



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

APRIL 24, 2023



BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

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

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

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

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

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

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

5. CONSENT DOCKET

5.1 Vote for Approval of Resolution No. 722-2022 to Approve the Strategic Plan Update the Alexandria Redevelopment and Housing Authority (ARHA)

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, March 27, 2023, at 7:00 pm

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

THOSE ABSENT: **Christopher Ballard, Commissioner**
 Willie Bailey, Commissioner

Steven Hines

RECORDER: **Casandra Martinez**

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

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

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

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President Ladrey Resident Advisory Board. Mr. Hines is happy. The only issue was an elevator was out of service. It has since been repaired and both elevators are operational.

Vice-Chairwoman Androh: Okay

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

Commissioner Harris: We have community engagement activities on-going. We also have scheduled several community cookouts.



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

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

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

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

Vice-Chairwoman Androh presented the minutes for Monday, February 27, 2023. Chairman Kleeblatt moved to accept the minutes; the motion was seconded by Commissioner Malone. The motion was approved with (6) Yeas, and (0) Nays, Abstained (1).

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

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

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

Asset Management:

Rent collections continue to fluctuate. We have several court cases pending for failure to pay rent.

Maintenance & Facilities:

The only major maintenance issue was the elevator at Ladrey. As noted above, it has been repaired.

Resident Services:

Gaynelle and her staff continue to engage in outreach activity.

Mr. Pettigrew: That concludes the executive summary.

Vice-Chairwoman Androh: Any questions?

ITEM 5. CONSENT DOCKET:

- No Items Submitted.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:



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- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew: We are hosting our own Easter egg hunt at Ruby Tucker on April 7th.

Mr. Pettigrew: I would like to acknowledge our residents of the year and their accomplishments.

KALKIDAN MICHEAEL **MIDDLE SCHOOL/ELEMENTARY YOUTH RESIDENT OF THE YEAR**

Kalkidan Michael is a sixth grade, straight A student, who attends Jefferson Houston K-8 School. At Jefferson Houston, she is an active member of AVID (Advancement Via Individual Determination), a college and career readiness program, that provides students with an opportunity to participate in seminars and activities that teach about the college application process and career options. Additionally, she is enrolled in all Honors Classes and currently has a 3.95 GPA. Other activities include the Builders Club, LINK Club, the Jefferson Houston Track Team, Middle School Senator for the Student Government Association, and playing flute for the Jefferson Houston Concert Band. Kalkidan was also selected to represent Jefferson Houston as a part of the All-City Band, which is made up of students from various Alexandria City Public Schools, that perform at events throughout the city. Her peers and teachers describe her as someone who is hard-working, brilliant, positive, and an overall joy to be around. She has a lot of interests, which include fashion and science, therefore she is keeping her career options open. At this point, she is considering becoming a pediatrician or a fashion designer and has dreams of attending Harvard or the Pratt Institute in New York. Whatever she decides to pursue, it is obvious that she is destined for success. For these reasons, we recognize Kalkidan as our Middle School/Elementary Youth Resident of the Year.

AMEL HATIM MOHDALI **HIGH SCHOOL YOUTH RESIDENT OF THE YEAR**

Amel Hatim Mohdali is a senior at Alexandria City High School, who is already making an impact in her local and international community. She is an amazing scholar, taking a full load of Honors and AP Classes, and maintaining a 4.09 GPA. Amel was also accepted into the Governor's High School Academy, which has allowed her to take college level courses at George Mason University, since her freshman year of high school. Based on her academic success and hard work, Amel has been accepted to 17 colleges/universities including George Washington University, Tuskegee University, Sarah Lawrence College, Hampton University, and Xavier University, just to name a few. Amel has also shown her natural leadership skills by working with the Peer Advocates as they visit different middle schools to do workshops with students on such topics as vaping and the use of social media. Additionally, she is an ACT for Alexandria Youth Council member, where she presents issues to different members of Alexandria's City Council, and she volunteers at Alexandria Hospital. Furthermore, she serves as President of the Project Discovery college readiness club and Treasurer of the Black Student Union. Most notably, Amel has founded her own non-profit called It's Not Okay. Sudan, that is focused on preventing violence against women and helping them seek refuge and safe shelter in her family's home country of Sudan.



Amel has committed to attend Spellman College, where she has been awarded a Presidential Scholarship, that will cover tuition, room, board, and all educational expenses. She plans to attend medical school and become a Nephrologist, where she can focus on treating and serving the global majority who suffer from higher rates of kidney failure and kidney disease. Amel has a lot of dreams, and realizes that with dedication, determination, and self-discipline, she can make her dreams into a reality. For these reasons, we recognize Amel as our High School Youth Resident of the Year.

EDNA FARMER
RUBY TUCKER RESIDENT OF THE YEAR

Edna Farmer or “Sissy Girl” as she is affectionately called by her family and friends, has been a lifeline for ARHA residents, since she moved into Andrew Adkins 22 years ago. Her neighbors describe her as selfless and someone you can always count on. In the midst of the pandemic, Ms. Farmer was always front and center with ARHA staff when passing out masks, gloves, and sanitizer supplies. She assisted in preparing bags, knocked on doors, and personally delivered supplies to seniors or those with compromised immunity. When neighbors needed help with technology or submitting paperwork electronically, Ms. Farmer served as their IT tech to submit paperwork using their smart phone. Ms. Farmer also assists in getting food to neighbors through neighborhood distributions and during the Thanksgiving and Christmas holidays. Over the years, she volunteered at the Alexandria Resident Association Office, where she organized and maintained the Clothing Closet and volunteered with the Montgomery Street Learning Center. Ms. Farmer is always the one to let ARHA residents and neighbors know about programs that will benefit their children or their families, and never shy about speaking up when she feels something should be done. She also completed the Together We Bake empowerment and employment program, where she completed the program with the highest score in her class. Ms. Farmer noted that she learned at an early age from her mother the importance of giving back and helping others. She believes there are so many people who are not alone in their struggles and are facing the same challenges. Therefore, it is important that neighbors support and empower one another, so that the positive energy can help them focus on bettering their future together. Ms. Farmer is the epitome of someone who looks out for neighbors in their time of need. For these reasons, we recognize Ms. Farmer as our Ruby Tucker Resident of the Year.

