



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

SEPTEMBER 26, 2022



BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

Monday, September 26, 2022, 2021, 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 22, 2022.

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, SEPTEMBER 26, 2022.

5. CONSENT DOCKET

5.1 Vote for Approval of Resolution No. 716-2022 To Submit to HUD the 2022 Five-year Agency Plan

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 22, 2022, at 7:00 pm

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

THOSE ABSENT: **Peter Kleeblatt**, Chairman
 Salena Zellers, Commissioner

 Steven Hines

RECORDER: **Casandra Martinez**

Vice Chairwoman Androh called the meeting to order at 7:04 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. He reported that according to Mr. Hines, there are no issues at Ladrey.

Vice Chairwoman Androh: Thank you for that report.

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

Commissioner Harris reported that we are awaiting approval for the NoVA program to get the residents started with their associate degrees. Also, Hopkins Tancil, has reactivated the resident council.

Vice Chairwoman: Do you need any assistance from us with those two items?

Commissioner Harris: Not right now. Once we get everything together, we will give more updates.



Vice Chairwoman Androh: Thank you for your report.

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

Mr. Pettigrew: There are no public discussion sign ups.

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, AUGUST 22, 2022:

Vice Chairwoman Androh presented the minutes for Monday, August 22, 2022. Commissioner Malone moved to accept the minutes; the motion was seconded by Commissioner Ballard. The motion was approved with (4) Yeas, and (0) Nays, (1) Abstained.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, SEPTEMBER 26, 2022:

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

Positive rates are fluctuating; however, deaths are down. There was a couple of staff that tested positive. We continue to practice safety protocols in the building and on the properties.

Lineage:

We are completing the close-out of Lineage in order to get our developer's fee.

Asset Management:

Rent payments continue to fluctuate, and we have reactivated late fees and evictions. There have been numerous opportunities for residents to pay rent or come in and adjust their certification status, which would take them down to lower and/or \$0 payments; however, some residents have not done so resulting in them owing several months in back rent. We are not looking to kick anyone out, but at some point, we will begin to act on eviction notices.

Park Place and Saxony Square

Of the 43 units, 34 are approved. We anticipate the remaining 9 being approved by September.

Maintenance & Facilities:

We continue to complete all work orders. We received favorable REAC scores in the 80s for four properties.

Resident Services:



Gaynelle and her team continue to do a tremendous job with outreach in servicing our residents and working with Commissioner Bailey on various events. At the back-to-school event, which was just recently, they gave out backpacks and haircuts. Before that, a sneaker giveaway was held at the Charles Houston Center. We continue to provide the services we need for the residents as we see fit.

Mr. Pettigrew: Vice Chairwoman, that concludes my summary. Are there any questions?

Commissioner Harris: With some of the work orders, do we know what some of the emergencies were?

Mr. Pettigrew: It varies. You can view all work order activity in the Maintenance section of the Board Book.

ITEM 5. CONSENT DOCKET:

- No Items Submitted.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

Gaynelle Diaz: We are sponsoring a teen block party event. We're trying to do outreach to all of our youth where we can engage with them and hopefully try to get them involved in some other programs.

Mr. Pettigrew: I wanted to point out to everyone that Kanisha Brown spearheaded a block party at Madden to talk to the residents and introduce them to the Fairstead team, city officials, and some of the Commissioners about the Madden project.

Kanisha Brown: I did do the black party. It was a success, and residents got to engage with the development team and enjoyed that. The second thing on my list is an African American history tour for the development team and some residents. If anyone's interested, I will extend the invitation. There are a couple of black history museums in Alexandria, so we're going to tour them.

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

A motion was made by Commissioner Ballard, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:19 pm. At 8:31 pm, the Board reconvened in public session.

Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Malone moved to adjourn, seconded by Commissioner Ballard; 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 (7) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 8:32 pm.



I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing July 2022	Public Housing Aug 2022	MOD Rehab July 2022	MOD Rehab Aug 2022	Market Rate July 2022	Market Rate Aug 2022
Occupancy	98%	98%	99%	99%	98%	98%
Rent Collection	76%	78%	81%	76%	48%	56%

- Lease-Ups**

New Lease-Ups	July 2022	Aug 2022
Tenant-based (HCVP)	9	10
Number of requests for tenancy	15	45
Project-based voucher	40	9
Moderate Rehabilitation	0	0

Below are several key operational activities and notable highlights for rent collection collected as of Sept 17th, 2022.

RENT COLLECTION

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

PUBLIC HOUSING	No. of Units	Sept 2022
Samuel Madden	65	50%
Andrew Adkins	89	41%
Ladrey High-Rise	169	90%



Scattered Sites I	50	87%
Scattered Sites II	30	71%
Scattered Sites III	41	43%
Park Place	38	85%
Saxony	5	100%
Chatham Square	52	93%
Whiting	24	71%
Reynolds	18	60%
Braddock	6	70%
Old Dominion	36	80%
West Glebe	48	89%
James Bland I	18	41%
James Bland II	18	53%
James Bland IV	44	71%
MARKET RATE		
Quaker Hill	60	43%
Princess Square	68	45%
Miller Homes	16	68%
Pendleton Park	24	54%
James Bland V	54	40%
MOD REHAB		
Hopkins-Tancil	108	70%

CERTIFICATIONS ACTIVITY

PUBLIC HOUSING	Aug 14th to Aug 28th	Aug 29th to Sept 17th
#Interims completed due to income changes	132	93
#Interims that caused rent to go to \$0 due to income changes	0	0
Annual Reexamination	158	301
HOUSING CHOICE VOUCHER /MODREHAB/ PROJECT BASED		
#Interims completed due to income changes	25	93
#Interims that caused rent to go to \$0 due to rent changes	0	0
Annual Reexamination	218	147



CENTRAL FACILITIES

Reporting Period: August 12, 2022 – September 16, 2022

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total for This Reporting Period	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	1	7	38	0	2	48	17	50
Andrew Adkins	1	10	27	0	1	39	10	123
BWR (Braddock, Whiting & Reynolds)	3	11	15	0	1	30	8	52
Chatham Square	3	6	22	0	0	31	3	87
Hopkins-Tancil	6	8	61	0	1	76	12	141
James Bland I, II, IV)	0	15	34	1	4	54	10	56
James Bland V	0	2	26	1	0	29	2	25
Ladrey Highrise	11	10	36	1	2	60	2	152
Miller Homes	0	2	7	1	0	10	3	15
Park Place & Saxony Sq.	0	4	8	0	0	12	1	23
Pendleton Park	5	2	76	0	0	83	1	18
Princess Square	1	10	38	1	0	50	9	100
Quaker Hill	0	6	20	2	0	28	3	42
Samuel Madden	2	4	10	1	2	19	5	38
Scattered Sites I, II, III	4	9	46	2	2	63	14	87
TOTAL	37	106	464	10	15	632	102	1009



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

1. PROJECT CLOSEOUT

Enterprise approved the Final Cost Certification that was submitted last month. Subsequently, ARHA staff submitted additional supporting documentation for the release of the outstanding balances of the Second and Third LIHTC equity installments. These installments contain the pending ARHA developer's fee. ARHA staff also commenced preparing 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. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

Renovation work on the final 9 units at Park Place has commenced. ARHA will be submitting three unit for conversion of the operating subsidy to Section 9 once the units have been completed and have passed third-party HQS inspection. ARHA received financial training on capital grant reimbursement from Virginia Housing.

