



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

SEPTEMBER 25, 2023



BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

Monday, September 25, 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, AUGUST 28, 2023.

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY SEPTEMBER 25, 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, August 28, 2023, at 7:00 pm

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

THOSE ABSENT: **Christopher Ballard, Commissioner**
 Daniel Bauman, Commissioner

Steven Hines

RECORDER: **Casandra Martinez**

Vice-Chairwoman Androh called the meeting to order at 7:01 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA Department Directors, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership, and members of the public.

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

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

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

Vice Chairwoman Androh: Good, Okay.

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

Commissioner Harris: Nothing new, everything is fine.



Vice Chairwoman Androh: Is there anyone who signed up for public discussion?

Mr. Pettigrew: Noone signed up.

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

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

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

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, JUNE 26, 2023:

Vice-Chairwoman Androh presented the minutes for Monday, June 26, 2023. Commissioner Krocker moved to accept the minutes; the motion was seconded by Chairman Kleeblatt. The motion was approved with (6) Yeas, (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, AUGUST 28, 2023:

COVID updates:

COVID numbers are starting to increase. The Department of Health is not too concerned with this particular uptick in cases. We are following the city and will keep everyone posted.

Asset Management:

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

Commissioner Malone: Can we discuss the rent collections for this month. I notice a variance of rent collections going up and down. Is this seasonal?

Mr. Pettigrew: Janell and Nicole can chime in on this.

Janell: This month is larger because we have a delay of evictions that have been submitted to the courts. However, we are still pushing to collect payments.

Maintenance & Facilities:

We are switching vendors for the washer and dryer machines; we've had issues with the past vendor at Ladrey. We have sent out notices and held meetings informing residents, so they are not inconvenienced when we replace the old machines with the new.

Resident Services:



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

ITEM 5. CONSENT DOCKET:

Vice-Chairwoman Androh: A vote to approve resolution 729-2023 Over Income Public Housing Families- Amendment to ACOP.

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

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew: In light of the recent shootings on the properties we have been working diligently with Alexandria Police Department, and Jim Parajon, who is the city manager, and the city has agreed to pay for new cameras. We are coordinating efforts in order to get this taken care of quickly.

Mr. Pettigrew: We had the backpack event at the Charles Houston Center, Commissioner Bailey spearheads it every year and the kids and the parents were very happy. It was a huge success.

Mr. Pettigrew: We recently held an archaeological day for the kids at Samuel Madden. Gaynelle, would you like to discuss more about the events on that day.

Gaynelle: Yes, we had the city archaeological office come out and do activities with the kids. They also explained some of the historical significance in the community. Other social activities were there, about 100 kids showed up.

Mr. Pettigrew: We are also having a health fair for the residents and staff at the Charles Houston Center. Gaynelle, could you provide the board with more details.

Gaynelle: Yes, the health fair will be held on September 13, 2023, from 9a-3p. We are offering a mammogram van allowing residents and staff to get free mammograms, HIV testing, COVID vaccinations, yoga demonstrations and nutrition demonstrations. We also are offering men's health services at the event.

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

A motion was made by Commissioner Krocker, seconded by Commissioner Jefferson, and



unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:15 pm. At 8:07 pm, the Board reconvened in public session. Thereupon, Vice- Chairman Androh asked for a motion to adjourn the meeting. Commissioner Krockner moved to adjourn, seconded by Commissioner Bailey; no other actions were taken in the Executive Session, and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Vice-Chairwoman Androh adjourned the meeting at 8:08 pm.



I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- **Occupancy / Rent Collection**

	Public Housing July 2023	Public Housing August 2023	MOD Rehab July 2023	MOD Rehab August 2023	Market Rate July 2023	Market Rate August 2023
Occupancy	99%	99%	100%	100%	99%	100%
Rent Collection	73%	69%	95%	87%	74%	72%

- **Lease-Ups**

New Lease-Ups	July 2023	August 2023
Tenant-based (HCVP)	9	12
Number of request for tenancy	25	51
Project-based voucher	1	1
Moderate Rehabilitation	1	0



CENTRAL FACILITIES

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

Property	Emergency	Urgent	Routine	Vacant Unit Turn-Over	Extermination	Current Total # of WO	Outstanding Total # of WO	Previous Reporting Total # of WO
Alexandria Crossing (Old Dominion & West Glebe)	2	18	25	1	1	47	7	41
Andrew Adkins	6	6	33	1	0	46	8	36
BWR (Braddock, Whiting & Reynolds)	3	6	15	0	4	28	10	18
Chatham Square	1	5	15	1	2	24	8	17
Hopkins-Tancil	9	10	59	0	3	81	26	43
James Bland I, II, IV)	3	10	27	1	3	44	7	24
James Bland V	0	6	29	0	1	36	8	18
Ladrey Highrise	13	13	41	1	5	73	18	53
Miller Homes	2	2	10	0	1	15	5	8
Park Place & Saxony Sq.	2	4	13	0	1	20	5	14
Pendleton Park	0	3	6	0	1	10	5	12
Princess Square	5	6	36	1	1	49	11	43
Quaker Hill	0	0	29	0	0	29	14	23
Samuel Madden	5	9	13	0	0	27	5	16
Scattered Sites I, II, III	1	16	36	2	7	62	9	43
TOTAL	52	114	387	8	30	591	146	409



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

PROJECT CLOSEOUT

ARHA staff continues to pursue the 8609 application with Virginia Housing. Enterprise has agreed to release the equity escrowed amount (approximately \$100,000) and apply toward deferred development fee.

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

B. SAMUEL MADDEN REDEVELOPMENT

The development team submitted to the BAR the proposed design changes in reaction to the member comments at the July hearing. Overall, the costs on the project due to the design changes will be minor. The design changes will eliminate costs, such as reducing the sunshades, and increase costs in other areas, such as windows. Throughout September, the development will continue to review staff comments and prepare for the next BAR hearing scheduled for October 4.

The Section 106 oral history community advisory committee continues to meet. The goal is for the advisory committee to approve the scope of work for the consultant who will be conducting the interviews. The community advisory committee's work on preparing the scope is expected to be completed by the end of September.

