



Alexandria Redevelopment and Housing Authority

# Monthly Report to the Board of Commissioners

Keith Pettigrew  
Chief Executive Officer

**FEBRUARY 27, 2023**



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## BOARD OF COMMISSIONERS

### REGULARLY MONTHLY MEETING

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

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

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#### 1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

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

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

#### 3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JANUARY 23, 2023.

#### 4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY FEBRUARY 27, 2023.

#### 5. CONSENT DOCKET

- 5.1 Vote for Approval of Amendment to Resolution No. 716-2022 to Submit to HUD the FY 2023 Annual Plan in Addition to the Five-Year Agency Plan to Authorize ARHA Staff to Submit to HUD the Disposition Applications for the Samuel Madden Public Housing Community
- 5.2 Vote for Approval of Resolution No. 718-2023 Vote to Apply for City Loan for the Redevelopment of the Samuel Madden Homes Community.
- 5.3 Vote for Approval of Resolution No. 719-2023 Vote to Authorize ARHA Staff to submit to HUD the Disposition Applications for the Samuel Madden Public Housing Community.
- 5.4 Vote for Approval of Amendment to Resolution No. 720-2023 to Approve the Master Development Agreement for the Redevelopment of the Ladrey Community.
- 5.5 Vote for Approval of Amendment to Resolution No. 721-2023 to Support Amendments to the VHA Organization Documents.
- 5.6 Vote for Approval of VHD 001-2023 Formation of the Special Purpose Entity for the Madden Deal.

#### 6. ACTION DOCKET



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- 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, January 23, 2023, at 7:00 pm**

**THOSE PRESENT:**           **Peter Kleeblatt, Chairman**  
                                  **Daniel Bauman, Commissioner**  
                                  **Willie Bailey, Commissioner**  
                                  **Tracy Jefferson, Commissioner**  
                                  **Merrick Malone, Commissioner**  
                                  **Christopher Ballard, Commissioner**  
                                  **Michelle Krocker, Commissioner**

**THOSE ABSENT:**           **Anitra Androh, Vice Chairwoman**  
                                  **Kevin Harris, Commissioner**

**Steven Hines**

**RECORDER:**               **Casandra Martinez**

Chairman Kleeblatt called the meeting to order at 7:10 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. We've been working with getting all the washing machines repaired, I believe it's only one down, as well as two drives down. Other than that, no other problems reported.

Also, the residents of Ladrey are extremely excited about the Ladrey project and the process moving forward.

Chairman Kleeblatt: Okay.

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



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

Chairman Kleeblatt: With that we can move on to the public discussion agenda.

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

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

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

Chairman Kleeblatt presented the minutes for Monday, January 23, 2023. Commissioner Malone moved to accept the minutes; the motion was seconded by Commissioner Jefferson. The motion was approved with (5) Yeas, and (0) Nays, (2) Abstained

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

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

COVID numbers are back up. According to the Alexandria health department RSV Respiratory Syncytial Virus is also prevalent. We are still practicing safety protocols in the building and on the properties.

Asset Management:

Rent payments continue to improve, we continue to receive rental assistance for residents in need.

Maintenance & Facilities:

REAC inspections were performed towards the end of the year, we received very good scores.

Resident Services:

The staff continues to do a tremendous job with outreach in servicing our residents. Gaynelle and Asset Management have been working hard to increase rental assistance payments. Santa's Winter Wonderland was a success.

Mr. Pettigrew: Chairman Kleeblatt that concludes my report. Does anyone have any questions?

Chairman Kleeblatt: Commissioner Krocker has a question.

Commissioner Krocker: Do we have a source of the rental assistance for the residents. Is it from the city? or the state?



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Janell Diaz: It is from the city.

Chairman Kleeblatt: There are no more questions.

**ITEM 5. CONSENT DOCKET:**

Chairman Kleeblatt: A vote to approve resolution 717-2023 Authorizing staff to write-off vacated tenant accounts.

Mr. Pettigrew: The total amount of vacated tenant accounts to be written off as uncollectable is \$77,000, however we will continue to recover those monies via collection agencies. Often, we do not get the money back however it will be reported in the EIV system preventing them from leasing at other housing authorities until these funds are paid. We ask that the board approve resolution 717-2023.

Commissioner Ballard moved to approve; the motion was seconded by Commissioner Malone. The motion was approved with (5) Yeas, and (0) Nays.

**-ITEM 6. ACTION DOCKET:**

- No Items Submitted.

**ITEM 7. NEW BUSINESS:**

- No Items Submitted.

**ITEM 8. ANNOUNCEMENTS:**

- No Items Submitted.

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

A motion was made by Commissioner Ballard, seconded by Commissioner Bailey, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:25 pm. At 8:46 pm, the Board reconvened in public session.

Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Ballard moved to adjourn, seconded by Commissioner Bauman; 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 (5) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 8:47 pm.