C. SAMUEL MADDEN REDEVELOPMENT

The Landlord & Tenant Relations Board of the City of Alexandria approved the project relocation plan and will be providing a positive recommendation of the project to the City Council. Madden residents participated and responded to questions from the LTRB members.

On September 2 the Development Team submitted the response to the city staff comments on the Concept 3 plan and the Preliminary Design. This plan incorporates the design concepts articulate by city staff and the BAR members made during two work sessions. A follow up work shop with the BAR has been scheduled for September 20 to review the submission. The Madden residents' committee will submit a letter supporting the Madden redevelopment plan. In addition, Development Team members have been meeting individually with BAR members to respond to any questions and to have an informal briefing on the design concepts.

The Section 106 historical review process continues to progress. The Development Team has conducted outreach for upcoming public input meetings. The past meetings have had little public participation so additional outreach efforts were undertaken. Development Team members have also commenced one-on-one briefing sessions with City Council members. The goal is to provide as much information about the project and to respond to questions prior to the expected Council hearing in February 2023. The project continues to remain on schedule for this Council hearing.



D. LADREY HIGH RISE REDEVELOPMENT

At a special meeting of the ARHA Board of Commissioners, on September 14th, the Board unanimously voted to designate the Winn/IBF Development team as ARHA's development partner for the Ladrey redevelopment. In addition, the Board approved the negotiated Term Sheet and requested that staff negotiate a Master Development Agreement as expeditiously as possible.

E. RAD & RE-SYNDICATION

RAD: Revised financial statements for three of the four properties whose operating subsidies are being converted from public housing to RAD rents.

Re-Syndication: The physical needs assessments of the Chatham and BWR properties were completed in mid-September. The Market Study and Appraisal will be completed in early October. ARHA staff continues to work on a goal of financing the improvements by the second quarter of 2023.

F. TAX CREDIT PORTFOLIO

August month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. 2022 annual investor audit of Pendleton Park is pending close out. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue with financing having been updated per the feedback from HUD. The updated financing plans have been resubmitted in order to secure the final HUD RAD conversion commitment before moving to closing. HUD has scheduled a second concept call for final review of the financing plan and application. 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 are awaiting a close out report. The HUD semi-annual Labor Standards review is underway with the requested report being compiled for submission.



RESIDENT SERVICES

RACS Operational Report Updates

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

Assistance with food remains a high priority for residents and ARHA continues to partner with ALIVE, the Capital Area Food Bank, and other churches to provide food distributions or referrals for food. For the month of August, 380 households were provided with food through distributions directly serving ARHA residents. Additionally, ARHA staff continue to provide financial referral assistance with rent and utilities. Staff assisted 41 residents with referrals for rent and utilities.

ARHA is partnering with Momentum Collective to provide Creative Neighborhood Writing Workshops and Performances for ARHA youth and families. The workshop series is funded by the City of Alexandria through a project grant from the National Endowment for the Arts. Over the course of four weeks, students will have an opportunity to learn about different writing styles and create their own works. Afterwards, local artists will perform and hold a question-and-answer session regarding how they became interested in performance arts. So far students have participated in a poetry writing session with Khristina Hutson and a monologue writing session with Dominique Jones. Additionally, Christian Rap/Hip-Hop artist Ayye Kev and R&B Artist Chancellor Jay performed some of their latest hits and presented students with lots of swag to take home. There are two remaining writing workshops on short stories, and one act plays, along with performances by Dee Scribes and Sheron Lasha.

The Senior Center at Charles Houston is staying active and not missing a beat in terms of hosting and attending events. As a way of celebrating the end of summer and recognizing senior contributions, the seniors decided to host their own All White Party. They also took the opportunity to hit the town and attend a performance of *The Color Purple* at the Signature Theater. The award-winning play has a cast of Broadway actors performing in the show and the Seniors were delighted when the lead actress, Nova Payton, came out afterwards to greet them and take photos.

Our LINK Club Program in partnership with ACPS and Jefferson Houston Prek-8 Elementary officially kicked off with the start of school. The new school year brings some changes in terms of adding more social emotional learning activities and time for students to build relationships with staff. Staff were also able to identify additional enrichment activities and focus on supporting academic needs through STEM activities and adding Eureka Math.

ARHA was a co-sponsor and supporter of a city-wide Teen Block Party that was held at Patrick Henry PreK-8 School. Other sponsors included the Department of Recreation, Parks, and Cultural Events, the Department of Community and Human Services, the Alexandria Police Department, the Alexandria Sheriff's Department, the Alexandria Fire Department, along with Virginia Tech and community groups such as Even Scale and the Social Responsibility Group. The event targeted teens and provided a day of fun specifically for them. Activities included a gaming truck, basketball and obstacle course inflatables, a dunk tank, and transportation was provided by DASH Buses and vans from various recreation centers along with Ruby Tucker.



CREATIVE NEIGHBORHOOD WRITING WORKSHOPS & ARTIST PERFORMANCES



SENIOR CENTER AT CHARLES HOUSTON ATTENDING THE COLOR PURPLE AT SIGNATURE THEATER



SENIOR CENTER AT CHARLES HOUSTON – ALL WHITE PARTY



TEEN BLOCK PARTY



HUMAN RESOURCES

OPERATIONAL REPORT FOR: 08/15/2022 – 09/17/2022

A. COVID-19 Update

- ARHA is continuing to practice the policy that everyone is to wear a mask in public areas and when meeting with others.
- We have had several staff out with COVID since the last reporting period and continue to follow the Alexandria Health Department's protocols.
- Staff will continue to receive any PPE and home testing kits they request.



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
September 21, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
September 26, 2022	Board Meeting	401 Wythe Street	7:00 PM
October 19, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
October 24, 2022	Board Meeting	401 Wythe Street	7:00 PM
October 26, 2022	Resident Townhall Meeting	Conference Call (Virtual Meeting)	12:00 PM
November 17, 2022	Renaming Building Ceremony	401 Wythe Street	11:00 AM
November 28, 2022	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM



II. ASSET MANAGEMENT



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

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

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

B. OCCUPANCY RATE

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

PUBLIC HOUSING	July 2022	Aug 2022
Samuel Madden	100%	98%
Andrew Adkins	99%	100%
Ladrey Highrise	99%	98%
Scattered Sites I	96%	98%
Scattered Sites II	97%	97%
Scattered Sites III	98%	98%
Saxony Square	100%	100%
Park Place	87%	89%
Chatham Square	98%	98%
Braddock & Whiting	97%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I, II, IV	99%	99%



C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for Aug 2022:

	July 2022	Aug 2022
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	96	44
Tenant Protection	58	58
All Other Vouchers	1298	1275
Number of Vouchers Under Lease on the last day of the month	1499	1414
HA Owned Units Leased – included in the units lease above	137	137
New Vouchers issued but not under contract as of the last day of the month	115	112
Portable Vouchers Administered	12	12
Number of Vouchers Covered by Project-Based AHAPs and HAPs	73	107

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 07/31/2022	Total Occupied units 08/31/2022	Current # Vacant
Princess Square	68	65	67	1
Quaker Hill	60	60	59	1
Hopkins-Tancil	108	107	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	53	52	2
TOTALS	330	325	324	6