C. LADREY HIGH RISE REDEVELOPMENT

The Development Team made a presentation at the second UDAC meeting on September 6. The Completeness #1 submission was on August 25. The team has scheduled another community meeting for September 19. The 3rd UDAC meeting is scheduled for November 3, and, with this third meeting, we should be completed with UDAC. Completeness Mtg. #1 is scheduled for September 19 with an anticipated approval of the Completeness Package in November. The development team is still on target for a planning commission approval and a city council approval in February 2024.

Our development partner and the relocation consultants have commenced relocation planning with residents. We anticipate that relocation will commence in Q3 2024 with a financial closing projected for Q2 2025.

D. RAD & RE-SYNDICATION

RAD: We continue to make substantial progress. We anticipate that the two James Bland properties will close in October and the Old Dominion closing is projected to be in November 2023.

Re-Syndication: Staff has identified the funding required to buy out the Limited Partnership interests for Chatham Square for no later than November of this year.



E. TAX CREDIT PORTFOLIO

August month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. Closing calls have been held with HUD to determine logistics and final package submission requirements. The HUD requested Radon testing for Old Dominion resulted in higher than allowable levels at one unit. Radon mitigation has been completed and acceptable testing results have been submitted to HUD. We subsequently received a RAD Conversion Commitment from HUD for Old Dominion. As a requirement for closing, title reports have been updated for all three properties. Our counsel continues to work with VHD and Boston Financial to prepare for closing and initial draft documents have been circulated for review. Draft closing packages are being prepared for submission to HUD. Lineage 8609 Tax Credit Application has been submitted to Virginia Housing and is still under review. Annual Tax Credit Owner's Compliance Certifications have been completed and submitted to the investors.

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.

ARHA recently partnered with the Department of Recreation, Parks, & Cultural Activities, the Alexandria Health Department, Neighborhood Health, and others to host a Health and Wellness Fair for staff and residents. The event features free vision screenings, flu shots, HIV testing, yoga demonstrations, and a host of other health and information resources for participants. Most notably, Alfred Street Baptist Church sponsored the mobile mammogram van operated by Breast Care of Washington, DC, who provided 14 mammograms for women who were over 40, and never had a mammogram screening.

Focusing on our health and wellness theme, Ladrey was also a host site for a pop-up Farmer's Market. The mobile Farmer's Market is a program sponsored by the Division of Aging and Adult Services and Senior Services of Alexandria, in an effort to bring more fresh fruits and vegetables to seniors and low-income communities. Farmers set up a produce stand with a variety of fruits and vegetables and participants are also given vouchers with \$50 to purchase produce at the market. If participants do not spend all of their vouchers at the pop-up market, they may keep them and use them at any Farmers Market in the City of Alexandria.



HEALTH AND WELLNESS FAIR FOR STAFF AND RESIDENTS



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
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

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

B. OCCUPANCY RATE

Public Housing had an average occupancy rate of 99%. Individual Performance data by property is as follows:

PUBLIC HOUSING	July 2023	Aug 2023
Samuel Madden	98%	100%
Andrew Adkins	99%	98%
Ladrey Highrise	99%	100%
Scattered Sites I	98%	98%
Scattered Sites II	93%	93%
Scattered Sites III	100%	98%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	98%	98%
Braddock & Whiting	100%	100%



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

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for August 2023:

	July 2023	Aug 2023
Homeownership	14	14
Homeownership New this Month	0	0
Family Unification	38	37
Portable Vouchers Paid	26	26
Tenant Protection	49	49
All Other Vouchers	1,429	1,432
Number of Vouchers Under Lease on the last day of the month	1,556	1,558
HA Owned Units Leased – included in the units lease above	107	108
New Vouchers issued but not under contract as of the last day of the month	85	30
Portable Vouchers Administered	13	13
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 07/31/2023	Total Occupied units 08/31/2023	Current # Vacant
Princess Square	68	66	68	0
Quaker Hill	60	60	60	0
Hopkins-Tancil	108	108	108	0
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
TOTALS	376	374	376	0

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 07/31/2023	Total Units Occupied 08/31/2023	Current # Vacant
Ladrey Building	169	168	169	0
Chatham Square.	52	51	51	1
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	64	65	0
A. Adkins Homes	89	88	87	2
Scattered Sites 410	50	49	49	1
Scattered Site 411	30	28	28	2
Scattered Site 412	41	41	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0



West Glebe	48	48	48	0
Old Dominion	36	36	36	0
Lineage	6	6	6	0
TOTALS: <i>(Values are rounded up/down)</i>	757	750	750	7

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Aug 2023
HCVP	11,306
Total	11,306
MOD Rehab	
(1) bedroom	758
(2) bedroom	874
(3) bedroom	954
(4) bedroom	74
General Public Housing	
(1) bedroom	4076
(2) bedroom	2932
(3) bedroom	1648
(4) bedroom	166
Elderly / Disabled	
(1) bedroom	90
BWR	
(2) bedroom	1807
(3) bedroom	1101
Chatham Square	
(2) bedroom	1840
(3) bedroom	25
West Glebe / Old Dominion	
(1) bedroom	1950
(2) bedroom	1850
(3) bedroom	1167
(4) bedroom	14
OTC I, II, IV	



(2) bedroom	1800
(3) bedroom	1130

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	July 2023	Aug 2023
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	9	51
New Move-in/Change of Unit/Port-in	9	12
Interim Change	55	53
Annual Reexamination	89	107
End of Participation	3	4
PUBLIC HOUSING		
Pre-Admission/Eligibility	5	8
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	8	5
Interim Change	27	18
Annual Reexamination	54	52
End of Participation	3	6
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	6	3
Annual Reexamination	4	9
End of Participation	0	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	2
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	5	8
Annual Reexamination	38	8
End of Participation	0	1
TOTAL CERTIFICATIONS COMPLETED	319	349