## I. EXECUTIVE SUMMARY



## ASSET MANAGEMENT

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

- **Occupancy / Rent Collection**

	Public Housing Dec 2022	Public Housing Jan 2023	MOD Rehab Dec 2022	MOD Rehab Jan 2023	Market Rate Dec 2022	Market Rate Jan 2023
Occupancy	97%	97%	98%	97%	99%	98%
Rent Collection	84%	91%	82%	84%	80%	61%

- **Lease-Ups**

New Lease-Ups	Nov 2022	Dec 2022	YTD
Tenant-based (HCVP)	26	40	144
Number of requests for tenancy	66	41	215
Project-based voucher	1	0	50
Moderate Rehabilitation	0	2	13



## CENTRAL FACILITIES

Reporting Period: January 14, 2023 – February 6, 2023

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total	Outstanding Total	Previous Reporting
Alexandria Crossing (Old Dominion & West Glebe)	2	2	18	3	1	26	15	51
Andrew Adkins	7	3	34	2	1	47	12	103
BWR (Braddock, Whiting & Reynolds)	1	2	20	3	0	26	7	32
Chatham Square	0	1	21	1	0	23	3	62
Hopkins-Tancil	0	15	34	1	0	50	13	131
James Bland I, II, IV)	0	5	22	1	0	28	9	88
James Bland V	1	0	19	1	1	22	5	38
Ladrey Highrise	4	5	23	2	0	34	4	120
Miller Homes	0	1	4	0	1	6	0	23
Park Place & Saxony Sq.	0	1	2	0	0	3	0	22
Pendleton Park	0	4	11	0	0	15	3	26
Princess Square	2	8	36	2	1	49	8	76
Quaker Hill	1	3	11	0	0	15	0	50
Samuel Madden	1	5	14	0	0	20	2	68
Scattered Sites I, II, III	0	11	35	2	0	48	9	112
<b>TOTAL</b>	<b>19</b>	<b>66</b>	<b>304</b>	<b>18</b>	<b>5</b>	<b>412</b>	<b>90</b>	<b>1002</b>



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## **DEVELOPMENT**

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

#### **1. PROJECT CLOSEOUT**

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

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

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

On February 7, the City's Planning Commission unanimously approved the various applications for the Madden Project. The next step is a public hearing and vote to be held on February 25. At the Council hearing the \$1M loan application and a Redevelopment Resolution will also be taken up.

The city approved a waiver of the construction-related fees for the affordable building (North Building). The City's assessing department requested additional entity deal structure from the development team. The request will be considered after the deal has received the 9% Low Income Housing Tax credits. City attorney continues to review the ARHA request for approval of the various corporate structures previously created for past deals, approval of VHD and Premiere, as well as approval of the entities to be created for the Madden project and all future redevelopment deals.

The Development Team received the consultant's report indicating that the Madden property meets the obsolescence test for submission of a repositioning of the operating subsidy and demolition under Section 18. In addition, the development team is preparing the application for 9% tax credits which will be submitted on March 16.

The City's housing department is currently reviewing a draft Mitigants MOU to conclude the Section 106 historical review process. Our team is required to host an in-person Interested Party meeting as well as a fourth consulting meeting to review the proposed mitigation steps that we have proposed.

ARHA staff continues to implement an aggressive community engagement plan. No less than 15 Madden residents attended the Planning Commission meeting to hear the presentations and commission deliberation leading to the approval of the development plans for their community. The February monthly resident's meeting was dedicated to a celebration of Black History Month, a presentation on the historical findings about the Madden community, and a presentation from the head of the City's Oral History project. The event was well attended and there is excitement about the pending development, especially surrounding the relocation planning.

At the January ARHA Redevelopment Work Group, the Mayor enthusiastically reacted to the completion of the entitlement process for this complicated an aggressive deal in eleven months.



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

ARHA staff and the procured developer negotiated a satisfactory conclusion to numerous outstanding issues in the Master Development Agreement. The MDA has been circulated to the ARHA Board for review and comments and it is expected, after the Development Committee approval, that the resolution approving the MDA will be submitted to a vote at a Special Board meeting in early March.

The procured developer continues to actively engage the Ladrey residents. The goal is to have a actively engaged and motivated residents who will participate throughout the entire entitlement period.

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

RAD: Revised financial statements were submitted to HUD for review. No new update to report.

Re-Syndication: The physical needs assessments of the Chatham and BWR properties were completed. No new update to report at this time.

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

January 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 is underway. 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 are awaiting a close out report. Annual audits and Partnership Tax Returns are underway. Virginia Housing annual monitoring fee invoices have been received and processed for all tax credit properties. Asset Management fee invoices from the investor partners have also been received and processed for all tax credit properties.



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## RESIDENT SERVICES

### RACS Operational Report Updates

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

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 months of January, 313 households were provided with food through distributions directly serving ARHA residents. Staff also received a special donation of ten \$100 gift cards for families to use during restaurant week in Alexandria.

Resident Services staff and members of the Resident Association reviewed nominations and four individuals were selected for ARHA's annual Residents of the Year awards. They include:

- Kalkidan Michael – Middle School/Elementary Youth Resident of the Year – currently a sixth grade, honors student with a 3.95 GPA and dreams of becoming a pediatrician or a fashion designer.
- Amel Hatim Mohdali – High School Youth Resident of the Year – currently a graduating senior, with a 4.09 GPA and plans to attend Spellman College on a Presidential Scholarship:
- Edna Farmer – Ruby Tucker Resident of the Year – long time resident who has consistently volunteered and given back to her community and neighbors; and
- Diana Murphy – Melvin Miller Senior Resident of the Year – senior resident who enjoys helping others and has stepped up to be a Senior Ambassador with the City of Alexandria.

Their complete nomination biographies and information on why each of them are deserving of the honors are included in the RACS Program Summary Section.