DIANA MURPHY
MELVIN MILLER SENIOR RESIDENT OF THE YEAR

Diana Murphy has been active and engaged with her community since she first became an ARHA resident in 2015. She started out as a volunteer at Ladrey High rise assisting with the Food Committee, serving as a Floor Captain, and also serving as the Secretary for the Ladrey Advisory Board. In 2021, she moved out of Ladrey and into the Lineage, but she did not leave her love of service behind. Ms. Murphy became a Senior Ambassador with Senior Services of Alexandria. As a Senior Ambassador, she advocates for seniors and helps to spread the word about programs and services for seniors throughout the City of Alexandria. During that time, Ms. Murphy also became an active participant with the Senior Center at Charles Houston also known as the Krunch Bunch. Her fellow seniors and the staff at Charles Houston commented that Ms. Murphy helps out everyone and is all around supportive of activities at the Center. She shows up early to assist with set up, stays late to assist with clean up, and



will always be there for whatever is needed to help things run smoothly and be successful. Ms. Murphy is also active at her church, Russell Temple CME, where she serves as a Stewardess and the Sunday School Superintendent. Ms. Murphy shared that she has been through a lot the past few years, including a car accident, recovering from covid-19, and the death of a few close family members in addition to her longtime pet dog Sparky. Through all the adversity and sadness, what helped her the most was being able to help other others in need. She loves helping others and especially the opportunity to work with seniors in maintaining their independence and ability to age with dignity and grace. Ms. Murphy is a valued resident and a great asset to the ARHA community. For these reasons, we recognize Ms. Murphy as our Melvin Miller Senior Resident of the Year.

**Laura Simmons,
St. Paul's Episcopal Church – Lazarus Ministry
Community Champion of the Year Award**

ARHA's mission is to provide safe and affordable housing but as we know, it's not just about housing. Our residents have a lot of other needs at various times, and the pandemic has pushed those needs to extremes not seen before. We are fortunate to have wonderful community partners that often go above and beyond to make sure those needs are met.

Laura Simmons, the recent Administrator for St. Paul's Episcopal Church's Lazarus Program, is a model example of that type of partner. One of the cornerstones of St. Paul's Episcopal is "Love our neighbors as ourselves" and Laura through the Lazarus Ministry exemplifies this on a daily basis. She served as the Program Administrator for the past seven years and worked as a volunteer before stepping up to run the program. Specifically, for FY2022, the St. Paul's Lazarus ministry provided a total of almost \$99,000 in assistance for 295 ARHA households, which was more than the entire Lazarus Ministry budget in previous years.

While there are basic guidelines for assisting residents with rent and utilities, the program has expanded their guidelines to provide additional support since the pandemic and allows for other necessities such as security deposits, medical bills, clothing, food, and gas cards. Laura has also displayed flexibility and creativity to cover such things as car seats for children, eyeglasses for a family, or testing fees for GED courses and exams. She is open to thinking out of the box and always willing to lead the charge with other emergency financial providers or agencies if the Lazarus Ministry can't handle a request on their own. All of this with the number one goal of loving others and providing some hope and stability for Alexandrians in need. Her love of community and love of church ultimately helps us in our mission to serve our residents. For these reasons, we recognize Laura Simmons and St. Paul's Lazarus Ministry as our Community Champion of the Year.

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

A motion was made by Commissioner Jefferson, seconded by Chairman Kleeblatt, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters



commenced at 7:22 pm. At 8:29 pm, the Board reconvened in public session. Thereupon, Vice- Chairwoman Androh asked for a motion to adjourn the meeting. Commissioner Jefferson moved to adjourn, seconded by Chairman Kleeblatt; no other actions were taken in the Executive Session, and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 8:30 pm.

I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing Feb 2023	Public Housing March 2023	MOD Rehab Feb 2023	MOD Rehab March 2023	Market Rate Feb 2023	Market Rate March 2023
Occupancy	97%	97%	98%	98%	98%	97%
Rent Collection	79%	84%	84%	82%	56%	62%

- Lease-Ups**

New Lease-Ups	Feb 2023	March 2023
Tenant-based (HCVP)	3	29
Number of requests for tenancy	6	46
Project-based voucher	3	1
Moderate Rehabilitation	2	3



CENTRAL FACILITIES

Reporting Period: March 18, 2023 – April 15, 2023

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	0	8	16	1	2	27	16	18
Andrew Adkins	6	14	29	0	1	50	6	49
BWR (Braddock, Whiting & Reynolds)	1	5	22	0	1	29	17	17
Chatham Square	2	1	3	0	0	6	1	24
Hopkins-Tancil	7	13	27	5	3	55	18	26
James Bland I, II, IV)	2	12	10	0	2	26	6	33
James Bland V	0	3	17	1	0	21	7	17
Ladrey Highrise	4	4	20	3	0	31	6	27
Miller Homes	0	4	5	0	0	9	2	9
Park Place & Saxony Sq.	0	2	6	0	0	8	4	4
Pendleton Park	0	1	19	1	0	21	6	11
Princess Square	1	6	17	1	0	25	9	21
Quaker Hill	1	5	26	1	0	33	11	12
Samuel Madden	1	12	77	1	0	91	51	18
Scattered Sites I, II, III	3	10	35	2	2	52	15	32
TOTAL	28	100	329	16	11	484	175	318



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

PROJECT CLOSEOUT

ARHA staff submitted to Enterprise all the outstanding items for release of the balance of the second and third tax credit equity proceeds. Staff continues to prepare the 8609 application for submission to Virginia Housing.