I. INSPECTIONS

Inspections	July 2023	August 2023
Number of annual/return Inspections	87	220
Number of Initial/Re-inspections	25	51
Number of Final Failed Inspections	2	1
Number of Abatements	2	1
Number of Emergency/Special Inspections	4	3
Number of Missed Inspections (no show)	28	33
Number of quality control inspections conducted	8	3

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	July 2023	August 2023
Recertification's	36	40
Intake Certifications	18	39

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

Number of Recertification's Files With Errors /Recert Info	July 2023	August 2023
# of Recert Files w/ Errors	5	6

2. Public Safety

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

Types	July 2023	August 2023
Bar Notices issued	0	0
Late Notices	155	223
Unlawful Detainers	21	63



Evictions (legal)	0	1
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected cash at **71%** of rent charged for **August 2023**. Individual performance by property is as follows:

	July 2023	August 2023
Samuel Madden*	54%	45%
Andrew Adkins	65%	59%
Ladrey High-Rise	97%	97%
Scattered Sites I	92%	99%
Scattered Sites II	63%	72%
Scattered Sites III	39%	35%
Chatham Square	80%	79%
Braddock*	100%	40%
Whiting	71%	62%
Reynolds	100%	98%
Old Dominion	92%	92%
West Glebe*	79%	67%
James Bland I	71%	82%
James Bland II*	48%	32%
James Bland IV	71%	72%
TOTAL	73%	69%
MARKET RATE/TAX CREDIT/PBV		
	July 2023	August 2023
Quaker Hill	79%	73%
Princess Square	64%	63%
Millers Homes	97%	92%
Pendleton Park	51%	62%
James Bland V	55%	53%
Saxony Square (PBV)	94%	100%
Park Place (PBV)	73%	60%
TOTAL	74%	72%
MOD/PBV		
	July 2023	July 2023
Hopkins-Tancil	95%	87%
TOTAL	95%	87%

***NOTE:

Market Rate Properties: only reflects tenant portion of the rent, the breakdown doesn't show HAP received.

III. CENTRAL FACILITIES



A. AUGUST WORK ORDER ACTIVITY TOTAL: 757

Properties	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total # of Work Order	Prev. Month Total # of Work Order	2022 Year End Total # of Work Orders
Administrative Building	0	2	0	1	0	0	3	4	14
Alexandria Crossing (Old Dominion & West Glebe)	29	16	3	0	12	6	66	59	674
Andrew Adkins	19	16	9	1	3	6	54	60	1018
BWR (Braddock, Whiting & Reynolds)	18	4	3	7	8	1	41	38	477
Chatham Square	14	12	4	1	3	7	41	28	566
Hopkins-Tancil	40	22	13	4	5	7	91	71	1021
James Bland I, II, IV	8	11	8	0	12	3	42	32	612
James Bland V	8	10	8	0	3	6	35	35	343
Ladrey Highrise	19	24	17	6	9	6	81	80	893
Miller Homes	3	5	1	0	2	4	15	25	157
Park Place & Saxony Sq.	13	14	2	2	5	0	36	22	226
Pendleton Park	8	5	2	2	1	1	19	19	176
Princess Square	33	19	7	3	6	5	73	61	694



Quaker Hill	9	8	8	1	4	11	41	38	367
Samuel Madden	6	9	1	1	2	3	22	18	359
Scattered Sites I, II, III	33	31	11	8	14	3	100	196	1258
TOTAL	260	206	97	36	89	69	757	786	8855

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 October 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 – 8/1/2023 & 8/8/2023
 - Chatham Square – 8/2/2023 & 8/15/2023
 - Andrew Adkins – 8/9/2023 & 8/31/2023
 - Ladrey floors 7-11 – 8/3/2023 & 8/28/2023
 - Ladrey floors 1-6 – 8/4/2023 & 8/29/2023
 - Hopkins-Tancil – 8/10-8/11/2023 & 8/18/2023 & 8/25/2023
 - Samuel Madden – 8/23/2023 – 8/30/2023

IV. FINANCE



A. FINANCIAL SUMMARY BUDGET VS ACTUAL AUGUST 2023

<i>Alexandria Redevelopment & Housing Authority August and YTD 2023 Budget vs Actual For the Period Ending August 31, 2023</i>									
	Annual Budget	August 31, 2023				FY 2023 YTD (January 1, 2023 August 31, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	4,626,549	385,546	506,866	121,320	31%	3,084,366	3,701,175	616,809	20%
Rental Assistance	4,513,978	376,165	374,433	(1,732)	0%	3,009,319	3,387,569	378,250	13%
Governmental Grants	28,126,997	2,343,916	2,334,689	(9,227)	0%	18,751,331	17,626,104	(1,125,228)	-6%
Management/Fee for Service	4,568,690	380,724	270,225	(110,500)	-29%	3,045,793	2,725,676	(320,117)	-11%
HCVP Asset Management Fee	2,701,865	225,155	314,158	89,003	40%	1,801,243	1,972,030	170,787	9%
Operating Subsidy	4,503,500	375,292	361,297	(13,995)	-4%	3,002,333	2,843,061	(159,272)	-5%
Investment Income	175,533	14,628	15,188	561	4%	117,022	135,299	18,277	16%
CY Transfers	713,993	59,499	-	(59,499)	-100%	475,995	-	(475,995)	-100%
Other Income	2,062,620	171,885	128,586	(43,299)	-25%	1,375,080	1,515,067	139,987	10%
Total Operating Revenue	51,993,725	4,332,810	4,305,442	(27,368)	-1%	34,662,483	33,905,982	(756,501)	-2%
Operating Expenses									
Administration	8,833,536	736,128	825,630	(89,502)	-12%	5,889,024	6,282,222	(393,198)	-7%
Tenant Services	867,188	72,266	75,286	(3,021)	-4%	578,125	478,349	99,776	17%
Utilities	1,804,040	150,337	150,471	(134)	0%	1,202,693	1,244,632	(41,939)	-3%
Ordinary Maintenance & Operations	6,283,933	523,661	433,178	90,483	17%	4,189,289	4,363,919	(174,630)	-4%
Protective Services	462,777	38,565	40,581	(2,016)	-5%	308,518	217,196	91,322	30%
General Expense	2,689,409	224,117	166,417	57,701	26%	1,792,939	1,496,858	296,081	17%
Housing Assistance Payments	28,126,997	2,343,916	2,434,977	(91,061)	-4%	18,751,331	18,889,308	(137,976)	-1%
Debt Service	582,768	48,564	13,215	35,349	73%	388,512	185,549	202,963	52%
CY Reserves	2,343,076	195,256	-	195,256	100%	1,562,051	-	1,562,051	100%
Total Operating Expense	51,993,724	4,332,810	4,139,756	193,054	4%	34,662,483	33,158,033	1,504,450	4%
NET SURPLUS (DEFICIT)	0	0	165,686	165,686		0	747,949	747,949	