Along with our Resident of the Year, staff selected the Community Champion of the Year. This year's recipient was Laura Simmons and St. Paul's Episcopal Church Lazarus Program. The Lazarus program has been in existence since 2004, and Ms. Simmons has been the administrator for the past seven years. St. Paul's has expanded their guidelines to provide additional support since the pandemic that includes financial, but also other items such as eyeglasses, car seats, or gas cards, which are not always items included for assistance. They exemplify an organization that is committed to going above and beyond to provide hope and stability to our residents in need. The complete nomination biography is included in the RACS Program Summary section.



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## UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
February 28, 2023	ROSS/FSS Information Session	401 Wythe Street	6:00 PM
March 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
April 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
May 22, 2023	Board Meeting	401 Wythe Street	7:00 PM
June 26, 2023	Board Meeting	401 Wythe Street	7:00 PM
July 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
August 28, 2023	Board Meeting	401 Wythe Street	7:00 PM
September 25, 2023	Board Meeting	401 Wythe Street	7:00 PM
October 23, 2023	Board Meeting	401 Wythe Street	7:00 PM
November 27, 2023	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

## II. ASSET MANAGEMENT





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

	Indicator	Dec 2022	Jan 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 <i>(General Public Housing only)</i>
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	December 2022	January 2023
Samuel Madden	94%	96%
Andrew Adkins	92%	91%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	100%
Scattered Sites II	93%	97%
Scattered Sites III	98%	100%



Saxony Square	100%	100%
Park Place	97%	100%
Chatham Square	98%	97%
Braddock & Whiting	97%	100%
Reynolds	100%	89%
Old Dominion	92%	87%
West Glebe	98%	98%
James Bland I, II, IV	99%	99%
Lineage	100%	100%

### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	December 2022	January 2023
Housing Choice Voucher	98%	98%
Moderate Rehabilitation	99%	98%
Project Based Section 8	99%	98%
Low Rent Public Housing	98%	97%
Market Rate (Affordable Dwelling Units)	98%	98%

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for Jan 2023:

	December 2022	January 2023
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	35	34
Tenant Protection	54	54
All Other Vouchers	1321	1327
Number of Vouchers Under Lease on the last day of the month	1463	1468
HA Owned Units Leased – included in the units lease above	101	101
New Vouchers issued but not under contract as of the last day of the month	195	194
Portable Vouchers Administered	14	14



Number of Vouchers Covered by Project-Based AHAPs and HAPs	205	205
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**E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS**

<b>Developments</b>	<b>Total # of Units</b>	<b>Total Occupied units 12/31/2022</b>	<b>Total Occupied units 01/31/2023</b>	<b>Current # Vacant</b>
Princess Square	68	66	65	3
Quaker Hill	60	60	60	0
Hopkins-Tancil	108	106	104	4
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	54	53	1
Park Place	38	38	38	0
Saxony	5	5	5	0
Lineage	46	46	46	0
<b>TOTALS</b>	<b>419</b>	<b>415</b>	<b>411</b>	<b>8</b>

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

<b>Developments</b>	<b>Total # of Units</b>	<b>Total Units Occupied 12/31/2022</b>	<b>Total Units Occupied 01/31/2023</b>	<b>Current # Vacant</b>
Ladrey Building	169	168	167	2
Chatham Square.	52	51	50	2
Old Town Commons I	18	17	17	1
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	61	62	3
A. Adkins Homes	89	82	81	8
Scattered Sites 410	50	49	50	0
Scattered Site 411	30	28	29	1
Scattered Site 412	41	40	41	0



Braddock	6	6	6	0
Whiting	24	23	24	0
Reynolds	18	18	16	2
Saxony Square	5	5	5	0
Park Place	38	37	38	0
West Glebe	48	47	47	1
Old Dominion	36	33	31	5
Lineage	6	6	6	0
<b>TOTALS:</b> <i>(Values are rounded up/down)</i>	<b>751</b>	<b>727</b>	<b>726</b>	<b>25</b>

#### G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list January 2023
<b>HCVP</b>	11,295
<b>MOD Rehab</b>	
(1) bedroom	20
(2) bedroom	22
(3) bedroom	24
(4) bedroom	0
<b>General Public Housing</b>	
(1) bedroom	4,065
(2) bedroom	2,968
(3) bedroom	1,744
(4) bedroom	152
<b>Elderly / Disabled</b>	
(1) bedroom	150
<b>BWR</b>	
(2) bedroom	1833
(3) bedroom	1113
<b>Chatham Square</b>	
(2) bedroom	1912



(3) bedroom	26
<b>West Glebe / Old Dominion</b>	
(1) bedroom	1971
(2) bedroom	1870
(3) bedroom	1156
(4) bedroom	13
<b>OTC I, II, IV</b>	
(2) bedroom	1818
(3) bedroom	1177

## H. CERTIFICATIONS ACTIVITY

<b>HOUSING CHOICE VOUCHER</b>	<b>December 2022</b>	<b>January 2023</b>
Pre-Admission/Eligibility	10	14
Request for Tenancy Approval	40	23
New Move-in/Change of Unit/Port-in	40	23
Interim Change	51	44
Annual Reexamination	127	79
End of Participation	2	4
<b>PUBLIC HOUSING</b>		
Pre-Admission/Eligibility	2	9
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	8	4
Interim Change	19	18
Annual Reexamination	50	30
End of Participation	6	10
<b>MODERATE REHABILITATION</b>		
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	2	1
New Move-in/Change of Unit/Port-in	2	1
Interim Change	8	2
Annual Reexamination	11	6
End of Participation	0	2
<b>PROJECT BASED VOUCHER</b>		