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

B. SAMUEL MADDEN REDEVELOPMENT

The application for 9% Low Income Housing Tax credits from the Commonwealth of Virginia that the development team submitted in March was the second highest point scorer this year and first in the public housing pool. This month we received notice from Virginia Housing of a threshold item that needed to be revised, but otherwise no new news. Our partners continue to reach out to tax credit investors and lenders for the North Building and continue to market the deal to equity investors for the South Building. There is strong interest in both buildings by the financial and investment markets.

ARHA staff commenced working with the Section 18 consultant to submit the operating subsidy repositioning application together with a Demo/Dispo application. No Civil War artifacts were found in the initial surface excavation, but some foundations of prior buildings were discovered.

ARHA staff continue to hold meetings with residents regarding tenant relocation and will continue monthly relocation information gathering meetings. We expect to have the tenant protection vouchers after the approval of the Section 18 application.

C. LADREY HIGH RISE REDEVELOPMENT

At the last Board meeting, the Commissioners approved the Master Development Agreement. The city response to the Concept 1 Plan submitted by the development team were reviewed and staff pointed out a number of issues that need to be resolved with the city prior to submission of the Concept 2 plan. The development team is currently working with the city staff to prepare a schedule that allows this project to be entitled by Q1-2024.

The development team and ARHA staff have established a monthly resident input meeting and continue to have a daily open house at the team's office in Ladrey. The development team has prepared a draft project website (to be available in multiple languages) and expects to launch it in early May 2023.



D. RAD & RE-SYNDICATION

RAD: staff continues to work with the new HUD reviewer and submitted revised reserve calculations and closing figures for these projects. Staff anticipates a closing and subsidy conversion by Q3-2023.

Re-Syndication: Staff received a revised buyout number for the Chatham limited partners. Staff has met with the architects of record to commence sizing the potential redevelopment of this project for both RAD conversion and tax credit issuance.

E. TAX CREDIT PORTFOLIO

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

Assistance with food remains a high priority for residents and ARHA continues to partner with ALIVE, the Capital Area Food Bank, and other churches to provide food distributions or referrals for food. It should be noted that many households were receiving additional emergency SNAP benefits because of the pandemic, but those benefits ended last month. Staff have experienced an increase in calls to identify additional food options and concerns and are working on compiling a monthly list of distributions to share with residents. For the month of March, 543 households were provided with food through distributions directly serving ARHA residents. ALIVE also held a grand opening event for their new food hub on Mount Vernon Avenue in Del Ray. In conjunction with their existing food hub, they offer residents an opportunity to shop for a week's worth of groceries and fresh produce once a month. Lastly, one of our partners, First Assembly of God, provided a special food distribution to families in Hopkins Tancil and Chatham Square. The "Easter Baskets" contained shelf stable food items along with fresh vegetables and meat, to contribute to a meal for Easter.

The month of March was also highlighted by the arrival of spring, warmer weather, and the start of outdoor activities for many of our programs. LINK Students participated in field trips during the week of Spring Break and had the opportunity to tour the University of Mary Washington, visit the US Patent and Trademark's National Hall of Inventors Museum, and the Buddy Ford Nature Center. The week of festivities ended with Easter Egg Hunts at Ruby Tucker and our scattered site in Cameron Valley. In addition to hunting eggs, youth participated in potato sack races, egg drop races, and got to take pictures with the Easter Bunny and Teddy the Clown.

The students were not the only ones who engaged in springtime fun. Our Seniors attended their annual Senior Prom, also known as the Dance for All Ages. This year's theme was Tropical Oasis and was coordinated in conjunction with the Student Government Association of Alexandria City High School. Approximately 80 seniors danced the night away and showed the young folks how to party and have a good time.



First Assembly of God Donating Food Baskets



Easter Egg Hunt



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
April 25, 2023	Community Cookout	Kickoff Ruby Tucker Center	6:00 PM
April 28, 2023	LINK Family Engagement Meeting	Charles Houston Recreational Center	6:30 PM
April 29, 2023	Financial Literacy Workshop	Charles Houston Recreation Center	10:30 AM
May 22, 2023	Board Meeting	401 Wythe Street	7:00 PM
June 26, 2023	Board Meeting	401 Wythe Street	7:00 PM
July 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
August 28, 2023	Board Meeting	401 Wythe Street	7:00 PM
September 25, 2023	Board Meeting	401 Wythe Street	7:00 PM
October 23, 2023	Board Meeting	401 Wythe Street	7:00 PM
November 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

II. ASSET MANAGEMENT



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

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

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

B. OCCUPANCY RATE

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

PUBLIC HOUSING	Feb 2023	March 2023
Samuel Madden	100%	99%
Andrew Adkins	93%	96%
Ladrey Highrise	99%	99%
Scattered Sites I	94%	98%
Scattered Sites II	97%	94%
Scattered Sites III	100%	98%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	98%	98%
Braddock & Whiting	100%	97%
Reynolds	95%	100%



Old Dominion	78%	81%
West Glebe	100%	100%
James Bland I, II, IV	97%	99%
Lineage	100%	99%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for March 2023:

	Feb 2023	March 2023
Homeownership	15	14
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	34	34
Tenant Protection	54	52
All Other Vouchers	1333	1401
Number of Vouchers Under Lease on the last day of the month	1475	1539
HA Owned Units Leased – included in the units lease above	101	102
New Vouchers issued but not under contract as of the last day of the month	206	131
Portable Vouchers Administered	12	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 02/28/2023	Total Occupied units 03/31/2023	Current # Vacant
Princess Square	68	64	65	3
Quaker Hill	60	60	60	0
Hopkins-Tancil	108	105	103	5
Miller Homes	16	16	16	0
Pendleton Park	24	23	22	2
Old Town Commons V	54	53	53	1
Lineage	47	47	46	1
TOTALS	377	368	365	12

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 02/28/2023	Total Units Occupied 03/31/2023	Current # Vacant
Ladrey Building	169	166	166	3
Chatham Square.	52	51	51	1
Old Town Commons I	18	17	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	42	43	1
S. Madden Homes	65	65	64	1
A. Adkins Homes	89	82	85	4
Scattered Sites 410	50	47	49	1
Scattered Site 411	30	29	28	2
Scattered Site 412	41	41	40	1
Braddock	6	6	6	0
Whiting	24	24	23	1
Reynolds	18	17	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0