F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 07/31/2022	Total Units Occupied 08/31/2022	Current # Vacant
Ladrey Building	169	167	166	3
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	43	43	1
S. Madden Homes	65	65	64	1
A. Adkins Homes	89	88	89	0
Scattered Sites 410	50	48	49	1
Scattered Site 411	30	29	29	1
Scattered Site 412	41	40	40	1
Braddock	6	6	6	0
Whiting	24	23	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	33	34	4
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
TOTALS: (Values are rounded up/down)	751	736	738	13

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Aug 2022
HCVP	12,100
Total	12,100
MOD Rehab	
(1) bedroom	30
(2) bedroom	15
(3) bedroom	14
(4) bedroom	0
Total	59



General Public Housing	
(1) bedroom	4000
(2) bedroom	1199
(3) bedroom	1189
(4) bedroom	174
Total	6562
Elderly / Disabled	
(1) bedroom	150
Total	150
BWR	
(2) bedroom	2030
(3) bedroom	1246
Total	3276
Chatham Square	
(2) bedroom	2183
(3) bedroom	1356
Total	3539
West Glebe / Old Dominion	
(1) bedroom	2230
(2) bedroom	2050
(3) bedroom	1331
(4) bedroom	12
Total	5623
OTC I, II, IV	
(2) bedroom	2115
(3) bedroom	1322

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	July 2022	Aug 2022
Pre-Admission/Eligibility	4	25
Request for Tenancy Approval	9	10
New Move-in/Change of Unit/Port-in	9	10
Interim Change	69	58
Annual Reexamination	94	117
End of Participation	1	4
PUBLIC HOUSING		



Pre-Admission/Eligibility	5	4
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	3	4
Interim Change	37	25
Annual Reexamination	59	57
End of Participation	37	7
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	10
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	5	2
Annual Reexamination	5	10
End of Participation	0	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	20	6
Request for Tenancy Approval	40	5
New Move-in/Change of Unit/Port-in	40	5
Interim Change	5	2
Annual Reexamination	8	5
End of Participation	0	1
TOTAL CERTIFICATIONS COMPLETED	450	367

I. INSPECTIONS

Inspections	July 2022	Aug 2022
Number of annual/return Inspections	86	147
Number of Initial/Re-inspections	15	45
Number of Final Failed Inspections	0	2
Number of Abatements	0	2
Number of Emergency/Special Inspections	1	1
Number of Missed Inspections (no show)	22	15
Number of quality control inspections conducted	8	19



J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

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

Number of Files Reviewed Audit Files		
	July 2022	August 2022
Recertification's	35	44
Intake Certifications	42	74

Number of Recertification's Files With Errors /Recert Info		
	July 2022	Aug 2022
Number of Recert Files w/ Errors	5	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	July 2022	Aug 2022
Bar Notices issued	0	1
Late Notices	260	186
Unlawful Detainers	20	17
Evictions (legal)	0	2
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected cash at **73%** of rent charged for **August 2022**. Individual performance by property is as follows:

	July 2022	August 2022
Samuel Madden	65%	56%
Andrew Adkins	38%	49%
Ladrey High-Rise	96%	90%
Scattered Sites I	91%	81%
Scattered Sites II	67%	76%
Scattered Sites III	47%	38%
Saxony Square	100%	100%
Park Place	86%	100%
Chatham Square	98%	100%



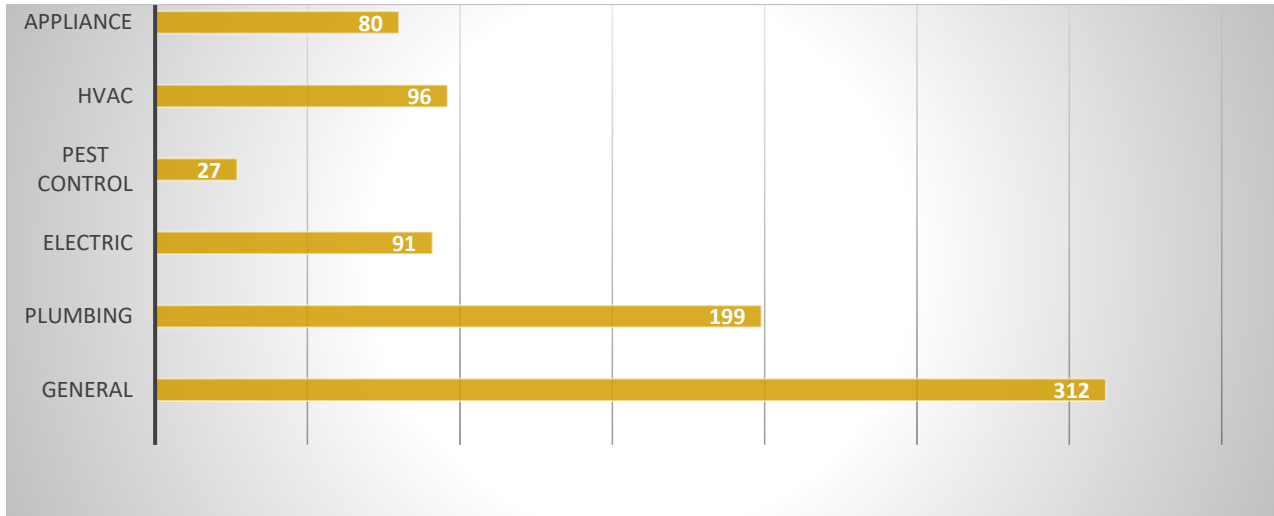
Braddock	77%	88%
Whiting	50%	100%
Reynolds	86%	74%
Old Dominion	100%	100%
West Glebe	100%	95%
James Bland I*	73%	50%
James Bland II	41%	69%
James Bland IV	72%	84%
TOTAL	76%	78%
MARKET RATE		
Quaker Hill	48%	70%
Princess Square	23%	58%
Millers Homes*	83%	63%
Pendleton Park	52%	46%
James Bland V	32%	32%
TOTAL	48%	56%
MOD/PBV		
Hopkins-Tancil	82%	76%
TOTAL	82%	76%



III. CENTRAL FACILITIES



A. WORK ORDER ACTIVITY TOTAL: 805



AUGUST 2022

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building							0	2	5
Alexandria Crossing (Old Dominion & West Glebe)	11	13	3	1	5	5	38	73	656
Andrew Adkins	140	56	48	0	6	29	279	111	889
BWR (Braddock, Whiting & Reynolds)	8	6	2	5	14	1	36	73	510
Chatham Square	16	5	3	0	7	3	34	94	535
Hopkins-Tancil	18	25	5	3	10	7	68	203	919
James Bland I, II, IV	14	18	6	3	8	2	51	70	644
James Bland V	14	9	6	0	5	1	35	39	316
Ladrey Highrise	21	14	4	5	15	4	63	177	1100
Miller Homes	3	3	0	1	5	0	12	19	142
Park Place & Saxony Sq.	2	7	0	0	2	0	11	25	167
Pendleton Park	3	5	1	0	1	4	14	20	229
Princess Square	25	21	9	1	4	3	63	128	780
Quaker Hill	13	2	1	0	2	7	25	61	503
Samuel Madden	3	4	0	2	1	2	12	71	703
Scattered Sites I, II, III	21	11	3	6	11	12	64	125	1225
TOTAL	312	199	91	27	96	80	805	1291	9323