Pre-Admission/Eligibility	0	2
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	3	4
Annual Reexamination	10	2
End of Participation	1	1
<b>TOTAL CERTIFICATIONS COMPLETED</b>	<b>393</b>	<b>279</b>

## I. INSPECTIONS

<b>Inspections</b>	<b>December 2022</b>	<b>January 2023</b>
Number of annual/return Inspections	28	55
Number of Initial/Re-inspections	41	51
Number of Final Failed Inspections	0	2
Number of Abatements	0	1
Number of Emergency/Special Inspections	0	1
Number of Missed Inspections (no show)	3	10
Number of quality control inspections conducted	2	2

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

<b>Number of Files Reviewed Audit Files*</b>	<b>December 2022</b>	<b>January 2023</b>
Recertification's	38	38
Intake Certifications	64	82

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



Number of Recertification's Files With Errors /Recert Info	December 2022	January 2023
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	December 2022	January 2023
Bar Notices issued	0	0
Late Notices	230	245
Unlawful Detainers	0	0
Evictions (legal)	1	1
Evictions (drugs)	0	0

## K. RENT COLLECTION

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

	December 2022	January 2023
Samuel Madden	71%	70%
Andrew Adkins*	53%	51%
Ladrey High-Rise	92%	92%
Scattered Sites I	92%	93%
Scattered Sites II	77%	70%
Scattered Sites III	62%	58%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	92%	85%
Braddock	100%	100%
Whiting	55%	69%
Reynolds	86%	72%
Old Dominion*	100%	84%
West Glebe*	97%	83%



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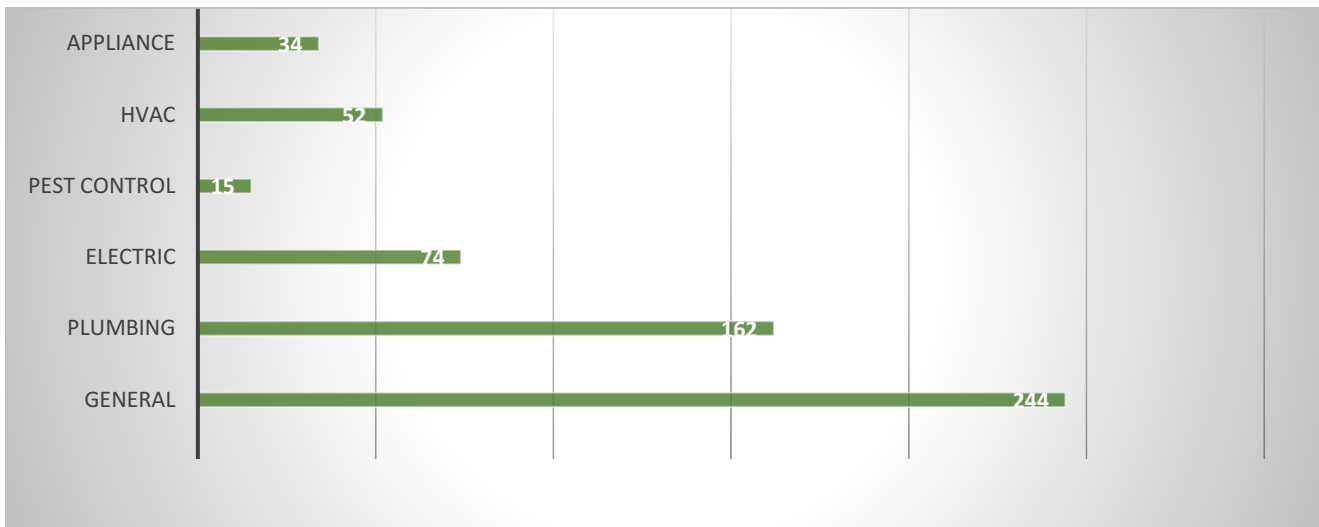
James Bland I	93%	93%
James Bland II*	74%	60%
James Bland IV	77%	84%
<b>TOTAL</b>	<b>82%</b>	<b>91%</b>
<b>MARKET RATE</b>		
Quaker Hill	78%	53%
Princess Square	69%	34%
Millers Homes	84%	81%
Pendleton Park*	80%	79%
James Bland V	73%	54%
<b>TOTAL</b>	<b>80%</b>	<b>61%</b>
<b>MOD/PBV</b>		
Hopkins-Tancil	82%	84%
<b>TOTAL</b>	<b>82%</b>	<b>84%</b>