West Glebe	48	48	48	0
Old Dominion	36	28	29	7
Lineage	5	5	5	0
TOTALS: <i>(Values are rounded up/down)</i>	756	729	734	22

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list March 2023
HCVP	11,302
MOD Rehab	
(1) bedroom	29
(2) bedroom	16
(3) bedroom	26
(4) bedroom	0
General Public Housing	
(1) bedroom	4075
(2) bedroom	2929
(3) bedroom	1738
(4) bedroom	158
Elderly / Disabled	
(1) bedroom	132
BWR	
(2) bedroom	1713
(3) bedroom	1101
Chatham Square	
(2) bedroom	1921
(3) bedroom	30
West Glebe / Old Dominion	
(1) bedroom	1973
(2) bedroom	1869
(3) bedroom	1135
(4) bedroom	14
OTC I, II, IV	



(2) bedroom	1820
(3) bedroom	1142
Saxony Square	
(2) bedroom	1156
(3) bedroom	799
Park Place	
(0) efficiency	160
(1) bedroom	931

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Feb 2023	March 2023
Pre-Admission/Eligibility	7	11
Request for Tenancy Approval	26	29
New Move-in/Change of Unit/Port-in	26	29
Interim Change	55	54
Annual Reexamination	118	112
End of Participation	13	2
PUBLIC HOUSING		
Pre-Admission/Eligibility	5	14
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	12	14
Interim Change	18	7
Annual Reexamination	38	71
End of Participation	9	6
MODERATE REHABILITATION		
Pre-Admission/Eligibility	1	1
Request for Tenancy Approval	2	3
New Move-in/Change of Unit/Port-in	2	3
Interim Change	2	3
Annual Reexamination	8	11
End of Participation	1	3
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1



Interim Change	3	2
Annual Reexamination	5	6
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	353	384

I. INSPECTIONS

Inspections	February 2023	March 2023
Number of annual/return Inspections	173	158
Number of Initial/Re-inspections	26	46
Number of Final Failed Inspections	0	1
Number of Abatements	0	1
Number of Emergency/Special Inspections	0	3
Number of Missed Inspections (no show)	3	11
Number of quality control inspections conducted	2	14

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	February 2023	March 2023
Recertification's	34	40
Intake Certifications	54	60

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

Number of Recertification's Files With Errors /Recert Info	February 2023	March 2023
# of Recert Files w/ Errors	4	5

2. Public Safety

The following table provides a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease



agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

Types	February 2023	March 2023
Bar Notices issued	0	0
Late Notices	280	180
Unlawful Detainers	0	23
Evictions (legal)	1	0
Evictions (drugs)	0	0

K. RENT COLLECTION

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

PUBLIC HOUSING	February 2023	March 2023
Samuel Madden	70%	76%
Andrew Adkins	45%	77%
Ladrey High-Rise	90%	91%
Scattered Sites I	83%	90%
Scattered Sites II	72%	74%
Scattered Sites III	55%	56%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	90%	88%
Braddock	100%	100%
Whiting	60%	65%
Reynolds*	100%	80%
Old Dominion	88%	100%
West Glebe	83%	92%
James Bland I	84%	92%
James Bland II	62%	56%
James Bland IV	68%	83%
TOTAL	79%	84%
MARKET RATE/TAX CREDIT		
Quaker Hill	52%	50%
Princess Square	47%	56%
Millers Homes	71%	86%
Pendleton Park	59%	64%

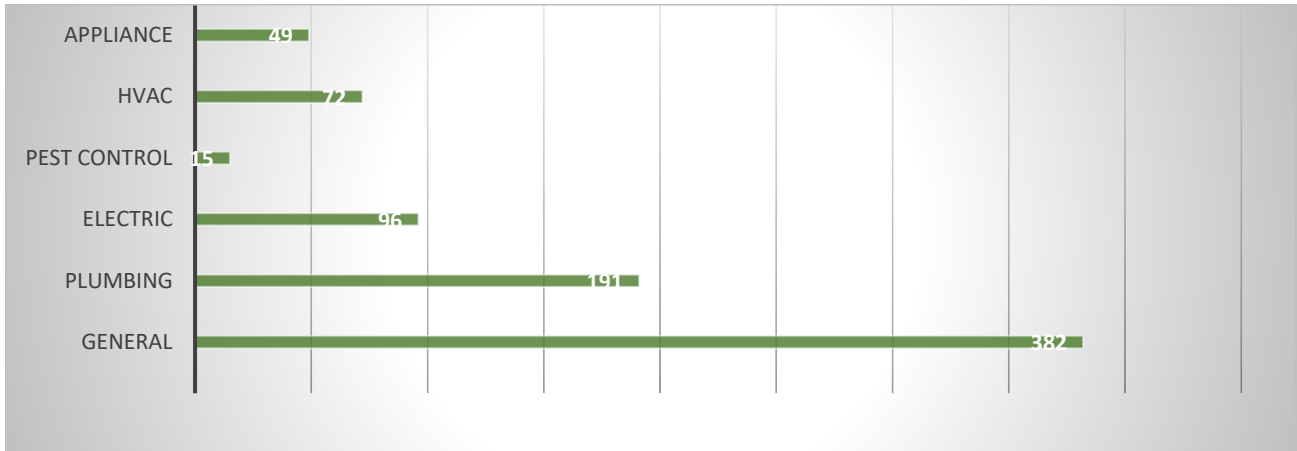


James Bland V	48%	52%
TOTAL	56%	62%
MOD/PBV		
Hopkins-Tancil	84%	82%
TOTAL	84%	82%