B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental in regard to decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in October 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are staff hand delivers notices, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:
 - Princess Square – August 3 & 17, 2022
 - Chatham Square – August 4 & 18, 2022
 - Andrew Adkins – August 5 & 18, 2022
 - Ladrey floors 7-11 – August 15 & 29, 2022
 - Ladrey floors 1-6 – August 16 & 30, 2022
 - Hopkins Tancil – August 10 -11, & 24 – 25, 2022
 - Samuel Madden – August 12 & 26, 2022

IV. FINANCE



A. FINANCIAL SUMMARY AUGUST 2022

*Alexandria Redevelopment & Housing
 Authority
 August and YTD 2022 Budget vs Actual
 For the Period Ending August 31, 2022*

Annual Budget		August 31, 2022				FY 2022 YTD (January 1, 2022 August 31, 2022)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	4,335,900	361,325	380,769	19,444	5%	2,890,600	3,061,975	171,375	6%
Rental Assistance	3,793,800	316,150	308,365	(7,785)	-2%	2,529,200	2,491,113	(38,087)	-2%
Governmental Grants	28,650,772	2,387,564	2,222,554	(165,010)	-7%	19,100,515	18,225,798	(874,717)	-5%
Local Grants	397,825	33,152	-	(33,152)	-100%	265,217	-	(265,217)	-100%
Management/Fee for Service	3,577,500	298,125	362,978	64,853	22%	2,385,000	2,573,401	188,401	8%
Bookkeeping Fee	94,100	7,842	8,460	618	8%	62,733	67,680	4,947	8%
Asset Management Fee	125,600	10,467	10,240	(227)	-2%	83,733	81,920	(1,813)	-2%
HCVP Asset Management Fee	3,050,100	254,175	220,491	(33,684)	-13%	2,033,400	1,673,433	(359,967)	-18%
Operating Subsidy	3,941,700	328,475	373,971	45,496	14%	2,627,800	2,976,085	348,285	13%
Investment Income	14,850	1,238	3	(1,234)	-100%	9,900	2,015	(7,885)	-80%
CY Transfers	694,917	57,910	-	(57,910)	-100%	463,278	-	(463,278)	-100%
Other Income	1,742,667	145,222	35,885	(109,337)	-75%	1,161,778	527,875	(633,903)	-55%
Total Operating Revenue	50,419,731	4,201,644	3,923,717	(277,928)	-7%	33,613,154	31,681,294	(1,931,860)	-6%
<u>Operating Expenses</u>									
Administration	8,054,627	671,219	765,026	(93,807)	-14%	5,369,751	5,616,029	(246,277)	-5%
Tenant Services	963,580	80,298	57,705	22,593	28%	642,387	480,565	161,821	25%
Utilities	1,522,470	126,873	142,832	(15,959)	-13%	1,014,980	1,123,175	(108,195)	-11%
Ordinary Maintenance & Operations	6,041,780	503,482	614,830	(111,348)	-22%	4,027,853	3,828,623	199,230	5%
Protective Services	158,490	13,208	10,077	3,131	24%	105,660	176,680	(71,020)	-67%
General Expense	2,612,250	217,688	185,272	32,415	15%	1,741,500	1,579,654	161,846	9%
Housing Assistance Payments	27,383,620	2,281,968	2,231,777	50,191	2%	18,255,747	17,872,348	383,399	2%
Debt Service	257,120	21,427	17,843	3,584	17%	171,413	197,486	(26,073)	-15%
CY Reserves	3,425,794	285,483	-	285,483	100%	2,283,863	-	2,283,863	100%
Total Operating Expense	50,419,731	4,201,644	4,025,362	176,282	4%	33,613,154	30,874,561	2,738,593	8%
NET SURPLUS (DEFICIT)	0	0	(101,646)	(101,646)		0	806,733	806,733	

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



**Alexandria Redevelopment & Housing
 Authority**
August and YTD 2022 Budget vs Actual
For the Period Ending August 31, 2022

	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	3,061,975	2,890,600	171,375	-	-	-	-	-	-
Rental Assistance	2,491,113	2,529,200	(38,087)	-	-	-	-	-	-
Governmental Grants	18,225,798	19,100,515	(874,717)	-	287,067	(287,067)	18,225,798	18,813,448	(587,650)
Local Grants	-	265,217	(265,217)	-	138,550	(138,550)	-	-	-
Management/Fee for Service	2,573,401	2,385,000	188,401	2,542,248	2,385,000	157,248	-	-	-
Bookkeeping Fee	67,680	62,733	4,947	67,680	62,733	4,947	-	-	-
Asset Management Fee	81,920	83,733	(1,813)	81,920	83,733	(1,813)	-	-	-
HCVP Asset Management Fee	1,673,433	2,033,400	(359,967)	384,472	388,067	(3,595)	1,288,961	1,645,333	(356,373)
Operating Subsidy	2,976,085	2,627,800	348,285	-	-	-	-	-	-
Investment Income	2,015	9,900	(7,885)	13	67	(54)	44	147	(103)
CY Transfers	-	463,278	(463,278)	-	174,740	(174,740)	-	-	-
Other Income	527,875	1,161,778	(633,903)	284,236	432,725	(148,488)	75,687	83,400	(7,713)
Total Operating Revenue	31,681,294	33,613,154	(1,931,860)	3,360,570	3,952,681	(592,112)	19,590,489	20,542,328	(951,839)
Operating Expenses									
Administration	5,616,029	5,369,751	(246,277)	1,759,919	1,614,062	(145,857)	1,038,276	1,156,136	117,860
Tenant Services	480,565	642,387	161,821	129,266	278,000	148,734	73,367	133,333	59,966
Utilities	1,123,175	1,014,980	(108,195)	50,940	49,300	(1,640)	(16)	-	16
Ordinary Maintenance & Operations	3,828,623	4,027,853	199,230	1,264,595	1,131,617	(132,978)	1,746	9,333	7,587
Protective Services	176,680	105,660	(71,020)	35,743	1,380	(34,363)	-	167	167
General Expense	1,579,654	1,741,500	161,846	557,478	471,133	(86,345)	225,505	266,133	40,628
Housing Assistance Payments	17,872,348	18,255,747	383,399	-	-	-	17,672,798	18,255,747	582,949
Debt Service	197,486	171,413	(26,073)	-	-	-	-	-	-
CY Reserves	-	2,283,863	2,283,863	-	407,189	407,189	-	721,479	721,479
Total Operating Expense	30,874,561	33,613,154	2,738,593	3,797,941	3,952,681	154,740	19,011,677	20,542,328	1,530,651
NET SURPLUS (DEFICIT)	806,733	0	806,733	(437,371)	0	(437,371)	578,812	-	578,812

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



*Alexandria Redevelopment & Housing
 Authority
 August and YTD 2022 Budget vs Actual
 For the Period Ending August 31, 2022*