### **III. CENTRAL FACILITIES**



**A. JANUARY WORK ORDER ACTIVITY TOTAL: 581**



Chatham Square	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2022 Year End
Administrative Building	0	0	0	0	0	0	0	1	14
Alexandria Crossing (Old Dominion & West Glebe)	38	9	7	0	11	3	68	42	674
Andrew Adkins	38	16	20	1	7	7	89	97	1018
BWR (Braddock, Whiting & Reynolds)	24	8	1	0	6	3	42	32	477
Chatham Square	11	6	10	0	2	3	32	38	566
Hopkins-Tancil	18	18	2	2	4	3	47	87	1021
James Bland I, II, IV	18	13	4	0	4	0	39	38	612
James Bland V	11	9	1	1	1	0	23	9	343
Ladrey Highrise	14	22	4	1	2	2	45	55	893
Miller Homes	2	3	4	0	0	1	10	11	157
Park Place & Saxony Sq.	0	3	0	0	0	0	3	11	226
Pendleton Park	13	3	4	0	2	2	24	10	176
Princess Square	15	18	7	8	4	0	52	69	694
Quaker Hill	10	3	3	0	2	6	24	44	367
Samuel Madden	14	15	5	0	3	2	39	39	359
Scattered Sites I, II, III	18	16	2	2	4	2	44	66	1258
<b>TOTAL</b>	<b>244</b>	<b>162</b>	<b>74</b>	<b>15</b>	<b>52</b>	<b>34</b>	<b>581</b>	<b>649</b>	<b>8855</b>



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## B. WORK IN PROGRESS

### Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 2023.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are 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 – 1/5/2023 & 2/7/2023 & 2/21/2023
  - Chatham Square – 1/17/2023 & 2/8/2023 & 2/22/2023
  - Andrew Adkins – 1/19/2023 & 2/10/2023 & 2/24/2023
  - Ladrey floors 7-11 – 1/23/2023 & 2/13/2023 & 2/27/2023
  - Ladrey floors 1-6 – 1/24/2023 & 2/14/2023 & 2/28/2023
  - Hopkins Tancil – 1/9–1/10/2023 & 2/2 –2/3/2023 & 2/16– 2/17/2023
  - Samuel Madden – 1/6/2023 & 2/9/2023 & 2/23/2023

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



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## IV. FINANCE



## A. FINANCIAL SUMMARY BUDGET VS ACTUAL JANUARY 2023

<i>Alexandria Redevelopment &amp; Housing Authority January and YTD 2023 Budget vs Actual For the Period Ending January 31, 2023</i>									
	Annual Budget	January 31, 2023				FY 2023 YTD (January 1, 2023 January 31, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	4,335,900	361,325	417,270	55,945	15%	361,325	417,270	55,945	15%
Rental Assistance	3,793,800	316,150	304,220	(11,930)	-4%	316,150	304,220	(11,930)	-4%
Governmental Grants	28,650,772	2,387,564	2,322,280	(65,284)	-3%	2,387,564	2,322,280	(65,284)	-3%
Local Grants	397,825	33,152	-	(33,152)	-100%	33,152	-	(33,152)	-100%
Management/Fee for Service	3,577,500	298,125	476,631	178,506	60%	298,125	476,631	178,506	60%
Bookkeeping Fee	94,100	7,842	7,778	(64)	-1%	7,842	7,778	(64)	-1%
Asset Management Fee	125,600	10,467	9,280	(1,187)	-11%	10,467	9,280	(1,187)	-11%
HCVP Asset Management Fee	3,050,100	254,175	235,303	(18,872)	-7%	254,175	235,303	(18,872)	-7%
Operating Subsidy	3,941,700	328,475	248,012	(80,463)	-24%	328,475	248,012	(80,463)	-24%
Investment Income	14,850	1,238	1,848	610	49%	1,238	1,848	610	49%
CY Transfers	694,917	57,910	-	(57,910)	-100%	57,910	-	(57,910)	-100%
Other Income	1,742,667	145,222	62,070	(83,152)	-57%	145,222	62,070	(83,152)	-57%
<b>Total Operating Revenue</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,084,691</b>	<b>(116,953)</b>	<b>-3%</b>	<b>4,201,644</b>	<b>4,084,691</b>	<b>(116,953)</b>	<b>-3%</b>
<b>Operating Expenses</b>									
Administration	8,054,627	671,219	679,879	(8,660)	-1%	671,219	679,879	(8,660)	-1%
Tenant Services	963,580	80,298	50,653	29,646	37%	80,298	50,653	29,646	37%
Utilities	1,522,470	126,873	152,540	(25,668)	-20%	126,873	152,540	(25,668)	-20%
Ordinary Maintenance & Operations	6,041,780	503,482	684,214	(180,732)	-36%	503,482	684,214	(180,732)	-36%
Protective Services	158,490	13,208	26,401	(13,194)	-100%	13,208	26,401	(13,194)	-100%
General Expense	2,612,250	217,688	49,918	167,770	77%	217,688	49,918	167,770	77%
Housing Assistance Payments	27,383,620	2,281,968	2,346,212	(64,244)	-3%	2,281,968	2,346,212	(64,244)	-3%
Debt Service	257,120	21,427	11,444	9,983	47%	21,427	11,444	9,983	47%
CY Reserves	3,425,794	285,483	-	285,483	100%	285,483	-	285,483	100%
<b>Total Operating Expense</b>	<b>50,419,731</b>	<b>4,201,644</b>	<b>4,001,261</b>	<b>200,383</b>	<b>5%</b>	<b>4,201,644</b>	<b>4,001,261</b>	<b>200,383</b>	<b>5%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>0</b>	<b>0</b>	<b>83,430</b>	<b>83,430</b>		<b>0</b>	<b>83,430</b>	<b>83,430</b>	