III. CENTRAL FACILITIES



A. MARCH WORK ORDER ACTIVITY TOTAL: 805



Chatham Square	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2022 Year End
Administrative Building	0	2	1	0	0	0	3	0	14
Alexandria Crossing (Old Dominion & West Glebe)	6	9	9	3	4	3	34	64	674
Andrew Adkins	40	22	7	0	5	0	74	58	1018
BWR (Braddock, Whiting & Reynolds)	23	9	4	0	5	4	45	50	477
Chatham Square	18	3	2	0	4	4	31	49	566
Hopkins-Tancil	49	24	5	3	8	1	90	48	1021
James Bland I, II, IV	20	16	20	0	4	6	66	38	612
James Bland V	17	7	7	0	3	4	38	34	343
Ladrey Highrise	23	25	5	0	6	2	61	54	893
Miller Homes	2	5	0	1	1	1	10	14	157
Park Place & Saxony Sq.	2	2	2	0	0	0	6	5	226
Pendleton Park	24	5	6	1	7	3	46	14	176
Princess Square	45	13	3	4	9	0	74	67	694
Quaker Hill	9	7	6	0	2	3	27	13	367
Samuel Madden	55	24	12	0	7	11	109	23	359
Scattered Sites I, II, III	49	18	7	3	7	7	91	68	1258
TOTAL	382	191	96	15	72	49	805	599	8855

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Master's provide pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 2023.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are hand delivered by staff, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:
 - Princess Square – 3/7/2023 & 3/21/2023 & 4/6/2023
 - Chatham Square – 3/8/2023 & 3/22/2023 & 4/6/2023
 - Andrew Adkins – 3/17/2023 & 3/31/2023 & 4/20/2023
 - Ladrey floors 7-11 – 3/13/2023 & 3/27/2023 & 4/24/2023
 - Ladrey floors 1-6 – 3/14/2023 & 3/28/2023 & 4/25/2023
 - Hopkins-Tancil – 3/9–3/10/2023 & 3/23-3/24/2023 & 4/11/2023
 - Samuel Madden – 3/16/2023 & 3/30/2023 & 4/14/2023

Annual Uniform Physical Condition Standard (UPCS) Inspections:

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



goal is to have all deficiencies corrected prior to HUD Real Estate Assessment Center (REAC) inspections.

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

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

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

IV. FINANCE



A. FINANCIAL SUMMARY BUDGET VS ACTUAL MARCH 2023

<i>Alexandria Redevelopment & Housing Authority March and YTD 2023 Budget vs Actual For the Period Ending March 31, 2023</i>									
	Annual Budget	March 31, 2023				FY 2023 YTD (January 1, 2023 March 31, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	4,335,900	361,325	420,068	58,743	16%	1,083,975	1,257,032	173,057	16%
Rental Assistance	3,793,800	316,150	313,104	(3,046)	-1%	948,450	932,753	(15,697)	-2%
Governmental Grants	28,650,772	2,387,564	2,312,358	(75,206)	-3%	7,162,693	6,946,402	(216,291)	-3%
Local Grants	397,825	33,152	-	(33,152)	-100%	99,456	-	(99,456)	-100%
Management/Fee for Service	3,577,500	298,125	388,342	90,217	30%	894,375	1,182,066	287,691	32%
Bookkeeping Fee	94,100	7,842	7,778	(64)	-1%	23,525	23,333	(193)	-1%
Asset Management Fee	125,600	10,467	9,280	(1,187)	-11%	31,400	27,840	(3,560)	-11%
HCVP Asset Management Fee	3,050,100	254,175	234,696	(19,479)	-8%	762,525	716,278	(46,247)	-6%
Operating Subsidy	3,941,700	328,475	391,160	62,685	19%	985,425	899,648	(85,777)	-9%
Investment Income	14,850	1,238	2,376	1,138	92%	3,713	7,412	3,699	100%
CY Transfers	694,917	57,910	-	(57,910)	-100%	173,729	-	(173,729)	-100%
Other Income	1,742,667	145,222	65,713	(79,509)	-55%	435,667	182,680	(252,986)	-58%
Total Operating Revenue	50,419,731	4,201,644	4,144,875	(56,769)	-1%	12,604,933	12,175,444	(429,489)	-3%
<u>Operating Expenses</u>									
Administration	8,054,627	671,219	1,015,273	(344,054)	-51%	2,013,657	2,219,345	(205,688)	-10%
Tenant Services	963,580	80,298	51,444	28,854	36%	240,895	165,478	75,417	31%
Utilities	1,522,470	126,873	144,155	(17,283)	-14%	380,618	462,035	(81,417)	-21%
Ordinary Maintenance & Operations	6,041,780	503,482	593,142	(89,661)	-18%	1,510,445	1,908,893	(398,448)	-26%
Protective Services	158,490	13,208	936	12,272	93%	39,623	50,860	(11,238)	-28%
General Expense	2,612,250	217,688	204,052	13,635	6%	653,063	571,684	81,378	12%
Housing Assistance Payments	27,383,620	2,281,968	2,476,689	(194,721)	-9%	6,845,905	7,179,143	(333,238)	-5%
Debt Service	257,120	21,427	34,557	(13,131)	-61%	64,280	72,861	(8,581)	-13%
CY Reserves	3,425,794	285,483	-	285,483	100%	856,449	-	856,449	100%
Total Operating Expense	50,419,731	4,201,644	4,520,249	(318,604)	-8%	12,604,933	12,630,298	(25,365)	0%
NET SURPLUS (DEFICIT)	0	0	(375,374)	(375,374)		0	(454,854)	(454,854)	