	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	-	-	-	1,356,337	1,293,067	63,270	1,705,638	1,597,533	108,105
Rental Assistance	-	-	-	2,491,113	2,529,200	(38,087)	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	126,667	(126,667)	-	-	-	-	-	-
Management/Fee for Service	-	-	-	10,181	-	10,181	20,972	-	20,972
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	2,976,085	2,627,800	348,285
Investment Income	1,782	6,667	(4,884)	113	387	(273)	81	2,633	(2,553)
CY Transfers	-	-	-	-	-	-	-	288,538	(288,538)
Other Income	-	489,333	(489,333)	72,266	50,100	22,166	95,686	106,220	(10,534)
Total Operating Revenue	1,782	622,667	(620,884)	3,930,010	3,872,753	57,257	4,798,461	4,622,725	175,736
<u>Operating Expenses</u>									
Administration	640,966	591,233	(49,733)	736,655	696,127	(40,527)	1,440,213	1,312,193	(128,021)
Tenant Services	115	-	(115)	141,477	144,213	2,737	136,340	86,840	(49,500)
Utilities	-	-	-	311,856	265,300	(46,556)	760,394	700,380	(60,014)
Ordinary Maintenance & Operations	-	433	433	922,751	1,321,760	399,009	1,639,531	1,564,710	(74,821)
Protective Services	-	-	-	5,953	11,480	5,527	134,984	92,633	(42,351)
General Expense	88,097	31,000	(57,097)	242,307	477,867	235,560	466,267	495,367	29,100
Housing Assistance Payments	-	-	-	-	-	-	199,550	-	(199,550)
Debt Service	-	-	-	197,411	171,413	(25,998)	75	-	(75)
CY Reserves	-	-	-	-	784,593	784,593	-	370,602	370,602
Total Operating Expense	729,178	622,667	(106,512)	2,558,409	3,872,753	1,314,344	4,777,355	4,622,725	(154,631)
NET SURPLUS (DEFICIT)	(727,396)	-	(727,396)	1,371,601	-	1,371,601	21,105	-	21,105

V. DEVELOPMENT

I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

ARHA staff continued to work with external auditors, Novogradac, to complete the necessary submissions to Enterprise. This was completed when Enterprise accepted the final Cost Certification prepared by Novogradac. Staff then continued to work with Enterprise to provide evidence of compliance with the conditions for release of the Second and Third LIHTC installments. These conditions had previously been waived in order for the construction loan to be paid in December 2021. Staff has commenced preparing the 8609 application for submission to Virginia Housing in October.

Now that the cost certificate has been finalized, ARHA staff has started discussions with Enterprise and Capitol One for release of funds to reimburse ARHA for construction guarantees that ARHA invested in the project. In addition, staff will negotiate the reduction or elimination of the downward adjuster for the project.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow. We continue to work with HUD for the release of the ACC subsidy for the six public housing units on this site.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

Renovation of the final 9 units at Park Place has commenced. Funds from the Virginia Housing Capital Grant will be used to complete renovation of these units. Once the units are completed, they will be inspected and submitted to HUD for replacement of the current public housing operating subsidy to project-based Section 8 vouchers.

The repositioning of the operating subsidy changes the operating revenue per unit from roughly \$600 per unit to approximately \$1800 per unit. In addition, the change allows the units to incur debt, something that a public housing unit is unable to do.

C. SAMUEL MADDEN REDEVELOPMENT

On September 2, the Development Team submitted the response to the city staff comments on the Concept 3 plan and the project Preliminary Design. This Preliminary Design incorporates the design concepts articulated by city staff and the BAR members made during two work sessions. The primary goal of this submission is to reach consensus on the building designs, the placement of the internal courtyards, and the design of the North Plaza. The Development Team believes that this submission captures the recommendations of city staff, the input from two previous BAR work sessions, and the public comments received to date. To support our efforts, members of the Development Team have met individually with BAR members to respond to any questions, provide clarification and otherwise to ensure a smooth BAR work session scheduled for late September.

The Development Team architect, Torti Gallas presented to the resident committee the designs submitted to the BAR and City for review. Resident committee members had the opportunity to ask questions and provide feedback on the design. After the presentation, committee members drafted a



letter of support to submit to the BAR staff. To provide continuous information to ARHA residents and the public at large, a Madden project page was prepared for the ARHA web site.

The Landlord & Tenant Relations Board of the City of Alexandria approved the project relocation plan and will be providing a positive recommendation of the project to the City Council. Madden residents participated and responded to questions from the LTRB members.

The Development Team continues to reach out to the community for input on the Madden plan. There have not been any negative community comments to the Plan and otherwise, the plan enjoys the support of a broad range of community interests. The historical review process continues to progress. The project PM has commenced organizing a tour of historical markers significant in the history of African Americans in the City of Alexandria. The tour is for Development Team members and others interested in attending. PM has reached out to the head of the African American to assist with organizing this tour. The Development Team has conducted outreach for upcoming public input meetings. The past meetings have had little public participation so additional outreach efforts were undertaken. In addition, team members will commence preparation for the October AHAC meeting. Development Team members have also commenced one-on-one briefing sessions with City Council members. The goal is to provide as much information about the project and to respond to questions prior to the expected Council hearing in February 2023.

With regard to the project schedule, we are on-schedule to submit an application for 9% Low Income Housing Tax Credits in March 2023. Virginia Housing has already published the tax credit application and the team is reviewing how to maximize the number of points on the application.

D. LADREY HIGH RISE REDEVELOPMENT

Consistent with the recommendation of the ARHA Board of Commissioner as expressed at the June Board meeting, staff negotiated a term sheet. The Term Sheet is consistent with the proposal submitted by the team comprised by Winn Companies and IBF Development. The key difference is that, due to financing gaps created by the increase in the cost of funds, the newly constructed Ladrey building will be all affordable instead of having a market-rate component. At a special meeting of the ARHA Board of Commissioners, on September 14 the Board unanimously approved the selection of the Winn/IBF team as the ARHA development partner for the Ladrey building.

Resident participation has been a key component throughout the entire selection process of the development team. Commencing with four Ladrey residents participating in the Evaluation Panel, Community Engagement has been active and ongoing. On August 25th the Ladrey PM organized a "Watermelon in the Courtyard" attended by at least 40 residents, and on September 15 a "Meet & Greet" attended by 40 residents was organized. This meeting ensured that residents were informed of the developer selection prior to the release of the press release by ARHA.

E. RAD & RE-SYNDICATION

RAD: ARHA staff has received comments from HUD staff regarding the financial plans previously submitted. In reaction, ARHA staff will revise the financial plans on three applications and is reviewing options on the fourth application. Staff continue to work on schedule for a subsidy transformation to RAD by the end of the year.

Re-Syndication: Chatham/BWR



An assessment of the condition of the units, the building envelope and common areas was conducted by the project architect. The final reports of the 100 units will be completed by the end of September. In addition, the Market Study is currently being reviewed and an Appraisal of the four properties will be completed in October. The staff anticipates a financial closing on this project in Q2 23.

F. CITY FUNDING FOR DEVELOPMENT

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

G. OTHER PROJECTS

Bragg Street

As requested by the ARHA Development Committee, conducted an analysis for the demand for workforce housing in this community. Results will be shared with Development Committee at the next meeting. In addition, ARHA staff have commenced working with the City's Planning and Zoning department on planning activities in this community to redraft the Small Area plans for Alexandria West.

Cameron Valley

ARHA staff has procured a firm to conduct the Physical Needs Assessment. We have provided the engineering studies (structural, geo-technical, and civil) previously obtained for this property. This is the first step necessary for the submission of a Section 18 Demo/Dispo application for this site.

General

Development staff have commenced discussion with the Agency Leadership Team on the submission of an application for a Standard & Poor's rating review. The Rating is required for ARHA to issue general revenue bonds for future development projects.