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

	Agency			Central Office (C.O.)			HCVP		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<b>Operating Revenue</b>									
Dwelling Rent	417,270	361,325	55,945	-	-	-	-	-	-
Rental Assistance	304,220	316,150	(11,930)	-	-	-	-	-	-
Governmental Grants	2,322,280	2,387,564	(65,284)	-	35,883	(35,883)	2,322,280	2,351,681	(29,401)
Local Grants	-	33,152	(33,152)	-	17,319	(17,319)	-	-	-
Management/Fee for Service	476,631	298,125	178,506	470,401	298,125	172,276	-	-	-
Bookkeeping Fee	7,778	7,842	(64)	7,778	7,842	(64)	-	-	-
Asset Management Fee	9,280	10,467	(1,187)	9,280	10,467	(1,187)	-	-	-
HCVP Asset Management Fee	235,303	254,175	(18,872)	47,694	48,508	(814)	187,609	205,667	(18,058)
Operating Subsidy	248,012	328,475	(80,463)	-	-	-	-	-	-
Investment Income	1,848	1,238	610	56	8	47	-	18	(18)
CY Transfers	-	57,910	(57,910)	-	21,843	(21,843)	-	-	-
Other Income	62,070	145,222	(83,152)	42,025	54,091	(12,066)	1,231	10,425	(9,194)
<b>Total Operating Revenue</b>	<b>4,084,691</b>	<b>4,201,644</b>	<b>(116,953)</b>	<b>577,233</b>	<b>494,085</b>	<b>83,148</b>	<b>2,511,120</b>	<b>2,567,791</b>	<b>(56,671)</b>
<b>Operating Expenses</b>									
Administration	679,879	671,219	(8,660)	261,491	201,758	(59,733)	112,845	144,517	31,672
Tenant Services	50,653	80,298	29,646	11,683	34,750	23,067	-	16,667	16,667
Utilities	152,540	126,873	(25,668)	10,009	6,163	(3,846)	-	-	-
Ordinary Maintenance & Operations	684,214	503,482	(180,732)	205,824	141,452	(64,372)	-	1,167	1,167
Protective Services	26,401	13,208	(13,194)	30	173	143	-	21	21
General Expense	49,918	217,688	167,770	40,111	58,892	18,781	19,854	33,267	13,413
Housing Assistance Payments	2,346,212	2,281,968	(64,244)	-	-	-	2,240,727	2,281,968	41,242
Debt Service	11,444	21,427	9,983	-	-	-	-	-	-
CY Reserves	-	285,483	285,483	-	50,899	50,899	-	90,185	90,185
<b>Total Operating Expense</b>	<b>4,001,261</b>	<b>4,201,644</b>	<b>200,383</b>	<b>529,147</b>	<b>494,085</b>	<b>(35,062)</b>	<b>2,373,425</b>	<b>2,567,791</b>	<b>194,366</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>83,430</b>	<b>0</b>	<b>83,430</b>	<b>48,086</b>	<b>0</b>	<b>48,086</b>	<b>137,695</b>	<b>-</b>	<b>137,695</b>

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



	VHD LLC			Affordable Properties				LIPH Properties			
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	%	Total Actual	Total Budget	Over / (Under) Budget	%
<b>Operating Revenue</b>											
Dwelling Rent	-	-	-	181,498	161,633	19,864	12%	235,772	199,692	36,080	18%
Rental Assistance	-	-	-	304,220	316,150	(11,930)	-4%	-	-	-	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Local Grants	-	15,833	(15,833)	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	1,595	-	1,595	NB	4,635	-	4,635	NB
Bookkeeping Fee	-	-	-	-	-	-	NB	-	-	-	NB
Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
HCVF Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	-	-	-	NB	248,012	328,475	(80,463)	-24%
Investment Income	80	833	(753)	-	48	(48)	-100%	1,712	329	1,383	420%
CY Transfers	-	-	-	-	-	-	NB	-	36,067	(36,067)	-100%
Other Income	-	61,167	(61,167)	2,941	6,263	(3,321)	-53%	15,873	13,278	2,596	20%
<b>Total Operating Revenue</b>	<b>80</b>	<b>77,833</b>	<b>(77,753)</b>	<b>490,254</b>	<b>484,094</b>	<b>6,160</b>	<b>1%</b>	<b>506,004</b>	<b>577,841</b>	<b>(71,837)</b>	<b>-14%</b>
<b>Operating Expenses</b>											
Administration	59,116	73,904	14,788	86,721	87,016	295	0%	159,706	164,024	4,318	3%
Tenant Services	-	-	-	12,128	18,027	5,898	33%	26,841	10,855	(15,986)	-147%
Utilities	-	-	-	49,218	33,163	(16,055)	-48%	93,314	87,548	(5,767)	-7%
Ordinary Maintenance & Operations	-	54	54	255,589	165,220	(90,369)	-55%	222,802	195,589	(27,213)	-14%
Protective Services	-	-	-	1,200	1,435	235	16%	25,171	11,579	(13,592)	-117%
General Expense	(1,920)	3,875	5,795	(5,568)	59,733	65,301	109%	(2,559)	61,921	64,479	104%
Housing Assistance Payments	-	-	-	-	-	-	NB	105,486	-	(105,486)	NB
Debt Service	-	-	-	11,444	21,427	9,983	47%	-	-	-	NB
CY Reserves	-	-	-	-	98,074	98,074	100%	-	46,325	46,325	100%
<b>Total Operating Expense</b>	<b>57,196</b>	<b>77,833</b>	<b>20,637</b>	<b>410,732</b>	<b>484,094</b>	<b>73,362</b>	<b>15%</b>	<b>630,761</b>	<b>577,841</b>	<b>(52,921)</b>	<b>-9%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(57,116)</b>	<b>-</b>	<b>(57,116)</b>	<b>79,522</b>	<b>-</b>	<b>79,522</b>		<b>(124,758)</b>	<b>-</b>	<b>(124,758)</b>	