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	1,257,032	1,083,975	173,057	-	-	-	-	-	-
Rental Assistance	932,753	948,450	(15,697)	-	-	-	-	-	-
Governmental Grants	6,946,402	7,162,693	(216,291)	-	107,650	(107,650)	6,946,402	7,055,043	(108,641)
Local Grants	-	99,456	(99,456)	-	51,956	(51,956)	-	-	-
Management/Fee for Service	1,182,066	894,375	287,691	1,157,110	894,375	262,735	-	-	-
Bookkeeping Fee	23,333	23,525	(193)	23,333	23,525	(193)	-	-	-
Asset Management Fee	27,840	31,400	(3,560)	27,840	31,400	(3,560)	-	-	-
HCVP Asset Management Fee	716,278	762,525	(46,247)	143,083	145,525	(2,442)	573,195	617,000	(43,805)
Operating Subsidy	899,648	985,425	(85,777)	-	-	-	-	-	-
Investment Income	7,412	3,713	3,699	125	25	100	1,434	55	1,379
CY Transfers	-	173,729	(173,729)	-	65,528	(65,528)	-	-	-
Other Income	182,680	435,667	(252,986)	104,704	162,272	(57,568)	3,849	31,275	(27,426)
Total Operating Revenue	12,175,444	12,604,933	(429,489)	1,456,194	1,482,256	(26,061)	7,524,880	7,703,373	(178,493)
<u>Operating Expenses</u>									
Administration	2,219,345	2,013,657	(205,688)	728,534	605,273	(123,260)	370,943	433,551	62,608
Tenant Services	165,478	240,895	75,417	66,582	104,250	37,668	-	50,000	50,000
Utilities	462,035	380,618	(81,417)	27,434	18,488	(8,947)	-	-	-
Ordinary Maintenance & Operations	1,908,893	1,510,445	(398,448)	669,777	424,356	(245,421)	1,387	3,500	2,113
Protective Services	50,860	39,623	(11,238)	30	518	488	-	63	63
General Expense	571,684	653,063	81,378	197,142	176,675	(20,467)	74,122	99,800	25,678
Housing Assistance Payments	7,179,143	6,845,905	(333,238)	-	-	-	6,818,527	6,845,905	27,378
Debt Service	72,861	64,280	(8,581)	-	-	-	-	-	-
CY Reserves	-	856,449	856,449	-	152,696	152,696	-	270,555	270,555
Total Operating Expense	12,630,298	12,604,933	(25,365)	1,689,499	1,482,256	(207,244)	7,264,980	7,703,373	438,393
NET SURPLUS (DEFICIT)	(454,854)	0	(454,854)	(233,305)	0	(233,305)	259,900	-	259,900

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	-	-	-	543,272	484,900	58,372	12%	713,760	599,075	114,685	19%
Rental Assistance	-	-	-	932,753	948,450	(15,697)	-2%	-	-	-	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	47,500	(47,500)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	10,396	-	10,396	NB	14,560	-	14,560	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	899,648	985,425	(85,777)	-9%
Investment Income	240	2,500	(2,260)	465	145	320	221%	5,148	988	4,161	421%
CY Transfers	-	-	-	-	-	-	NB	-	108,202	(108,202)	-100%
Other Income	-	183,500	(183,500)	37,818	18,788	19,030	101%	36,310	39,833	(3,523)	-9%
Total Operating Revenue	240	233,500	(233,260)	1,524,704	1,452,283	72,421	5%	1,669,426	1,733,522	(64,096)	-4%
<u>Operating Expenses</u>											
Administration	216,000	221,713	5,713	281,215	261,048	(20,167)	-8%	622,654	492,072	(130,581)	-27%
Tenant Services	-	-	-	42,462	54,080	11,618	21%	56,434	32,565	(23,869)	-73%
Utilities	-	-	-	126,476	99,488	(26,989)	-27%	308,124	262,643	(45,482)	-17%
Ordinary Maintenance & Operations	162	163	0	628,940	495,660	(133,280)	-27%	608,625	586,766	(21,859)	-4%
Protective Services	-	-	-	1,800	4,305	2,505	58%	49,030	34,738	(14,293)	-41%
General Expense	33,777	11,625	(22,152)	91,630	179,200	87,570	49%	175,013	185,763	10,750	6%
Housing Assistance Payments	-	-	-	-	-	-	NB	360,615	-	(360,615)	NB
Debt Service	-	-	-	72,861	64,280	(8,581)	-13%	-	-	-	NB
CY Reserves	-	-	-	-	294,222	294,222	100%	-	138,976	138,976	100%
Total Operating Expense	249,939	233,500	(16,439)	1,245,384	1,452,283	206,898	14%	2,180,496	1,733,522	(446,974)	-26%
NET SURPLUS (DEFICIT)	(249,699)	-	(249,699)	279,319	-	279,319		(511,070)	-	(511,070)	



V. DEVELOPMENT



I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

ARHA staff submitted the outstanding items to Enterprise for release of the balance of the Second and Third LIHTC equity installments. Staff had expected completion of this process in March, however the revised ALTA survey required by Enterprise took longer than initially projected. Staff has commenced preparing the 8609 application to Virginia Housing.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow. The ACC operating subsidy for the six public housing units on this site are current and fully funded in PIC.

B. SAMUEL MADDEN REDEVELOPMENT

On the 2023 Competitive LIHTC Application scoring, the Madden 9% tax credit application scored 754.77 points. This scoring was the second highest in the state and the highest ranked tax credit application in the public housing pool. The application was for slightly less than \$2.2 annual allocation. We have not heard yet if Virginia Housing will stick by that amount or increase the allocation in each category.

Together with the development partners, ARHA staff is preparing the application package for the additional \$2.1M from the Braddock fund. The project has already been approved for the \$1M loan, however, due to a reduction in the amount of tax credits to be allocated in each pool by Virginia Housing, we will need to increase the debt on the project. The package is being prepared for submission to the AHAAC meeting in June.

We have made no progress on Council approval of Premiere Housing Development, the nonprofit entity created by the VHD board. Still pending before the City is approval of the tax abatement for the North Building and how to treat taxes for the affordable units in the South Building.

ARHA staff will submit the Section 18 repositioning application as well as the demo/dispo application for Madden in early May.

The City's housing department will meet with ARHA staff in late April to review the draft Mitigation MOU to conclude the Section 106 historical review process. In addition, ARHA at the City have taken additional measures to convene a community review committee to carry out the required Oral History project for our site.

The development team has revised its forecast for a financial closing for the project in 2024 Q1, with demolition and construction commencing in early spring 2024.