H. TAX CREDIT PORTFOLIO

August month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. 2022 annual investor audit of Pendleton Park is pending close out. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue with financing having been updated per the feedback from HUD. The updated financing plans have been resubmitted in order to secure the final HUD RAD conversion commitment before moving to closing. HUD has scheduled a second concept call for final review of the financing plan and application. 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 are awaiting a close out report. The HUD semi-annual Labor Standards review is underway with the requested report being compiled for submission. 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	41	2
Chatham Square	26	0
Samuel Madden	34	3
Andrew Adkins	28	4
James Bland V	73	0
Princess Square	11	2
Ladrey	21	0
HCVP	69	0
Scattered Sites	31	0
City-wide	55	1
TOTAL	389	12

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. The Alexandria Health Department and Division of Aging and Adult Services provided approval to resume in person daily programming in May.
2. Krunch Bunch – Provides services and resources for adults aged 60 and older. Activities consist of exercise classes, education seminars, analytical games, social, recreational, community-based events, and entertainment excursions to support independence and cognitive function. The Alexandria Health Department and Division of Aging and adult services provided approval to resume in person daily programming in May.

- **Ladrey Highrise:**

3. Activity Center - 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. In person activities resumed in the month of April.

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

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

James Bland V Supportive Services

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

B. HOUSEHOLD CONTACT BY PROPERTY

Resident and Community Services (RACS) staff have been assigned to specific properties to conduct outreach activity during the month. The outreach activity includes, but is not limited to, phone calls, emails, site visits, wellness checks, etc. Through the outreach efforts, staff connect



with residents and determine their needs. We also coordinate with Asset Management and Maintenance Staff to share resident concerns that may be identified through our outreach or the monthly Townhall Calls. The Household Contacts table below identifies the number of households staff contacted for August, broken down by property.

Household Contacts By Property	Numbers Reached August 1 – August 31
Hopkins-Tancil	94
Chatham Square	33
Samuel Madden	60
Andrew Adkins	44
James Bland /OTC	69
Princess Square	35
Ladrey Highrise	151
West Glebe/Old Dominion	37
Pendleton Park/Park Place	33
Scattered Sites	39
HCVP/City-wide	46
Total	641

C. VOLUNTEERS

Currently there are 40 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, assisted with the community garden, assisted with the Back-to-School Giveaway, and conducted virtual workshops. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	# New Recruits	# Of Service Hours	Value of Service Hrs.
40	2	48	\$1,294.08

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	54	75
Number of Households with Positive Escrow Accounts	N/A	51
Number of Households to Successfully Graduate – YTD	N/A	0



E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	August 2022	YTD
Healthcare & Medical	33	190
Financial Assistance/Literacy Education	41	303
Daily Living Skills/Entitlements	2	26
Transportation	98	631
Enrollments/Registrations/Assessments	6	38
Adult Basic Education/Literacy/GED	1	11
Job Training Skills/Programs/Certifications	0	34
Childcare Services	3	50
Other	6	42
TOTAL	190	1,325

F. PARTNERSHIPS

Provider / Partner	Event/Activity – July 2022	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	5
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, S. Whiting Street, Old Town Community)	301
ALIVE	End of Month Food @ Ladrey	122
Capital Area Food Bank	Mobile Market	176
Russell Temple CME Church/Meade Memorial	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	7
Alfred Street Baptist Church	Brother's Keeper School Event	128
Kingdom Fellowship Church	Community Outreach & Giveaway	128
Women Who Give Back	Shopping Events for Mothers & Children	5
Total	9	922



G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$1,000	\$ 3,100	\$ 1,602.50	\$61,541.39

H. PROGRAM SUMMARY

August was a month of transition as our summer camp programs ended and a flurry of backpack and school supply events led to the start of school before month's end.

Our LINK Club Middle School Camp concluded their summer experience with a weekend camping trip to Harper's Ferry West Virginia, co-sponsored by Momentum Collective. Students left the technology behind for two days and engaged in outdoor activities such as hiking, tubing on the Potomac River, and of course making smores by campfire.

The 12 Days of Christmas organization sponsored 7 families and provided a wish list of items for students including all of their school supplies, clothing, and shoes. The parents were also provided with gift cards for groceries and household items.

Alfred Street Baptist Church held their Brother's Keeper giveaway where over 100 ARHA families were provided gift cards to Amazon, Wal-Mart, and Target to do their essential school supply shopping. Families were also given brand new Galaxy Tab tablets.

Lastly, Firefighters and Friends held their annual Back to School event on August 14th at Charles Houston Recreation Center. In addition to backpacks and school supplies, students were able to get free books and stylists/barbers were on hand to provide free haircuts and hairstyles. There were also resource tables from ACPS, the Capital Youth Empowerment Program, and ARHA provided masks and test kits for residents. Approximately 450 backpacks, 95 haircuts/hairstyles, 1000 books, and 500 masks and test kits were distributed.

ARHA also partnered with the Alexandria Police Department, the Alexandria Fire Department, the Alexandria Sherriff's Department, the Department of Recreation, Parks, and Cultural Activities, and other community groups to host National Night Out events at six locations. The six locations were Charles Houston Recreation Center, Casa Chirilagua, Yale Drive/Cameron Valley, Princess Square, Ruby Tucker/Tancil Court, and Ladrey High-rise. The annual event is a great opportunity to bring communities together and allow an opportunity to connect with first responders.

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

- Ross/FSS Information Session – 401 Wythe Street – September 27– 6:00 pm
- Senior Center at Charles Houston 50th Anniversary Celebration – Charles Houston Recreation Center – October 19 – 10:00 am
- Firefighters & Friends Coat Giveaway– Charles Houston Recreation Center – October 29 (Tentative) – 10:00am

- Community Block Party with Kingdom Fellowship – October 30 – 12:00 pm – 4:00 pm
- Town Hall Calls – Wednesdays (See dates in chart) – 12:00 pm

October 19	October 19	October 26	October 26
Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	Old Dominion West Glebe Pendleton Park	Ladrey Highrise Park Place/Saxony Sq Old Town Commons (JB I, II, IV, & V)	Quaker Hill Miller Homes Princess Square All Scattered Sites (I, II, III, & BWR)

- Building Renaming Ceremony – November 17 – 11:00 am

J. PHOTOS



FIREFIIGHTERS & FRIENDS BACK TO SCHOOL GIVEAWAY



12 DAYS OF CHRISTMAS ORGANIZATION – AUGUST BACK TO SCHOOL EVENT



MIDDLE SCHOOL END OF SUMMER CAMPING TRIP



NATIONAL NIGHT OUT PHOTOS



VII. CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

DATE: September 26, 2022
TO: Vice-Chairwoman Anitra Androh and the ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary/Treasurer
SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 716-2022 TO SUBMIT TO HUD THE 2022 FIVE-YEAR AGENCY PLAN.**

ISSUE:

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), and 24 CFR § 903.4 requires a public housing agency (PHA) to submit to HUD a 5-Year Agency Plan. The 5-Year Plan covers the PHA's five fiscal years following the date on which the 5-Year Plan is due to HUD. The due date for the FY 2023-2027 Five-Year Agency Plan is October 15, 2022.

DISCUSSION:

The FY 2023-2027 5-Year Plan identifies ARHA's quantifiable goals and objectives that will enable the Agency to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. The 5-Year Plan also reports the Agency's progress in meeting the goals and objectives of the previous 5-Year Plan.

Additionally, HUD requires that the 5-Year 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 5-Year Plan meets the requirements of their applicable comprehensive housing affordability strategy and provides a description of how the applicable contents of the 5-Year Plan are consistent with the comprehensive housing affordability strategy.