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





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## V. DEVELOPMENT



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## **I. DEVELOPMENT**

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

No new update on the project closeout. ARHA staff continues to work with Enterprise to provide clarification on a number of documents submitted to support the conditions for release of the Second and Third LIHTC installments. Once these steps have been completed, staff will be ready to submit the 8609 applications to Virginia Housing. We expect to complete all negotiations with Enterprise in March.

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

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

On February 7, the City's Planning Commission unanimously approved the various applications for the Madden Project. The Commission reacted to some of the City staff comments in the staff report issued in January. The Commission took statements from City staff. In the public session, there were three speakers who spoke in opposition. One was from a historical association who stated that the commission could not approve the application because this project is in a historical district, and it did not meet the Small Area Plan. The Commissioners struck down the argument with Commissioner Brown delivering a strong statement that, while historical, the property was created as a result of past racist housing policy that first construction segregated housing for black workers in the defense industry during WWII and then segregated housing for black residents applying for public housing in Alexandria. The second opposition testimony were from citizens who had heard that the property was not providing underground parking. The third opposition was to the mass and density of the project. ARHA Commissioner Harris and ARHA CEO Pettigrew delivered strong remarks in support of our mixed income strategy and the repositioning of operating subsidy for this area of the city. In addition, commissioners heard from our service partners: ALIVE and HOPKINS HOUSE. After deliberations the Commissioners approved the plan amendments, waiver of the Small Area Plan, endorsement of the RMF zone and the corresponding bonus density for this site, as well as other applications submitted by the development team.

The next step is a public hearing and vote to be held on Saturday, February 25. At the Council hearing the \$1M loan application and a Redevelopment Resolution will also be taken up. Mr. Pettigrew has spoken to or met with all the City Council members and the general consensus is overwhelming support for this redevelopment project. Madden residents will be present at the Council hearing and staff is preparing them to make a presentation on that day.

The city approved a waiver of the construction-related fees for the affordable building (North Building). This is a savings of over two million dollars to the project. The City's assessing department received ARHA's request for a tax abatement for the North Building of this project. We argued that as a matter of Virginia law and constitution the property is entitled to this tax abatement. Given that ARHA has a for-profit development team as its partner, the assessing department requested additional entity deal structure in order to review the extent of ARHA's control over this property. The city is having a difficult



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time reconciling that the housing authority is entitled to this tax abatement, while not opening the abatement to non-public housing entities. The request will be considered after the deal has received the 9% Low Income Housing Tax credits.

On a parallel track, the city attorney continues to review the ARHA request for approval of the various corporate structures previously created for past deals, approval of VHD and Premiere, as well as approval of the entities to be created for the Madden project and all future redevelopment deals. We argued that the law does not outline the review standard for the approval of ARHA crated entities and requested from them an outline of the process, the information that we are required to submit, and a schedule for the City Council approving the entity request.

The Development Team received the consultant's report indicating that the Madden property meets the obsolescence test for submission of a repositioning of the operating subsidy and demolition under Section 18. The report provides a large cushion, so that in the event that HUD disallows our assessment of items, that this will not impact the obsolescence designation. In addition, the development team is preparing the application for 9% tax credits which will be submitted on March 16.

The City's housing department is currently reviewing a draft Mitigants MOU to conclude the Section 106 historical review process. Our team is required to host an in-person Interested Party meeting as well as a fourth consulting meeting to review the proposed mitigation steps that we have proposed.

ARHA staff continues to implement an aggressive community engagement plan. No less than 15 Madden residents attended the Planning Commission meeting to hear the presentations and commission deliberation leading to the approval of the development plans for their community. The February monthly resident's meeting was dedicated to a celebration of Black History Month, a presentation on the historical findings about the Madden community, and a presentation from the head of the City's Oral History project. The event was well attended and there is excitement about the pending development, especially surrounding the relocation planning.

At the January ARHA Redevelopment Work Group, the Mayor enthusiastically reacted to the completion of the entitlement process for this complicated an aggressive deal in eleven months.

As a reminder, it is essential that we receive City Council approval of the project at the February 25<sup>th</sup> meeting in order to show in the tax credit application that the city has endorsed the zoning required for development of this property.

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

ARHA staff has completed negotiations on all the outstanding issues in the Master Development Agreement. Staff has circulated the draft MDA for Board review and comment. The next step is to meet with the development committee to review any outstanding Board comments and then submit a resolution for approval of the MDA and submission of the Concept One plan to the city. Staff has also prepared a summary memo and Mr. Pettigrew has circulated an explanatory email outlining next steps and to provide a summary of the pertinent sections that various Board members have raised issues after the term sheet was approved by the Board.