C. LADREY HIGH RISE REDEVELOPMENT

In early April, the development team received city comments on the Concept 1 plan previously submitted to the city. The comments showed that there were a number of big issues that need to be resolved



including the entrance to the building, public access to the outdoor amenity space, relocation of the wet utilities, and programming for the building.

The development team established a regular monthly resident meeting and continue to host daily open housing in the office in the Ladrey building. To date, the development partners have met all of the Ladrey residents and have obtained initial household data and relocation preferences. This is also a good way for the development team to understand individual household needs and language preferences.

The team has prepared a project website to provide the public with a regular update of the project, received comments from the public and otherwise introduce the project to the community. The site will be accessible in multiple languages and will be launched in May. The development team continues to work with the city on creating an entitlement schedule that will allow City Council approval of the project in Q1-2024.

D. RAD & RE-SYNDICATION

RAD: ARHA staff continues to work with the newly assigned HUD manager and has submitted new financial projection. There is no new information to report.

Re-Syndication: Chatham/BWR

Staff have reached out to the tax credit partner's representative for Chatham to discuss the buyout of the limited partner interests. Staff has also commenced working with the architect of record to provide an itemization of outstanding renovation issues with a preliminary breakdown of costs. This will allow staff to have an estimate of the potential size of the renovations and a calculation of preliminary figures for the RAD conversion and the size of a potential 4% tax credit deal.

E. CITY FUNDING FOR DEVELOPMENT

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

F. OTHER PROJECTS

Bonds

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

Strategic Planning

The preliminary update of the Strategic Plan will be submitted for ARHA Board review at the April Board meeting. The updates primarily reference the adoption by the agency of an agency-wide repositioning approach including the Three Pillars of Repositioning articulated over the past years.



G. TAX CREDIT PORTFOLIO

March month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. Annual Operating Budget preparation for Fiscal Year 2023 is underway. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. We have received additional HUD Financing Plan and operating proforma comments and are addressing and preparing the response for submission. HUD is also requiring the physical needs assessment for each property to be updated which has been completed. The operating proformas are also being updated with newly published HUD rents for 2022. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Virginia Housing has completed Tax Credit and Lender inspections for Chatham Square, BWR, Quaker Hill, and James Bland I and II and have received close out reports for all properties with no findings. Certificates of Insurance have been updated for all tax credit properties and provided 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)	March New Enrollment
Hopkins-Tancil	43	2
Chatham Square	26	0
Samuel Madden	31	0
Andrew Adkins	28	0
James Bland V	73	0
Princess Square	12	0
Ladrey	19	0
HCVP	69	0
Scattered Sites	34	0
City-wide	10	0
TOTAL	345	2

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

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

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



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

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

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

Household Contacts By Property	Numbers Reached March 1 – March 31
Hopkins-Tancil	91
Chatham Square	45
Samuel Madden	60
Andrew Adkins	46
James Bland /OTC	58
Princess Square	35
Ladrey Highrise	157
West Glebe/Old Dominion	38
Pendleton Park/Park Place	25
Scattered Sites	36
HCVP/City-wide	29
Total	620

C. VOLUNTEERS

Currently there are 38 active volunteers working with RACS’ programs, to assist in the delivery of workshops or programming. For the month of March, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, and special activities for Valentine’s Day. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	Month	# New Recruits	# Of Service Hours	Value of Service Hrs.
38	March	0	129	\$3,477.84

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	51	68



Number of Households with Positive Escrow Accounts	N/A	32
Number of Households to Successfully Graduate – YTD	N/A	0

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	March 2023	YTD
Healthcare & Medical	6	14
Financial Assistance/Literacy Education	34	96
Daily Living Skills/Entitlements	2	5
Transportation	88	271
Enrollments/Registrations/Assessments	14	21
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	0	0
Childcare Services	2	6
Other	5	19
TOTAL	151	432

F. PARTNERSHIPS

Provider / Partner	Event/Activity – March 2023	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	4
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	245
Capital Area Food Bank	Mobile Market	228
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	10
First Assembly of God	Easter Food Baskets & Gift cards	60
Total	6	597



G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$	\$ 2,150	\$	\$8,025

H. PROGRAM SUMMARY

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

In partnership with the Department of Recreation and other Out of School Time Programs, ARHA participated in the Night of Stars Talent Showcase. Fourteen students from our LINK Program performed on stage to a sold-out audience at The Lee Center.

The month of March was also highlighted by the arrival of spring, warmer weather, and the start of outdoor activities for many of our programs. LINK Students participated in field trips during the week of Spring Break and had the opportunity to tour the University of Mary Washington, visit the US Patent and Trademark's National Hall of Inventors Museum, and the Buddy Ford Nature Center. The week of festivities ended with Easter Egg Hunts at Ruby Tucker and our scattered site in Cameron Valley. In addition to hunting eggs, youth participated in potato sack races, egg drop races, and got to take pictures with the Easter Bunny and Teddy the Clown.

The students were not the only ones who engaged in springtime fun. Our Seniors attended their annual Senior Prom, also known as the Dance for All Ages. This year's theme was Tropical Oasis and was coordinated in conjunction with the Student Government Association of Alexandria City High School. Approximately 80 seniors danced the night away and showed the young folks how to party and have a good time.