As a requirement of the 5-Year Plan, Staff conducted two (2) public hearings (masks were required due to Covid-19) and 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 website, ARHA website, and other public locations within the City of Alexandria.

RECOMMENDATION:

The ARHA Board of Commissioners approves the attached FY 2023-2027 5-Year Plan and authorizes Staff to submit the Plan to HUD for review and approval.

FISCAL IMPACT:

There is no fiscal impact.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

HOUSING AUTHORITY BOARD OF COMMISSIONERS

**APPROVAL TO SUBMIT TO HUD
THE 2023-2027 5-YEAR AGENCY PLAN**

RESOLUTION No. 716-2022

WHEREAS ARHA is required to submit to the HUD Secretary a 5-Year Agency 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 5-Year Agency Plan; and

WHEREAS ARHA has completed the 2023-2027 5-Year Agency Plan in consultation with the resident councils and consistent 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 how the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy; and

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

WHEREAS HUD requires that the 2023-2027 5-Year Agency Plan be submitted on or before October 15th, 2022.

NOW, THEREFORE, BE IT RESOLVED By the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the 5-Year Plan to HUD is hereby ratified and approved.

Adopted this September 26, 2022

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____	By: _____
Anitra Androh Vice-Chairwoman	Keith Pettigrew, Chief Executive Officer

Its: _____ Its: _____

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

NEWS

Samuel Madden redevelopment returning to BAR after earlier misgivings

Vernon Miles Today at 3:45pm



Samuel Madden redevelopment rendering (Image via Torti Gallas + Partners/City of Alexandria)

It's a second shot for the proposed [Samuel Madden redevelopment](#) after the plans' first encounter with the Board of Architectural Review [sparked some debate](#).

The Alexandria Redevelopment and Housing Authority (ARHA) project aims to tear down a dozen aging townhouses at 809 and 909 North Henry Street — 66 units in total — and replace them with two new multifamily apartment buildings featuring 500 residential units.

The proposed change would be a massive shift in scale for the pair of properties and be a marked visual change to the approach into Old Town along Route 1. The project faced some pushback from the Board of Architectural Review for demolishing homes identified as architecturally characteristic of the historic Parker-Gray neighborhood.

The staff report heading into a [BAR meeting](#) tonight (Tuesday), however, expresses more support for the project and said the applicant worked with staff to make changes to the properties.

As previously noted, staff finds that the applicant has been responsive to comments from the Board and staff and has made significant changes to the proposed design throughout the Concept Design review phase. Those changes include the following:

- Addition of shoulders on portions of the building facing the historic district;
- The reconfiguration of the north building to extend the building further into the proposed park, relocating the public open space to the north end of the south building;
- The creation of an exterior courtyard at the north end of the building;
- Reorganizing the building organization to locate the entry lobbies across from one another to further the connection between the north and south buildings;
- The addition of significant setbacks at the south end of the south building in response to adjacent buildings;
- The elimination of a floor and overall lowering of the south building.

The report said the changes are the direct result of comments from the BAR.

"Staff appreciates the responsiveness of the applicant and the collaborative approach to the design the Board and the applicant have engaged," the report said. "Based on all of these revisions, staff finds the height, mass, and scale to be appropriate for this location and the surrounding context."

In general, the staff report said the new architectural shifts in the project will help it blend in more with the buildings around it, including those west of the property that are taller than the proposed development.

"Staff finds that the general architectural character of the proposed design is compatible with the Design Guidelines and the nearby context," the report said. "Staff recommends that the Board endorse the proposed height, mass, scale, and general architectural character..."

The report also noted that the approval should be contingent on a few more minor changes, like slight elevation and window changes.

 COMMENTS

Ladrey High Rise to Come Down, Be Replaced

The high-rise ARHA building on Wythe Street in Old Town North will be bigger and more accessible for residents.

BY ALEXANDRIA LIVING MAGAZINE STAFF

SEP. 16, 2022 7:25 A.M.

f t @ RSS

Winn Companies and IBF Development will be working with the Alexandria Redevelopment and Housing Authority (ARHA) on a redevelopment of the Ladrey High Rise public housing building.

The proposed development plan will replace all the current Ladrey units and increase the number of homes available to working households.

The Ladrey, which sits on an approximately 2-acre site in Old Town North, is an 11-story, 170-unit high rise building that houses primarily seniors and residents with disabilities. An adjoining property, also owned by ARHA, was combined with Ladrey to create a larger plot to rebuild the new housing.



PHOTO COURTESY OF ARHA

The redevelopment plan calls for demolishing the buildings and constructing a new mid-rise building that will replace all existing units and add a significant number of units that are affordable for families who live and work in Alexandria.

"This is the next big step in our plan for improving housing and the quality of life for all residents in our city," said ARHA CEO Keith Pettigrew. "When completed, the units in the Ladrey High Rise will rival other modern housing developments in Alexandria. We look forward to hitting the ground running so that we can get these longtime residents into their brand-new homes as soon as possible."

The site plan, which was developed with extensive participation and input from residents, will include underground parking, meeting, exercise and services rooms and a community plaza. The plan also calls for rooftop amenity spaces for residents and improved accessibility.

Kenneth Burton, a 20-year resident of Ladrey who uses a power wheelchair, said the current building is not designed for him to easily get around. He welcomed the news that he and his neighbors would be getting apartments with more accessibility features, and said he appreciated that residents were involved with developing this redevelopment plan.

"We are the ones who are going to live here, who will utilize the building day in day out, so it's good to have a voice in the process," Burton said. "We have been told Ladrey would be renovated and upgraded many times before, but it hasn't happened yet. But now this time, I believe it will."

The Ladrey building is fully occupied, and a relocation plan will be designed for temporarily moving all current residents during the construction phase. "ARHA and our development partner, Winn/IBF, look forward to working with our neighbors, the city and other partners on submitting concept and preliminary design plans for review and eventually obtaining the required approvals," concluded Mr. Pettigrew. The anticipated project will take several years to obtain approval and commence the leasing on these new apartment homes.

Old Town North Development

BY ALEXANDRIA LIVING MAGAZINE STAFF

SEP. 16, 2022 7:25 A.M.

     [RSS](#)

NEWS RELEASE: ARHA Selects Development Partner to Transform Ladrey Public Housing Building into New State-of-the-Art Community



NEWS RELEASE

ARHA Selects Development Partner to Transform Ladrey Public Housing Building into New State-of-the-Art Community
Redevelopment plan also adds workforce housing

(Alexandria, VA – September 15, 2022) – The Alexandria Redevelopment and Housing Authority (ARHA) announced the selection of a partner to assist with redevelopment of the Ladrey High Rise public housing building.

The development team is comprised of WinnCompanies and local developer IBF Development, a Washington, D.C.-based minority-owned firm that prioritizes local hiring. Both firms have extensive experience developing quality affordable housing communities regionally and nationally. The proposed development plan will replace all the current Ladrey units and increase the number of apartment homes available to working households.

"This is the next big step in our plan for improving housing and the quality of life for all residents in our city," said ARHA CEO Keith Pettigrew. "When completed, the units in the Ladrey High Rise will rival other modern housing developments in Alexandria. We look forward to hitting the ground running so that we can get these longtime residents into their brand-new homes as soon as possible."



The Ladrey, which sits on an approximately 2-acre site in the Old Town North Small Area, is an 11-story, 170-unit high rise building that houses primarily seniors and residents with disabilities. An adjoining property, also owned by ARHA, was combined with Ladrey to create a larger plot to rebuild the new housing. The redevelopment plan calls for demolishing the buildings and constructing a new mid-rise building that will replace all existing units and add a significant number of units that are affordable for families who live and work in Alexandria.

"We are excited and proud to partner with ARHA in creating new housing in this prime location," said Gilbert J. Winn, Chief Executive Officer of WinnCompanies. "This housing will speak not only to the needs of Ladrey's current residents, but it will also serve the workforce of Alexandria who are in need of affordable, high-quality places to live."

The site plan, which was developed with extensive participation and input from residents, will include amenities such as underground parking, meeting, exercise and services rooms and a community plaza. The plan also calls for rooftop amenity spaces for residents and improved accessibility throughout the newly constructed community.

Kenneth Burton, a 20-year resident of Ladrey who uses a power wheelchair, said the current building is not designed for him to easily get around. He welcomed the news that he and his neighbors would be getting apartments with more accessibility features, and said he appreciated that residents were involved with developing this redevelopment plan.

"We are the ones who are going to live here, who will utilize the building day in day out, so it's good to have a voice in the process," Burton said. "We have been told Ladrey would be renovated and upgraded many times before, but it hasn't happened yet. But now this time, I believe it will."

The project is a continuation of CEO Pettigrew's vision for overhauling, improving and maximizing the potential in ARHA's properties since his arrival in 2017. Most recently, ARHA announced in November 2021 that the Samuel Madden public housing site would be transformed into a mixed-use, mixed-income rental community with numerous amenities and improved green spaces for residents and the general community. To further ARHA's goal of modernizing its housing portfolio, in the coming months ARHA will issue a new request for development partners, allowing ARHA to access a diverse group of potential partners with the creativity and innovation that the Winn/IBF team brings to the Ladrey property.

The Ladrey building is fully occupied, and a relocation plan will be designed for temporarily moving all current residents during the construction phase. "ARHA and our development partner, Winn/IBF, look forward to working with our neighbors, the city and other partners on submitting concept and preliminary design plans for review and eventually obtaining the required approvals," concluded Mr. Pettigrew. The anticipated project will take several years to obtain approval and commence the leasing on these new apartment homes.


About ARHA

For over 80 years, the Alexandria Redevelopment and Housing Authority has provided affordable housing, economic opportunities, and a suitable living environment free from discrimination for the citizens of Alexandria. Our mission is to be an industry leader in the development and management of model mixed income communities that provide the opportunity for residents to achieve self-sufficiency and to participate in economic opportunities that are made possible through this model. To learn more, visit <http://www.arha.us/>.

Community Center

Housing Authority Seeks To Rebuild Ladrey High Rise With More Units

The Alexandria Redevelopment and Housing Authority will seek to rebuild Ladrey public housing into a larger community.

 Emily Leayman, Patch Staff

Posted Tue, Sep 20, 2022 at 4:40 pm ET

[Reply](#)



Ladrey High Rise is proposed to be rebuilt to add more units, according to Alexandria Redevelopment and Housing Authority. (Google Maps)

ALEXANDRIA, VA — The Alexandria Redevelopment and Housing Authority will pursue plans to rebuild the Ladrey public housing community to increase the number of units.

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. The


Alexandria Redevelopment and Housing Authority also owns an adjoining property and will combine the two properties to rebuild the housing. The authority envisions the new housing to be a mid-rise building with more units.

"This is the next big step in our plan for improving housing and the quality of life for all residents in our city," said Keith Pettigrew, CEO of the Alexandria Redevelopment and Housing Authority. "When completed, the units in the Ladrey High Rise will rival other modern housing developments in Alexandria. We look forward to hitting the ground running so that we can get these longtime residents into their brand-new homes as soon as possible."

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The authority announced last week it chose a development team of WinnCompanies and minority-owned developer IBF Development to assist with the proposed redevelopment of Ladrey High Rise.

The Ladrey building is at full occupancy. When construction would begin, Alexandria Redevelopment and Housing Authority will have a relocation plan to temporarily move current residents.

According to the authority, the site plan was developed with input from residents. The redeveloped housing is envisioned to have underground parking, meeting space, exercise and services rooms, a community plaza, rooftop amenity space and improved accessibility throughout the community. The authority did not share how many units are sought for the rebuilt community.

Kenneth Burton, a power wheelchair user who has lived at Ladrey for 20 years, noted the current building is not easy for him to get around.

"We are the ones who are going to live here, who will utilize the building day in day out, so it's good to have a voice in the process," said Burton in a statement. "We have been told Ladrey would be renovated and upgraded many times before, but it hasn't happened yet. But now this time, I believe it will."

Alexandria Redevelopment and Housing Authority and its development team will submit concept and preliminary design plans for city approval. A timeline for the project has not yet been announced, but the authority expects it will take several years for approvals and leasing on new units.

The announcement about Ladrey comes as the authority announced in 2021 it seeks to turn the Samuel Madden public housing site into a mixed-use, mixed-income rental community. As reported by ALX Now, the 66-unit community [would become two buildings with 500 units](#). The revised proposal heads back to the Board of Architectural Review after previous concerns.

WinnCompanies and IBF Tapped to Redevelop Alexandria Public Housing

BY KEITH LORIA · SEPTEMBER 30, 2022 6:50 PM



WinnCompanies and Washington, D.C.-based **IBF Development** to redevelop the **Ladrey High Rise** public housing building in Old Town Alexandria, Va.

The proposed development plan will see the current 11-story building demolished and replaced with a new building that will occupy both the existing site and the adjacent property, which ARHA also owns. The new development will feature more than the 170 units in the existing building, though an exact number has not been established.

"A community-driven planning process will start in the months ahead to determine the design and size of the new buildings to replace the Ladrey apartment community," a spokesperson for the WinnCompanies told Commercial Observer. "The site plan, which was developed with extensive participation and input from residents, will include amenities such as underground parking, meeting, exercise and services rooms, and a community plaza."

The plan also calls for rooftop amenity spaces for residents and improved accessibility throughout the newly constructed community.

Located at **300 Wythe Street**, The Ladrey sits on approximately 2 acres in the Old Town North area, and is occupied primarily by seniors and residents with disabilities.

"Because the ARHA is also adding a significant number of units that will be made available as workforce housing units, the new site will also serve an important purpose by creating affordable housing for other residents of Alexandria," **Keith Pettigrew**, CEO of ARHA, told CO. "[Like] other communities across the country, Alexandria has experienced rising housing costs, and the ARHA is proud that this development plan can offer much-needed relief to the city's workforce."

Though The Ladrey is fully occupied, a relocation plan will be designed to temporarily move all current residents during the construction phase.

"ARHA and our development partner look forward to working with our neighbors, the city and other partners on submitting concept and preliminary design plans for review and eventually obtaining the required approvals," Pettigrew said. "The anticipated project will take several years to obtain approval and commence the leasing on these new apartment homes."

XI. HUMAN RESOURCES



HUMAN RESOURCES

OPERATIONAL REPORT FOR: 08/15/2022 – 09/17/2022

A. COVID-19 Update

- ARHA is continuing to practice the policy that everyone is to wear a mask in public areas and when meeting with others.
- We have had several staff out with COVID since the last reporting period and continue to follow the Alexandria Health Department's protocols.
- Staff will continue to receive any PPE and home testing kits they request.