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
<u>Operating Revenue</u>									
Dwelling Rent	3,701,175	3,084,366	616,809	-	-	-	-	-	-
Rental Assistance	3,387,569	3,009,319	378,250	-	-	-	-	-	-
Governmental Grants	17,626,104	18,751,331	(1,125,228)	-	-	-	17,626,104	18,751,331	(1,125,228)
Management/Fee for Service	2,725,676	3,045,793	(320,117)	2,655,704	3,045,793	(390,090)	-	-	-
HCVP Asset Management Fee	1,972,030	1,801,243	170,787	381,555	-	381,555	1,590,475	1,801,243	(210,768)
Operating Subsidy	2,843,061	3,002,333	(159,272)	-	-	-	-	-	-
Investment Income	135,299	117,022	18,277	3,768	4,000	(232)	2,971	3,067	(96)
CY Transfers	-	475,995	(475,995)	-	92,008	(92,008)	-	-	-
Other Income	1,515,067	1,375,080	139,987	455,897	438,221	17,676	19,783	87,153	(67,370)
Total Operating Revenue	33,905,982	34,662,483	(756,501)	3,496,923	3,580,022	(83,099)	19,239,333	20,642,795	(1,403,462)
<u>Operating Expenses</u>									
Administration	6,282,222	5,889,024	(393,198)	1,974,480	1,728,683	(245,798)	1,187,817	1,281,801	93,984
Tenant Services	478,349	578,125	99,776	137,760	141,483	3,724	-	33,333	33,333
Utilities	1,244,632	1,202,693	(41,939)	79,891	71,519	(8,373)	4,525	-	(4,525)
Ordinary Maintenance & Operations	4,363,919	4,189,289	(174,630)	1,266,125	1,129,668	(136,457)	5,612	9,753	4,141
Protective Services	217,196	308,518	91,322	1,947	1,442	(505)	197	174	(23)
General Expense	1,496,858	1,792,939	296,081	469,124	507,227	38,103	194,102	289,373	95,271
Housing Assistance Payments	18,889,308	18,751,331	(137,976)	-	-	-	18,889,308	18,751,331	(137,976)
Debt Service	185,549	388,512	202,963	-	-	-	-	-	-
CY Reserves	-	1,562,051	1,562,051	-	62,823	62,823	-	274,114	274,114
Total Operating Expense	33,158,033	34,662,483	1,504,450	3,929,327	3,642,845	(286,482)	20,281,560	20,639,880	358,320
NET SURPLUS (DEFICIT)	747,949	0	747,949	(432,403)	(62,823)	(369,581)	(1,042,227)	2,915	(1,045,142)

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	-	-	-	1,500,555	2,053,926	(553,371)	-27%	2,200,620	1,030,440	1,170,180	114%
Rental Assistance	-	-	-	2,465,472	3,009,319	(543,847)	-18%	922,097	-	922,097	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	28,133	-	28,133	NB	41,839	-	41,839	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	993,964	(993,964)	-100%	2,843,061	2,008,369	834,692	42%
Investment Income	103,645	86,665	16,979	3,158	3,067	91	3%	21,757	20,223	1,535	8%
CY Transfers	-	4,209	(4,209)	-	85,766	(85,766)	-100%	-	294,013	(294,013)	-100%
Other Income	-	552,668	(552,668)	122,724	82,177	40,547	49%	916,664	214,861	701,802	327%
Total Operating Revenue	103,645	643,542	(539,897)	4,120,042	6,228,218	(2,108,176)	-51%	6,946,038	3,567,906	3,378,132	49%
<u>Operating Expenses</u>											
Administration	712,033	609,788	(102,245)	842,800	1,362,133	519,333	38%	1,565,091	906,619	(658,472)	-73%
Tenant Services	-	-	-	163,347	298,067	134,720	45%	177,243	105,241	(72,001)	-68%
Utilities	1,132	-	(1,132)	330,549	417,910	87,361	21%	828,535	713,265	(115,271)	-16%
Ordinary Maintenance & Operations	238	453	215	1,303,596	2,059,863	756,266	37%	1,788,348	989,552	(798,796)	-81%
Protective Services	49	-	(49)	11,094	31,608	20,514	65%	203,909	275,294	71,385	26%
General Expense	59,121	33,301	(25,820)	269,728	632,564	362,836	57%	504,783	330,473	(174,310)	-53%
Housing Assistance Payments	-	-	-	-	-	-	NB	-	-	-	NB
Debt Service	-	-	-	185,549	388,512	202,963	52%	-	-	-	NB
CY Reserves	-	-	-	-	997,875	997,875	100%	-	227,239	227,239	100%
Total Operating Expense	772,573	643,542	(129,031)	3,106,664	6,188,532	3,081,869	50%	5,067,910	3,547,684	(1,520,226)	-43%
NET SURPLUS (DEFICIT)	(668,928)	-	(668,928)	1,013,378	39,686	973,693		1,878,128	20,222	1,857,906	



V.DEVELOPMENT



I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

Enterprise approved the release by Capitol One of approximately \$100,000 of tax credit equity that the bank held in escrow. The funds will be used to reduce a portion of the outstanding deferred developer's fee. ARHA staff will finalize the ALTA Survey and request a final title search to comply with the conditions for release of the second and third installments. Staff also continues to pursue the 8609 application previously submitted to Virginia Housing. Once we have the approved 8609 we will submit to Enterprise for release of the fourth and final equity release and project closeout.