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

- Community Cookouts – Kickoff Ruby Tucker Center – April 25th – 6:00 pm (Full List included below)
- LINK Family Engagement Meeting – Charles Houston Recreation Center – April 28th – 6:30 pm
- Financial Literacy Workshop - Charles Houston Recreation Center – April 29th – 10:30 am

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

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

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

2023 Community Cookouts

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

**All cookouts are
6:00-7:30 pm**

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

Partners:



J. PHOTOS



NIGHT OF STARS PARTICIPANTS



FIELD TRIPS TO NATIONAL INVENTOR'S HALL OF FAME & UNIVERISTY OF MARY WASHINGTON



SENIOR PROM - DANCE FOR ALL AGES @ ALEXANDRIA CITY HIGH SCHOOL



EASTER EGG HUNTS – RUBY TUCKER & SCATTERED SITE (CAMERON VALLEY)



EASTER EGG HUNTS – RUBY TUCKER & SCATTERED SITE (CAMERON VALLEY)

VII. CONSENT DOCKET



Keith Pettigrew, Chief Executive Officer

DATE: April 24, 2023

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

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE THE STRATEGIC PLAN UPDATE THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (ARHA)**

ISSUE:

The Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners (Board) adopted a strategic plan in 2012. This Strategic Plan projected the agency’s work for 10 years. In 2019, the ARHA Board embraced the repositioning strategy embodied in the Three Pillars of Repositioning and the Development Principles. Since the 2012 Strategic Plan has concluded and the original initiatives outlined in that Plan remain valid today, the agency undertook an extensive review of the plan and incorporated the repositioning criteria into a new Strategic Plan that we are requesting the Board vote on. In addition, to comply with the requirements of the \$1.9 Million Dollar Virginia Housing Grant and the S&P Rating Process, the agency must produce a Strategic Plan Update.

DISCUSSION:

In 2012, the ARHA Board adopted a ten-year strategic plan. This Plan created a road map for ARHA that reflected its and the community’s needs and vision for the future of affordable housing in Alexandria. The intent of the Plan was simply stated – “identify the challenges which ARHA must address if it is to fulfill its mission” and “employ innovative strategies and adopt a business model that maximizes the prospects for our successful intervention and resolution of the affordable housing and self-sufficiency challenges facing our lower income population.”

Since the Plan’s original publication, the City of Alexandria as well as ARHA have changed significantly. Since 2000, Alexandria has seen a 72% increase in regional median income, but over 120% average increase in rental costs. More than 74% of low to moderate income Alexandrians (approximately 14,539 households) spend 30% or more of their income on rent or mortgage payments. Alexandria has also witnessed a 62% decline in market-affordable rental units between 2000 and 2021, and only expects this to get worse as economic conditions improve post-COVID.

401 Wythe Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 549-8709
www.arha.us



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

Estimates predict that the city will need an additional 13,600 housing units to accommodate household growth from 2015 to 2030 (Turner et al. 2019), and most of those units need to be affordable to middle- and low-income households.

At ARHA, there are over 33,000 applicants on the waiting list of ARHA's affordable housing programs. With little turnover among the 1,049 units in ARHA's portfolio and its 1,465 Housing Choice Vouchers, it is nearly impossible to calculate the length of time that an applicant spends waiting for a chance at affordable housing.

ARHA itself has changed. As the only provider of affordable housing for very low-income households (those at or below 30% AMI), ARHA has had to embark on a new way of performing its mission in light of continued inadequate federal funding, aging properties, and lack of investment in social programs investing in poor people.

Under the leadership of CEO Keith Pettigrew, ARHA has started to clearly define a new direction for the agency. Specifically, Mr. Pettigrew has developed the three pillars of repositioning which outlines how ARHA will transform the current ACC subsidy through Section 18 repositioning or RAD operating subsidies, the redirection of the agency away from being a traditional public housing entity into an administrator of subsidy contracts, and a new approach to delivering services across the city to low-income households in the mixed income properties that ARHA has commenced developing. ARHA has embarked upon making its portfolio financially sustainable, increasing the staff capacity, and providing meaningful programs and services to its residents for self-improvement.

As part of sourcing funds for the agency to fulfill its mission, ARHA has secured a \$1.9 Million grant from the state of Virginia. A condition of these funds is that ARHA update its strategic plan. Moreover, as part of the agency's effort to issues Geo-Bonds, and as a requirement to receive an S&P rating, ARHA is required to have a current Strategic Plan. Adoption of the updated Strategic Plan will satisfy the requirements of both of these activities.

The Strategic Plan update performed by EJP Consulting LLC involved reviewing documents concerning the agency plans, interviewing agency staff, and researching the affordable housing market in Alexandria, VA. The update is a culmination of an approximately one-year planning process.

RECOMMENDATION

ARHA recommends that the Board approve the Strategic Plan Update.

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Alexandria Redevelopment and Housing Authority

Commissioners:

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Anitra Androh, *Vice-Chairwoman*
Willie Bailey, Sr.

Christopher Ballard
Daniel Bauman
Tracy Jefferson

Kevin Harris
Merrick Malone
Michelle Krockner

Keith Pettigrew, Chief Executive Officer

FISCAL IMPACT:

None

HOUSING AUTHORITY BOARD OF COMMISSIONERS

RESOLUTION TO APPROVE ARHA STRATEGIC PLAN UPDATE

RESOLUTION No. 722-2023

WHEREAS the Alexandria Redevelopment and Housing Authority (“ARHA”) desires to comply with the VA State \$1.9 Million Dollar Grant and the pending S&P Rating process and provide a Strategic Plan Update.; and

WHEREAS ARHA procured EJP Consulting Group LLC in the Fall of 2022 to perform a Strategic Plan Update as the previous ARHA Strategic Plan was completed in 2012 and the plan extended through 2022.

WHEREAS EJP Consulting Group over the next several months reviewed documents concerning the agency plans including past community meetings, accomplishments, etc., interviewed agency staff, and researched the affordable housing market in Alexandria, VA.

WHEREAS, during the month of May 2023, ARHA intends to submit the Strategic Plan Update to the VA State and the S&P Analyst. These two submissions will ensure ARHA has complied with the processes.

NOW, THEREFORE, BE IT RESOLVED: that on this 24th day of April 2023, at a duly noticed ARHA Board of Commissioners, the Board (“Board”) approves execution of the Strategic Plan Update; and

BE IT RESOLVED that the Board authorizes the ARHA Chief Executive Officer (“CEO”) to sign off and submit the Strategic Plan Update as a document that reflects the vision and roadmap for the agency.

BE IT FURTHER RESOLVED that the Board authorizes the ARHA CEO to take any and all actions necessary to ensure the successful completion of the Strategic Plan Update

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

Adopted this 24th day of April 2023

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

Anitra Androh, Vice Chair

By: _____

Keith Pettigrew, Chief Executive Officer

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS