475	3,590	1,115	45%
CY Transfers	694,917	57,910	-	(57,910)	-100%	115,820	-	(115,820)	-100%
Other Income	1,742,667	145,222	54,434	(90,788)	-63%	290,445	116,504	(173,940)	-60%
Total Operating Revenue	50,419,731	4,201,644	3,836,340	(365,305)	-9%	8,403,289	7,921,031	(482,258)	-6%
<u>Operating Expenses</u>									
Administration	8,054,627	671,219	601,648	69,571	10%	1,342,438	1,298,727	43,711	3%
Tenant Services	963,580	80,298	71,609	8,689	11%	160,597	122,261	38,335	24%
Utilities	1,522,470	126,873	165,454	(38,581)	-30%	253,745	317,994	(64,249)	-25%
Ordinary Maintenance & Operations	6,041,780	503,482	657,217	(153,736)	-31%	1,006,963	1,341,431	(334,468)	-33%
Protective Services	158,490	13,208	23,523	(10,316)	-78%	26,415	49,925	(23,510)	-89%
General Expense	2,612,250	217,688	171,641	46,046	21%	435,375	221,559	213,816	49%
Housing Assistance Payments	27,383,620	2,281,968	2,249,765	32,203	1%	4,563,937	4,595,978	(32,041)	-1%
Debt Service	257,120	21,427	-	21,427	100%	42,853	11,444	31,410	73%
CY Reserves	3,425,794	285,483	-	285,483	100%	570,966	-	570,966	100%
Total Operating Expense	50,419,731	4,201,644	3,940,858	260,786	6%	8,403,289	7,959,319	443,969	5%
NET SURPLUS (DEFICIT)	0	0	(104,519)	(104,519)		0	(38,289)	(38,289)	

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
Operating Revenue									
Dwelling Rent	836,964	722,650	114,314	-	-	-	-	-	-
Rental Assistance	619,649	632,300	(12,651)	-	-	-	-	-	-
Governmental Grants	4,638,660	4,775,129	(136,468)	-	71,767	(71,767)	4,638,660	4,703,362	(64,702)
Local Grants	-	66,304	(66,304)	-	34,638	(34,638)	-	-	-
Management/Fee for Service	793,724	596,250	197,474	778,732	596,250	182,482	-	-	-
Bookkeeping Fee	15,555	15,683	(128)	15,555	15,683	(128)	-	-	-
Asset Management Fee	18,560	20,933	(2,373)	18,560	20,933	(2,373)	-	-	-
HCVP Asset Management Fee	476,966	508,350	(31,384)	95,389	97,017	(1,628)	381,577	411,333	(29,756)
Operating Subsidy	400,858	656,950	(256,092)	-	-	-	-	-	-
Investment Income	3,590	2,475	1,115	109	17	92	-	37	(37)
CY Transfers	-	115,820	(115,820)	-	43,685	(43,685)	-	-	-
Other Income	116,504	290,445	(173,940)	73,762	108,181	(34,419)	1,456	20,850	(19,394)
Total Operating Revenue	7,921,031	8,403,289	(482,258)	982,107	988,170	(6,064)	5,021,693	5,135,582	(113,889)
Operating Expenses									
Administration	1,298,727	1,342,438	43,711	444,662	403,516	(41,147)	213,038	289,034	75,996
Tenant Services	122,261	160,597	38,335	54,330	69,500	15,170	-	33,333	33,333
Utilities	317,994	253,745	(64,249)	17,865	12,325	(5,540)	-	-	-
Ordinary Maintenance & Operations	1,341,431	1,006,963	(334,468)	484,299	282,904	(201,394)	981	2,333	1,352
Protective Services	49,925	26,415	(23,510)	30	345	315	-	42	42
General Expense	221,559	435,375	213,816	89,376	117,783	28,408	44,350	66,533	22,183
Housing Assistance Payments	4,595,978	4,563,937	(32,041)	-	-	-	4,490,492	4,563,937	73,445
Debt Service	11,444	42,853	31,410	-	-	-	-	-	-
CY Reserves	-	570,966	570,966	-	101,797	101,797	-	180,370	180,370
Total Operating Expense	7,959,319	8,403,289	443,969	1,090,562	988,170	(102,392)	4,748,862	5,135,582	386,720
NET SURPLUS (DEFICIT)	(38,289)	0	(38,289)	(108,456)	0	(108,456)	272,832	-	272,832

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	%
<u>Operating Revenue</u>											
Dwelling Rent	-	-	-	362,626	323,267	39,359	12%	474,338	399,383	74,955	19%
Rental Assistance	-	-	-	619,649	632,300	(12,651)	-2%	-	-	-	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	31,667	(31,667)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	5,215	-	5,215	NB	9,777	-	9,777	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	400,858	656,950	(256,092)	-39%
Investment Income	155	1,667	(1,511)	-	97	(97)	-100%	3,326	658	2,668	405%
CY Transfers	-	-	-	-	-	-	NB	-	72,135	(72,135)	-100%
Other Income	-	122,333	(122,333)	14,160	12,525	1,635	13%	27,126	26,555	571	2%
Total Operating Revenue	155	155,667	(155,511)	1,001,650	968,188	33,462	3%	915,425	1,155,681	(240,256)	-26%
<u>Operating Expenses</u>											
Administration	128,683	147,808	19,126	174,462	174,032	(430)	0%	337,882	328,048	(9,834)	-3%
Tenant Services	-	-	-	25,905	36,053	10,149	28%	42,027	21,710	(20,317)	-94%
Utilities	-	-	-	85,374	66,325	(19,049)	-29%	214,755	175,095	(39,660)	-23%
Ordinary Maintenance & Operations	61	108	47	403,399	330,440	(72,959)	-22%	452,691	391,178	(61,514)	-16%
Protective Services	-	-	-	1,200	2,870	1,670	58%	48,695	23,158	(25,536)	-110%
General Expense	8,875	7,750	(1,125)	24,549	119,467	94,917	79%	54,409	123,842	69,433	56%
Housing Assistance Payments	-	-	-	-	-	-	NB	105,486	-	(105,486)	NB
Debt Service	-	-	-	11,444	42,853	31,410	73%	-	-	-	NB
CY Reserves	-	-	-	-	196,148	196,148	100%	-	92,651	92,651	100%
Total Operating Expense	137,619	155,667	18,048	726,332	968,188	241,856	25%	1,255,944	1,155,681	(100,263)	-9%
NET SURPLUS (DEFICIT)	(137,464)	-	(137,464)	275,318	-	275,318		(340,519)	-	(340,519)	

V. DEVELOPMENT



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 a number of documents submitted to support the conditions for release of the Second and Third LIHTC installments. Once these steps have been completed, staff will be ready to submit the 8609 application to Virginia Housing. We expect to complete all negotiations with Enterprise in March.

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

B. SAMUEL MADDEN REDEVELOPMENT

On Saturday, February 25, the City Council unanimously approved the development application for the demolition and redevelopment of the current Samuel Madden public housing community into a 532-unit mixed income, mixed use site. The final plans, as discussed with the Board of Commissioners, calls for the construction of two buildings as follows:

North Building

Bedrooms	# of Units	AMI	% of Building
1 BR	53	0-30%	37%
2 BR	111	50%	13%
3 BR	42	60%	25%
4 BR	1	80%	25%
Total	207		

South Building

Bedrooms	# of Units	AMI	% of Building
1 BR	16	0-30%	26%
2 BR	168	80%	11%
3 BR	25	Market	63%
Total	325		

The North Building will contain a food hub to be managed by Alive!, a fifty-year nonprofit based in Alexandria. Alive will provide free produce and other household items to combat food insecurity for all income groups. The South building will also include 13,336 SF of ground floor retail, and a 13,540 SF daycare center to be managed by Hopkins House; a nonprofit established in 1939 to provide community-based learning for children, youth and families. In addition, both building will have community amenities



including pool, gym/fitness facility, meeting space and internal courtyards. The residents of both buildings will have equal access to the amenities in the entire Madden complex.

At the February 25th meeting, the Council also approved a \$1M loan from the Braddock fund to offset increased design costs and increase cost of loans due to rising interest rates on the north building. In addition, the Council approved a resolution designating the Madden site a “Redevelopment” area. This resolution will increase the scoring of the Madden tax credit application.

On March 14, the City Council approved a resolution submitted by the City Attorney and ARHA authorizing VHD. Virginia law requires that all entities created by ARHA, be previously approved by the City Council or their designee. After a review of ARHA and City Council records it was determined that ARHA had not previously sought approval of VHD or the previously formed SPEs. The March 14 vote now recognizes that VHD as a creation of ARHA has been approved by the City Council. In addition, the Council also approved formation of the SPE for the Madden tax credit deal. Pending in discussions with the City Attorney are retroactive approval of past SPEs, formation for Premiere Housing Development (the nonprofit created by the VHD Board), and a method and system for future Council approvals including the designation of an entity within city government authorized to approve any future ARHA entities.

Still pending before the City, is approval of the tax abatement for the North Building and how to treat taxes for the affordable units in the South Building. The City’s assessing department had previously determined that ARHA and the development team submit additional information on the entities to be formed for this deal as well as the deal structure in order to review the extent of ARHA’s control over this property. The city is having a difficult time reconciling that the housing authority is entitled to this tax abatement, while not opening the abatement to non-public housing entities. The request will be considered after the deal has received the 9% Low Income Housing Tax credits.

ARHA staff commenced meeting with the Section 18 consultant to prepare the Section 18 repositioning application as well as the demo/dispo application for Madden. The City has alerted the team that their final report and approval of the Environmental Report will be ready until late spring or early summer. ARHA and the Development Team will submit the Section 18 based on the obsolescence of the property. The physical needs assessment has found sufficient evidence and the pricing of such to meet the obsolescence test established by HUD.

The City’s housing department continued to review a draft Mitigation MOU to conclude the Section 106 historical review process. Our team is required to host an in-person Interested Party meeting as well as a fourth consulting meeting to review the proposed mitigation steps that we have proposed. In addition, ARHA will convene a community review committee to carry out the required Oral History project for our site.

Regarding relocation, Housing Opportunities Unlimited, the procured relocation partner, has commenced meeting with residents in order to obtain additional household information and relocation preferences. Relocation is not slated to commence until after approval of the Section 18 application, which is not anticipated prior to September 2023.



The project continues to forecast a 2023 Q4 financial closing with a 2024 Q1 demolition and commencement of construction. Harkins has been selected as the General Contractor for the north building and Mill Creek will self-perform the construction management on the south building.

C. LADREY HIGH RISE REDEVELOPMENT

In February, with the approval by the ARHA Board of Commissioners, ARHA signed the MDA with the procured development partners. The required deposit was made by the development partners and the signed document has been received.

In March, the development team submitted the Concept 1 plan to the city. We expect a city response on or prior to the end of March. Having submitted the Concept Plan to the City, the development team held its first formal community meeting with adjacent neighbors to Ladrey. The meeting participants did not have 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. They have met with all but one of the Ladrey residents to obtain initial household data and relocation preferences. This is a good way also for the development team to understand individual household needs and language preferences.

D. RAD & RE-SYNDICATION

RAD: HUD has assigned a new manager for our previously submitted deals. There is no new information to report.

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. We have not had any new activity since the last Board meeting.

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

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

As a condition for receipt of the \$1.9M capital grant from VH, ARHA is required to submit an updated agency strategic plan. With input from ARHA leadership staff, the consultant has commenced preparing a SWOT analysis (Strength, Weaknesses, Opportunities and Threats). The revised strategic plan will incorporate the most recent agency wide Three Pillars Repositioning approach. In addition, the strategic plan will incorporate the development principles that we are utilizing as a guide for all our development projects. Moreover, a current strategic plan will aid our efforts with Standard and Poors.

G. TAX CREDIT PORTFOLIO

February month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. We have received additional HUD Financing Plan and operating proforma comments and are addressing and preparing the response for submission. HUD is also requiring the physical needs assessment for each property to be updated which has been completed. The operating proformas are also being updated with newly published HUD rents for 2022. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Virginia Housing has completed Tax Credit and Lender inspections for Chatham Square, BWR, Quaker Hill, and James Bland I and II and have received close our reports with no findings with only James Bland II still pending.

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

VI. RESIDENT & COMMUNITY SERVICES



A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	February New Enrollment
Hopkins-Tancil	41	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	1
TOTAL	343	1

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

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

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



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

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

4. Community Gardening - Students at the Center, plan and maintain a garden from March – November, while adults may sign up for a family plot to do the same. In addition to realizing the benefits of growing their own produce, participants learn about healthy methods of preparing the food they harvest. (Meeting weekly from March - October).
5. FACE/LINK Club – In partnership with ACPS, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21st Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting afterschool daily at Jefferson Houston Elementary and Ruby Tucker Family Center 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 February, broken down by property.

Household Contacts By Property	Numbers Reached February 1 – February 28
Hopkins-Tancil	94
Chatham Square	47
Samuel Madden	62
Andrew Adkins	46
James Bland /OTC	61
Princess Square	35
Ladrey Highrise	160
West Glebe/Old Dominion	40
Pendleton Park/Park Place	26
Scattered Sites	29
HCVF/City-wide	31
Total	631

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 February, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, and special activities for Valentine’s 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.
38	February	0	114	\$3,073.44



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	0

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	February 2023	YTD
Healthcare & Medical	5	8
Financial Assistance/Literacy Education	38	62
Daily Living Skills/Entitlements	2	3
Transportation	81	183
Enrollments/Registrations/Assessments	2	7
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	0	0
Childcare Services	1	4
Other	3	14
TOTAL	132	281

F. PARTNERSHIPS

Provider / Partner	Event/Activity – February 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)	287



Houston, Old Town Community)		
Capital Area Food Bank	Mobile Market	231
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	5
Dr. Robert Breiner	Podiatry Clinic	18
Total	6	595

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$	\$ 2,275	\$	\$5,875

H. PROGRAM SUMMARY

The month of February was full of love and celebrations for our program participants. Seniors from Ladrey Highrise and the Senior Center at Charles Houston attended the city-wide Valentine’s Day Party and Luncheon on February 14th at the Lee Center. The Seniors enjoyed a special catered meal from Jeffrey’s while they danced to musical selections provided by DJ Reggie Reg. The following week, our seniors celebrated Mardi-Gras by learning about the history of the holiday and enjoying a King Cake. Lastly, they concluded the month with a Black History Month luncheon, where they held a fashion show and paid homage to fashions from the Motherland.

LINK Club students learned about making music and how to play the drums in sessions provided by Learn Now Music. Other enrichment sessions included making rock candy by Jireh’s Place and a performing art class sponsored by Momentum Collective. Students also worked on a special project with the AVID Program, where they identified significant contributions of African Americans for each day of the month. Additionally, students ended the month with a Celebrate and Create Art Party, where they were able to make a Black History Month Canvas to take home. Our Ruby Tucker Readers celebrated Read Across America Day with a special guest reader – ACPS Interim Superintendent, Dr. Melanie Kay-Wyatt. Dr. Kay-Wyatt shared her favorite book, along with a few other selections that were picked out by the students. Students also created their own “Future Leader” bookmarks and picked out a book from our giveaway collection to take home.

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

- Seniors Community Health Fair – Leonard Chick Armstrong Recreation Center – March 25th 10:00 am – 3:00 pm
- First Assembly of God Grocery Giveaway – Ruby Tucker Center – April 1st – 10:00 am
- ARHA Easter Egg Hunt – Ruby Tucker Center – April 7th – 12:00 pm
- LINK Family Engagement Meeting – Charles Houston Recreation Center – April 28th – 6:30 pm
- Dance for All Ages – Alexandria City High School – May 12th – 6:00 pm

J. PHOTOS



SENIORS AT CITY-WIDE VALENTINE'S DAY PARTY & LUNCHEON



SENIORS AT BLACK HISTORY MONTH CELEBRATION AND FASHION SHOW



LINK STUDENTS LEARN TO PLAY DRUMS FROM LEARN NOW MUSIC



LINK STUDENTS LEARN TO MAKE ROCK CANDY



LINK STUDENTS PRACTICING LINES FOR PERFORMING ARTS CLASS

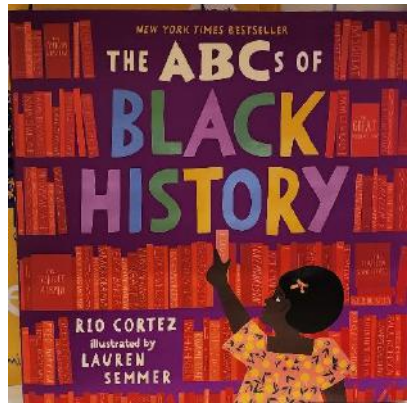
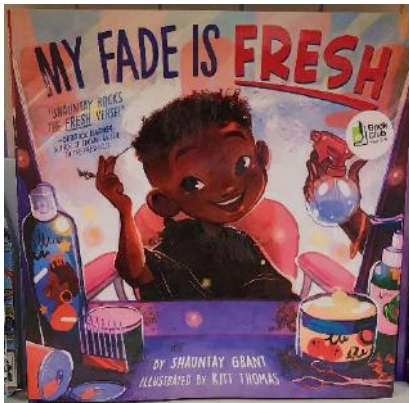


LINK STUDENTS CREATING BLACK HISTORY MONTH ART PIECES



LINK STUDENTS CREATING BLACK HISTORY MONTH ART PIECES





RUBY TUCKER READERS WITH DR. MELANIE KAY-WYATT & READ ACROSS AMERICA BOOK SELECTIONS

VII. CONSENT DOCKET

VIII. ACTION DOCKET



IX. OTHER BUSINESS



X. NEWS ARTICLES / ANNOUNCEMENTS

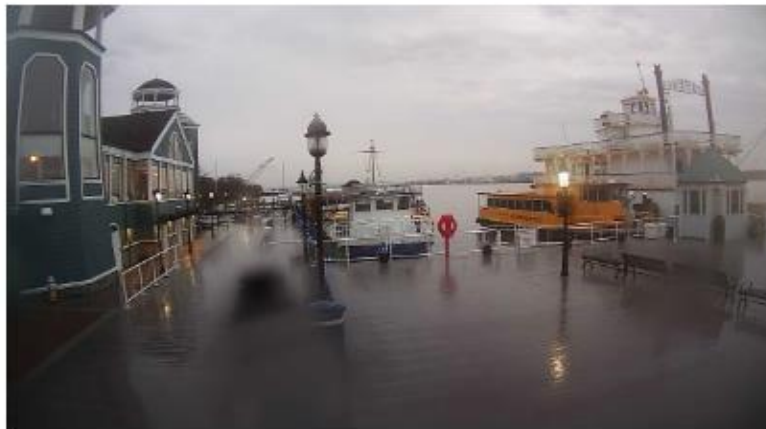


**PRESENTING AWARDS FOR RESIDENTS OF THE YEAR AND
COMMUNITY CHAMPION OF THE YEAR AWARD**

NEWS

Notes: Massive Braddock affordable housing project gets City Council approval

ALXnow.com March 2, 2023 at 8:45am



Good Thursday morning, Alexandria!

- ☔ **Today's weather:** Possible light rain in the morning. High of 64 and low of 43.
- ☔ **Tomorrow:** Rain throughout the day. High of 59 and low of 37. Sunrise at 6:39 am and sunset at 6:03 pm.

You need to know

It's [been a long road](#), but the Samuel Madden redevelopment finally [got its approval](#) from Alexandria's City Council earlier this week.

At a meeting on Tuesday, the Council approved Alexandria Redevelopment and Housing Authority's plans to tear down two blocks of townhomes along Route 1 and replace them with two six-story buildings with 532 units.

Over half of those units will be committed affordable — meaning the rents will be capped at a maximum of 80% of the area's median income. Of those, 161 units will be set aside for the lowest income levels.

The approval also came with a [\\$1 million loan](#) asked for at the last minute by ARHA after the project faced unexpected cost increases.

Alexandria lawmakers approve redevelopment of public housing in North Old Town

Feb 28, 2023, 3:25pm EST

The Alexandria City Council has greenlighted the redevelopment of a public housing community in Old Town's Braddock neighborhood, advancing one of the city's most significant affordable housing projects in recent memory.

The Alexandria Redevelopment and Housing Authority, or ARHA, an agency that administers federal housing programs locally, owns Samuel Madden Homes, a run-down cluster of townhomes occupying two blocks where Route 1 splits into North Henry and North Patrick streets. At the Feb. 25 public hearing where its redevelopment gained city council approval, ARHA CEO Keith Pettigrew called the site "the crown jewel" of the agency's considerable real estate portfolio, citing its "prominence as a gateway to Old Town."

With its rezoning and other entitlements from the city council in hand, ARHA and its development partners — Fairstead, Mill Creek Residential and The Communities Group — will raze the community's 13 townhouse buildings and replace them with two six-story towers comprising 532 of mostly one- and two-bedroom units. The buildings will total nearly 638,000 square feet, including 28,000 square feet for retail space and a childcare center.

The project will yield relatively a sizable amount of affordable housing, especially for the city's lowest-income households. Of Samuel Madden's new units, more than half will have their rents capped at levels corresponding to between 30% to 80% of the area median income, or what's generally referred to a "deeply affordable" and "workforce" housing, respectively. Fully 161 of the new units will target the lowest income tranche, up from 66 in the current Samuel Madden complex.



TORTI GALLAS + PARTNERS

SAMUEL MADDEN UNIT COUNTS, BY INCOME

Public housing authority, private developers, city government come together to redevelop otherwise gentrifying part of Old Town

Source: City of Alexandria staff report, Bureau of Labor Statistics

For the most part, federal subsidies would make numbers possible. Units targeting 30% of the area median income would use various programs from the U.S. Department of Housing and Urban Development, depending on how an existing application from ARHA pans out, according to a Feb. 25 city staff report. Units with rents capped for higher incomes would use low-income housing tax credits, a federal mechanism that reduces private investors' tax liability, administered through the state, pending ARHA's and its partners' anticipated application for the program in March.

The city council also authorized a \$1 million loan from the city's Housing Opportunities Fund "to offset increases in the project development budget for construction costs, financing costs, and escrows," per the staff report.

Neither Pettigrew nor Fairstead could be reached immediately for comment.

The deal structuring is complex, but here's what we've discerned from the documents available from the public hearing. While ARHA would sell the southern of the two one-block parcels to a private developer, it would retain ownership of the northernmost parcel. ARHA would ground-lease the northern lot to the new building's owner, a limited partnership between ARHA, its development partners and tax credit investors. The ground lease would be for \$1 annually. In effect, the land value, currently assessed at about \$7.4 million, "will be donated as an in-kind contribution for deal structuring purposes," according to a November loan application from ARHA to the city.

Zalicia Brooks, a Samuel Madden resident, said the current neighborhood "is very definable as public housing," whereas she believes the redevelopment will stitch more seamlessly into the surrounding community.

Current residents will receive housing vouchers or other interim accommodations while the redevelopment is underway. They'll have the right to return once the project is complete, with relocation costs covered by project funds, the November loan application says.

"One of the headlines of this effort is partnerships," Alexandria Mayor Justin Wilson said at Saturday's public hearing. Large affordable housing deals usually entail complex public-private partnerships. In this case, in addition to the cooperation between

ARHA and the city government — contrasting the contention stemming from some previous projects — two local nonprofits will also call the redeveloped Samuel Madden home.

Hopkins House will relocate its Preschool Academy there, doubling that operation’s current capacity to an estimated 150 students, J. Glenn Hopkins, the organization’s president and CEO, said at the public hearing.

ALIVE!, a collaboration of religious congregations, whose website says it’s city’s “oldest and largest private safety net,” will also establish at Samuel Madden a “food hub” to provide free groceries and connections to other resources. The organization sees “about 5,000 households a month” seeking food assistance, president Mary Eileen Dixon said at the public hearing.



Dan Brendel

Staff Reporter - *Washington Business Journal*