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

B. SAMUEL MADDEN REDEVELOPMENT

In August, the development team submitted to the BAR design responses to the comments received during the July meeting. The BAR meeting which will take up our request for approval of the Certificate of Appropriateness

The development team responses were directed to changes to the gateway feature of the North Building, the streetscape, especially along the commercial areas, and the setbacks to the residential areas. The team submitted a composite window frame to replace the vinyl windows that we had proposed for both buildings. During September, the design team and others will work closely with the BAR staff to review the submission. We have also made available the proposed windows for review by the BAR members. The next BAR meeting will be held on October 4 at 7PM. In our submission we have requested the BAR to approve the changes and issue a Certificate of Appropriateness.

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

The team continues to work with City staff to finalize the MOA for Section 106 process. The meeting with the state staff has not been set up yet. The community advisory group for the Oral History project met for the second time to review the scope of work in order to provide guidance to the consultants hired by the development team. No progress was made in signing the Section 106 historical mitigation MOA.

Our partners on both the North and South buildings continue to actively market the deal in anticipation of tax credit investors and debt financing for the North Building, and equity partners for the south building. The draft syndication RFP will be circulated for ARHA review in late September. Regarding the South Building, Mill Creek is finalizing its discussions with several potential equity investors. They are on target to finalize their selection in September.



C. LADREY HIGH RISE REDEVELOPMENT

The development team did not receive many substantive comments for the September 6 UDAC meeting. UDAG decided that the project needed to submit a third Completeness package at the next meeting that will incorporate the most current member comments. We continue to work our way through the final submission of Completeness to be submitted in October of 2023.

Our next scheduled resident engagement meeting is September 28 and we have started having community meetings with immediate neighbors starting with Anne B. Rose. We will continue to meet with Annie B. Rose due to their close proximity and unity of issues moving forward.

D. RAD & RE-SYNDICATION

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

Re-Syndication: Based on meetings with the syndicators, we expect to exercise our right of first refusal and buyout the Chatham limited partners no later than November 2023. We continue to review the potential scope of work for the property and the size of the re-syndication of the combined BRW and Chatham properties into one deal of 100 affordable units.

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. The outstanding scope items include handicap accessibility in a number of ARHA properties. We have revised the plans for Old Dominion and West Glebe and added James Bland per the direction of Asset Mgt, for conversion of additional accessible two-bedroom units. We have begun scope and layout work for the architecture firm The Amar Group. We plan to have layouts with updated budgets in late September/early October.

ARHA will be submitting a reimbursement request for the previously awarded \$300,000 City of Alexandria planning loan.

F. OTHER PROJECTS

Bonds

ARHA has signed a term sheet with KeyBanc for a \$3.2M line of credit. These funds will be used for development related expenses including closing cost for the RAD conversion (if necessary), buyout of the limited partners in the Chatham partnership, and predevelopment costs. Any released funds from the equity line will be paid with ARHA funding including future development fees. Regarding the S&P rating, we are waiting, in part, for the implementation of the Yardie software so that the financial management unit at ARHA will be stronger and with the ability to track



data utilizing industry standards. We anticipate submission of the rating package in Q1 2024. As we have previously mentioned, S&P rating is required for ARHA to issue general revenue bonds for future development projects.

Andrew Adkins

We received the support letter from the mayor, the final outstanding item for submission of the Section 18 dispo application. Staff is on target to submit the Dispo application in September.

Cameron Valley

Draft of the PNA development team is reviewing and will present summary next month.

Strategic Plan

We are working with department heads to update the strategic plan and provide more detail of what each department will do from 2023 through 2024.

G. TAX CREDIT PORTFOLIO

August month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. Closing calls have been held with HUD to determine logistics and final package submission requirements. The HUD requested Radon testing for Old Dominion resulted in higher than allowable levels at one unit. Radon mitigation has been completed and acceptable testing results have been submitted to HUD. We subsequently received a RAD Conversion Commitment from HUD for Old Dominion. As a requirement for closing, title reports have been updated for all three properties. Our counsel continues to work with VHD and Boston Financial to prepare for closing and initial draft documents have been circulated for review. Draft closing packages are being prepared for submission to HUD. Lineage 8609 Tax Credit Application has been submitted to Virginia Housing and is still under review. Annual Tax Credit Owner's Compliance Certifications have been completed and submitted to the investors.

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)	August New Enrollment
Hopkins-Tancil	46	3
Chatham Square	27	2
Samuel Madden	28	0
Andrew Adkins	25	0
James Bland V	69	0
Princess Square	16	4
Ladrey	15	0
HCVP	68	0
Scattered Sites	35	1
City-wide	12	2
TOTAL	341	12

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

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

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



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 after school daily at Jefferson Houston Elementary and Ruby Tucker Family Center and for summer programming at specific locations).
6. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week).

ROSS:

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

James Bland V Supportive Services

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



B. HOUSEHOLD CONTACT BY PROPERTY

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

Household Contacts By Property		August 1 – August 31
Hopkins-Tancil		108
Chatham Square		49
Samuel Madden		62
Andrew Adkins		75
James Bland /OTC		94
Princess Square		65
Ladrey Highrise		159
West Glebe/Old Dominion		60
Pendleton Park/Park Place		44
Scattered Sites		79
HCVF/City-wide		41
Total		836

C. VOLUNTEERS

Currently there are 35 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of August, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, community gardening, and special activities such as National Night Out and the Backpack and School Supply Distributions. 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.
35	August	1	138	\$3,720.48
28	Special Events (National Night Out & Backpacks)	0	96	\$2,588.16



D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	55	72
Number of Households with Positive Escrow Accounts	N/A	32
Number of Households to Successfully Graduate – YTD	N/A	3

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	August 2023	YTD
Healthcare & Medical	14	98
Financial Assistance/Literacy Education	31	2
Daily Living Skills/Entitlements	10	27
Transportation	98	796
Enrollments/Registrations/Assessments	12	54
Adult Basic Education/Literacy/GED	8	25
Job Training Skills/Programs/Certifications	2	11
Childcare Services	32	81
Other	17	46
TOTAL	224	1,140

F. PARTNERSHIPS

Provider / Partner	Event/Activity – August 2023	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	8
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson)	177



	Houston, Old Town Community)	
Capital Area Food Bank	Mobile Market	135
Alfred Street Baptist Church	Food Pantry	8
DAAS & Senior Services	Pop-Up Farmer's Market	122
Firefighters & Friends	Backpack and School Supply Distributions	750
Alfred Street Baptist Church	Brothers Keeper Backpack Distribution	125
Shiloh Baptist Church	Backpack/School Supply Donations	30
Oakland Baptist Church	School Supply Donations	15
Twelve Days of Christmas	School Supplies and Clothing	25
Total	10	1,395

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA	YTD TOTAL
\$2,500	\$ 2,230	\$4,500	\$33,626

H. PROGRAM SUMMARY

The month of August started off with our annual National Night Out Event, where ARHA partnered with the Alexandria Police Department, the Alexandria Sherriff's Department, the Department of Recreation, Parks, and Cultural Activities, and other city agencies to host celebrations at six different locations throughout the city. The locations were Hopkins-Tancil Court, Princess Square, Ladrey Highrise, Charles Houston Recreation Center, Quaker Hill/Yale Drive, and Casa Chirilagua. Along with lots of food, residents were treated to music, cotton candy, ice cream trucks, dunk tanks, and loads of fun and entertainment. Our Hopkins-Tancil and Charles Houston sites were featured in the Alexandria Gazette.

August activities quickly transitioned from National Night Out, to focusing on going back to school and making sure our young people were ready to start the school year out strong. ARHA partnered with Firefighters and Friends to host Back to School events at Charles Houston Recreation Center and William Ramsey Elementary School. In addition to backpacks and school supplies, students were able to get free books from InspireLit. There were also resource tables for families from ACPS, the Alexandria Health Department, and the Department of Community and Human Services. Approximately 750 backpacks with supplies and over 1,000 books were distributed during the events.

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

Additionally, other community partners and organizations donated backpacks, school supplies, clothing,



and hosted events that provided over 200 students with essential items to go back to school.

Former ARHA Commissioner Michelle Millben continued to show her love and support for ARHA youth by hosting a breakfast treat at the bus stop. Ms. Millben met students at 7:00 am on the first day of school with boxes of doughnuts to share a sweet treat and wish them much success as they started out the new school year.

Lastly, LINK Club started the year out strong with an increase in enrollment from 75 to 105 students. The first week of programming focused on activities where students and staff could get to know each other and practice their presentation skills by sharing facts about themselves. Staff also implemented a series of hands-on math and science activities that highlighted their engineering skills, such as Building Marshmallow Towers.

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

- Financial Literacy Workshop – Charles Houston – September 23rd – 10:00 am
- Financial Literacy Workshop – Charles Houston – September 25th – 6:30 pm
- Financial Literacy Workshop – Charles Houston – October 14th – 10:00 am
- Financial Literacy Workshop – Charles Houston – October 16th – 6:30 pm
- Love Your Eyes Clinic – Patrick Henry Recreation Ctr– November 18th – 10:00 am

J. PHOTOS



FIREFIIGHTERS AND FRIENDS/ARHA BACKPACK AND SCHOOL SUPPLY DISTRIBUTION



BACK TO SCHOOL MAKEOVERS



FIRST DAY OF SCHOOL - DOUGHNUTS AT THE BUS STOP



LINK CLUB – GETTING TO KNOW YOU ACTIVITY



LINK CLUB – STEM – MARSHMALLOW TOWERS



VII. CONSENT DOCKET

VIII. ACTION DOCKET

IX. OTHER BUSINESS



X. NEWS ARTICLES / ANNOUNCEMENTS

Alexandria Gazette Packet

25 CENTS

SERVING ALEXANDRIA FOR OVER 200 YEARS • A CONNECTION NEWSPAPER

AUGUST 31, 2023

sey Elementary School.

Elementary School

To the Rescue Backpacks, books distributed to families in need.

BY JEANNE THEISMANN
GAZETTE PACKET

PHOTOS CONTRIBUTED

Hundreds of families turned out Aug. 19 at the Charles Houston Recreation Center as the Alexandria Redevelopment Housing Authority and Firefighters and Friends to the Rescue partnered to distribute 800 backpacks to local children as they prepared to head back to school.

"We gave away nearly 800 backpacks with school supplies this year," said event organizer Willie Bailey. "We distributed the backpacks at several locations, including Charles Houston Recreation Center and William Ramsay Elementary School. The nonprofit InspireLit gave away over 1,000 books to children that attended the event."

Lines formed prior to the start of the event, with Bailey estimating between 600-700 people coming through the doors of the rec center. Hundreds more lined up outside William Ramsey.

"ARHA is grateful for this continued partnership that equips our youth with the backpacks and supplies they need," said Gaynelle Diaz of ARHA. "It not only helps the parents but also sets the students up for a successful school year."

Michael Johnson of the Alexandria Department of Recreation and Cultural Activities has been a part of the event since its inception several years ago.

"The partnership between the Department of Recreation Parks & Cultural Activities along with ARHA and Firefighters and Friends to the Rescue is one that over the years has provided not only material sup-



Volunteers pose for a group photo at the Firefighters and Friends backpack distribution Aug. 19 at Charles Houston Recreation Center.

"It takes a village and the village showed up today."
— Backpack drive organizer Willie Bailey

port to families but also helps them with the everyday needs including food and clothing, just everyday human needs," Johnson said.

Hilco Redevelopment Partners, developers of the Potomac River Generating Station Power Plant in North Old Town, was a key sponsor of the event and had volunteers on hand to assist with the distribution of backpacks and school supplies.

"At HRP we believe that building inclusive, sustainable communities is about more than developing physical buildings; it's about being engaged partners and good neighbors,"

said Amelia Chassé Alcivar, spokesperson for Hilco Redevelopment Partners. "We are proud to partner with great organizations like ARHA and Firefighters and Friends to the Rescue to ensure that all Alexandrians benefit from the economic growth this project will create."

In addition to Hilco Redevelopment Partners, sponsors for the event include: InspireLit (Books); Apple Federal Credit Union; Nationwide Credit Corporation; Promax Realtors; Duncan Blair Family; Alexandria Department of Recreation and Cultural Activities; Department of Human Services; Planning and Zoning; Capital Youth Empowerment Program; Communications and Public Information; Psi-Nu Omega Psi Phi / Alexandria Chapter; and Alexandria Police, Fire, and Sheriff's office personnel.

"Our sponsors were phenomenal," Bailey said. "Several families did not hesitate to mention that without our support today their children would not have what they need to start the school year off right."

Bailey, a member of the ACPS School board and recently retired Deputy Chief with Fairfax County Fire and Rescue, is a lifelong resident of Del Ray and begins his planning for the backpack drive months in advance.

"I am very grateful and proud of the work we do as a team," Bailey said. "We collaborate to help improve the lives of others from all walks of life. It takes a village and the village showed up today."

To learn more or to donate, visit www.ffandfriends2therescue.org.

NEWS

ARHA wants community input on Ladrey Senior High-Rise project in Old Town North

James Cullum September 8, 2023 at 11:00am



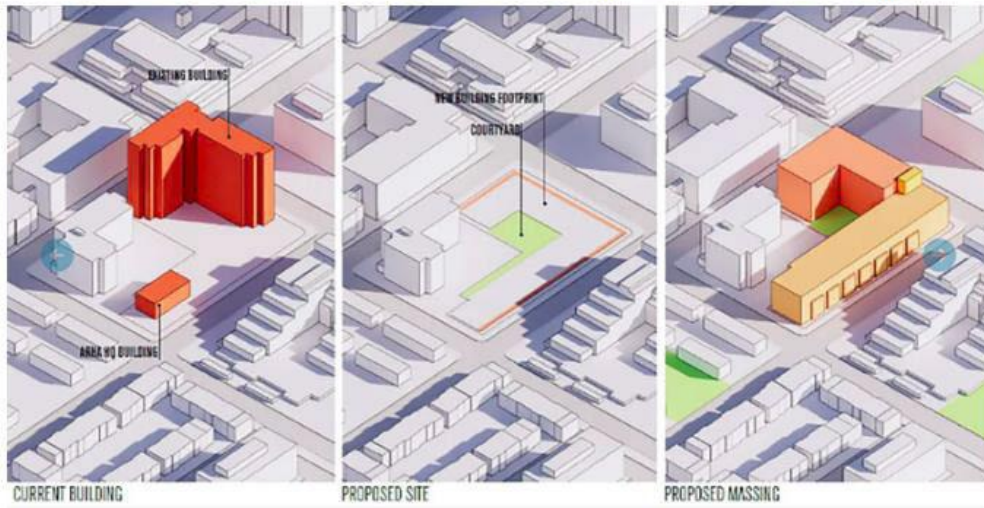
A rendering of the Ladrey High-Rise on Fairfax Street (via ARHA)

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Residents and neighbors of the Ladrey Senior High-Rise in Old Town North will get a chance later this month to chime in its proposed redevelopment.

The Alexandria Redevelopment and Housing Authority (ARHA) wants to demolish the existing 11-story, 170-unit affordable [public housing](#) apartment building at 300 Wythe Street and the former ARHA headquarters at 600 N. Fairfax Street and replace them with an L-shaped 270-unit, six-story affordable building at Fairfax and Wythe Streets. It is also proposed to be further reduced to five stories at Fairfax and Pendleton Streets and have an underground parking garage with 120 spaces.

The new building will house seniors and residents with disabilities on the two-acre property.



Proposed massing for the Ladrey High-Rise (via ARHA)

“Some of the design features in the new building will include, green design, ground level and rooftop open space, modern and energy efficient appliances, larger average units, underground parking, and sustainable landscaping,” according to ARHA. “All current Ladrey residents will be relocated at the expense of the developer and will have the right to return at the same rent level when the building is complete.”

ARHA and its partners Winn Companies and IBF Development are in the public comment phase of the project, and want to submit plans and relocate residents in the second quarter of 2024, with construction starting by the second quarter of 2025. If all goes as planned, the project would wrap by the first quarter of 2028, according to a [June presentation](#).

ARHA will host a hybrid meeting on the project on Tuesday, Sept. 19, from 6 to 8 p.m. The event will in-person at ARHA headquarters (401 Wythe Street) and [virtually via Zoom](#).

#ARHA #construction #development #Old Town
North



[Community Corner](#)

Ladrey High Rise Reconstruction Plan Prompt Meeting In Alexandria

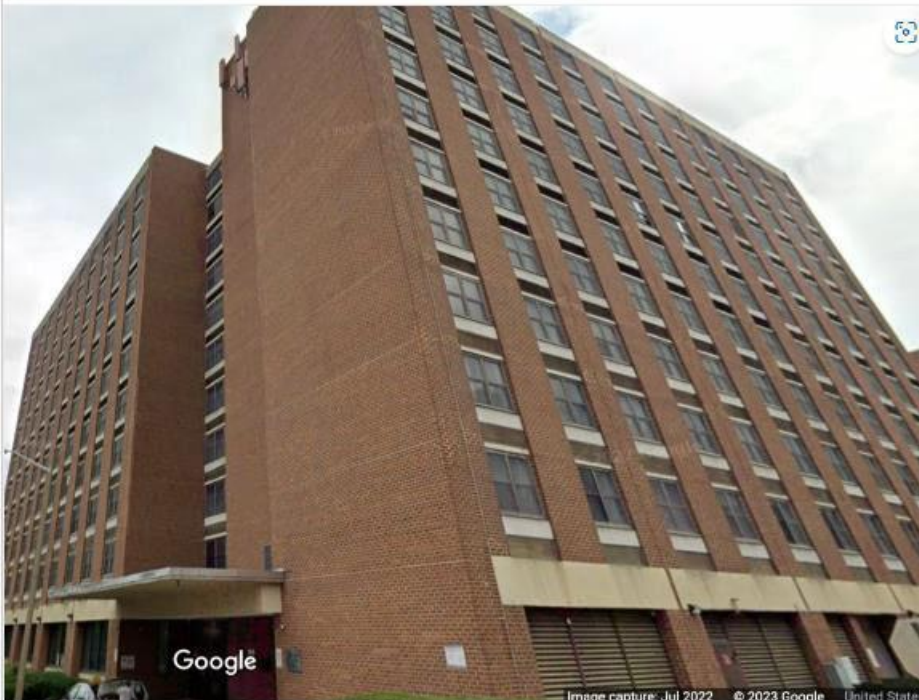
The Ladrey high rise is proposed to be rebuilt into a new rise with more units for mixed-income households.



Emily Leayman, Patch Staff

Posted Mon, Sep 11, 2023 at 11:41 am ET

Reply



As Ladrey High Rise is planned to be rebuilt into a community with more units, the development team will host its latest community meeting. (Google Maps)

ALEXANDRIA, VA — As plans are developed to rebuild Ladrey high rise into a mixed-income community with more units, the Alexandria Redevelopment and Housing Authority and development partners will host a community meeting.

The proposal will replace the current 11-story, 170-unit [Ladrey High Rise](#) located at 300 Wythe Street in Alexandria, which largely serves seniors and people with disabilities. According to a [presentation at a previous community meeting](#), the new mid-rise building could include about 100 new units in addition to replacement of the existing 170 deeply affordable units. All units would have income eligibility at or below [80 percent of the Area Median Income](#).

Amenities could include a rooftop space with waterfront views, lounge, meeting room, break room for health aides and exercise room. About 120 parking spaces would be provided underground, double the current 60 surface parking spaces. There would also be a dedicated spot on Wythe Street for emergency vehicles and other pickups.



Modern 2 Bedroom Apartment

PHOTO Foxchase Apartments

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The project is a collaboration between developers Winn Companies and IBF Development and the Alexandria Redevelopment and Housing Authority. The developers will cover costs of temporary relocation for current Ladrey residents. The residents will have the option to return to the rebuilt community at the same rent level.


Ladrey residents have also contributed to the concept plan. According to the development team, residents [shared concerns](#) of the current building having limited accessibility features and maneuvering clearances, outdated appliances in units, limited storage in units, no in-unit laundry, small unit sizes, and inefficient central air conditioning and heating systems.

The development team is refining its concept plan based on feedback from the community and the [Urban Design Advisory Committee](#) for Old Town North. A final submission could be submitted to the city in November, and public hearings could come in early 2024.

According to the tentative timeline shared at a previous meeting, relocation could begin in the second quarter of 2024 or early 2025. Construction could begin in the second quarter of 2025 with a tentative opening in early 2028.

Residents can join the next community meeting on the Ladrey redevelopment on Tuesday, Sept. 19 from 6 p.m. to 8 p.m. The hybrid meeting will be held virtually through Zoom and at the Alexandria Redevelopment and Housing Authority headquarters at 401 Wythe Street. To join the meeting through Zoom, [use this link](#) or meeting ID 811 6162 1724 with passcode 988912.

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Keith Pettigrew, Chief Executive Officer

DATE: **SEPTEMBER 25, 2023**

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

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 730-2023 TO SUBMIT TO HUD THE 2024 ANNUAL AGENCY PLAN.**

ISSUE:

The Quality Housing and Work Responsibility Act of 1998 requires that Public Housing Authorities submit the Annual Agency Plan (the “Plan”) 75 days prior to the close of each fiscal year. The due date for the 2024 Annual Agency Plan is October 15, 2023.

DISCUSSION:

Effective October 1, 1999, each public housing agency shall submit to the HUD Secretary an annual public housing Agency Plan under Section 511 of the Quality Housing and Work Responsibility act of 1998 (QHWRA).

The FY 2024 Annual Agency Plan provides an update on goals and objectives identified in ARHA’s most recent 5-year plan for FY 2023 to 2027 which was approved by HUD. The Agency Plan includes updates to ARHA’s current redevelopment plans, a statement of financial resources, and the housing needs reflecting the City of Alexandria’s Consolidated Plan. Further, the Plan reports on the progress the ARHA has made in serving the needs of low-income, very-low-income, and extremely low-income families.

Additionally, HUD requires that the Plan is presented to the public, and in consultation with the Resident association members, and the City of Alexandria, to ensure its consistency with the City’s Consolidated Plan. A certification provided by the city asserts that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy.

As a requirement of the Annual Agency Plan, Staff conducted two (2) public hearings, as well as, met with the Resident Association and Residents Advisory Board. Public Notices and advertising were placed on the official bulletin Board of the City of Alexandria web site, ARHA web site, and other public locations within the City of Alexandria.

Keith Pettigrew, Chief Executive Officer

RECOMMENDATION:

The ARHA Board of Commissioners approves the attached Agency Plan and authorizes Staff to submit the Plan to HUD for review and approval.

FISCAL IMPACT:

There is no fiscal impact.

HOUSING AUTHORITY BOARD OF COMMISSIONERS

**APPROVAL TO SUBMIT TO HUD
THE 2024 ANNUAL AGENCY PLAN**

RESOLUTION No. 730-2023

WHEREAS, ARHA is required to submit to the HUD Secretary an annual public housing Agency Plan (“the Plan”) under Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the Annual Agency Plan; and

WHEREAS, ARHA has completed the Annual Agency Plan in consultation with the resident councils and in consistency with the City’s Consolidated Plan, and contains a certification by the City of Alexandria that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as, provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy; and

WHEREAS, ARHA has advertised and held public hearing and accepted comments from the public and resident advisory board, which have been incorporated in the Plan; and

WHEREAS, HUD requires that the 2024 Annual Agency Plan be submitted on or before October 15th, 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the “Plan” to HUD, is hereby ratified, and approved.

Adopted this September 25, 2023

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Anitra Androh, Vice- Chairwoman

By: _____
Keith Pettigrew, Chief Executive Officer