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Resident participation continues to be a key component of this development deal. ARHA staff have conducted numerous outreach efforts for the residents of Ladrey, sponsored end of summer, Thanksgiving, and holiday activities, and have circulated notices translated into no less than three of the seven languages spoken in the building. The Winn/IBF team have also opened an office in the Ladrey building. To date, the Winn/IBF representatives have spoken with no less than 120 of the 170 residents of the building. The goal is to ensure that residents are aware and have participated in the planning and design of their community. Based on City staff comments, we anticipate a pushback from the broader community and want to make sure that Ladrey residents can articulate a vision of their future community. Even before submission of the Concept One plan, the development team has already commenced informal discussions and meetings with abutting neighbors. The next stage of engagement is to launch a multilingual resident website.

Once the MDA has been signed and the Concept One submitted, the entitlement process will have commenced. The goal is to obtain a Council vote on or before February 2024 so that the project can be eligible for the tax credit application of March 2024. At this time the project anticipates submitting for 4% and 9% tax credits.

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

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

Re-Syndication: Chatham/BWR

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

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

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

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

#### **F. OTHER PROJECTS**

##### Bonds

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

##### Strategic Planning

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



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## G. TAX CREDIT PORTFOLIO

January 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 is underway. 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 are awaiting a close out report. Annual audits and Partnership Tax Returns are underway. Virginia Housing annual monitoring fee invoices have been received and processed for all tax credit properties. Asset Management fee invoices from the investor partners have also been received and processed for all tax credit properties.

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.



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



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## A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	January New Enrollment
Hopkins-Tancil	41	0
Chatham Square	26	0
Samuel Madden	31	0
Andrew Adkins	28	0
James Bland V	73	0
Princess Square	12	1
Ladrey	19	0
HCVP	69	0
Scattered Sites	34	0
City-wide	9	1
<b>TOTAL</b>	<b>342</b>	<b>2</b>

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

### RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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



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- **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 21<sup>st</sup> Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting afterschool daily at Jefferson Houston Elementary and Ruby Tucker Family Center and for summer programming at specific locations).
6. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week).

**ROSS:**

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

**James Bland V Supportive Services**

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





## B. HOUSEHOLD CONTACT BY PROPERTY

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

Household Contacts By Property	Numbers Reached January 1 - January 31
Hopkins-Tancil	91
Chatham Square	41
Samuel Madden	59
Andrew Adkins	44
James Bland /OTC	69
Princess Square	35
Ladrey Highrise	159
West Glebe/Old Dominion	36
Pendleton Park/Park Place	31
Scattered Sites	38
HCVF/City-wide	44
<b>Total</b>	<b>647</b>

## C. VOLUNTEERS

Currently there are 38 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of January, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, and activities for MLK Day of Service. 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	January	0	106	\$2,857.76



**D. SELF SUFFICIENCY PROGRAM STATISTICS**

	<b>ROSS</b>	<b>FSS</b>
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**

<b>SERVICES/REFERRALS</b>	<b>January 2023</b>	<b>YTD</b>
Healthcare & Medical	3	3
Financial Assistance/Literacy Education	24	24
Daily Living Skills/Entitlements	1	1
Transportation	102	102
Enrollments/Registrations/Assessments	5	5
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	0	0
Childcare Services	3	3
Other	11	11
<b>TOTAL</b>	<b>149</b>	<b>149</b>

**F. PARTNERSHIPS**

<b>Provider / Partner</b>	<b>Event/Activity – January 2023</b>	<b># Participants/ Families Served</b>
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)	228



Capital Area Food Bank	Mobile Market	78
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	7
Shiloh Baptist Church	MLK Day of Service with Seniors	23
Volunteer Alexandria	Restaurant Week Sponsors for Families	10
<b>Total</b>	<b>7</b>	<b>355</b>

**G. FUNDING / FINANCIAL SUPPORT**

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$	\$ 2,100	\$1,500	\$3,600

**H. PROGRAM SUMMARY**

The new year started with a common theme for both our senior programs, with time spent on setting goals and creating vision boards. The Senior Center at Charles Houston focused on fitness and nutrition and how they could do more during 2023 to live healthier. In addition, Chef Phillippe presented a cooking demonstration featuring a new twist on sauerkraut.

Members of Shiloh Baptist Church and Zeta Phi Beta Sorority spent Martin Luther King, Jr. Day with seniors at Ladrey. Their day of service included a variety of cognitive games, along with healthy snacks. Seniors also had the opportunity to earn gift cards by setting goals for ways to increase their activity and live healthier this year.

LINK Club students started new enrichment sessions that focused on various areas of science and technology. The new sessions included learning about slime, how to create a video game, engineering, and how to create a podcast. Sessions will last for six weeks and end in mid-February.

Resident Services staff and members of the Resident Association reviewed nominations and four individuals were selected for ARHA’s annual Residents of the year awards. They include:

- Kalkidan Michael – Middle School/Elementary Youth Resident of the Year – currently a sixth grade, honors student with a 3.95 GPA and dreams of becoming a pediatrician or a fashion designer.
- Amel Hatim Mohdali – High School Youth Resident of the Year – currently a graduating senior, with a 4.09 GPA and plans to attend Spellman College on a Presidential Scholarship:
- Edna Farmer – Ruby Tucker Resident of the Year – long time resident who has consistently volunteered and given back to her community and neighbors; and
- Diana Murphy – Melvin Miller Senior Resident of the Year – senior resident who enjoys helping others and has stepped up to be a Senior Ambassador with the City of Alexandria.

Their complete nomination biographies and information on why each of them are deserving of the honors are included below.

**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.

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

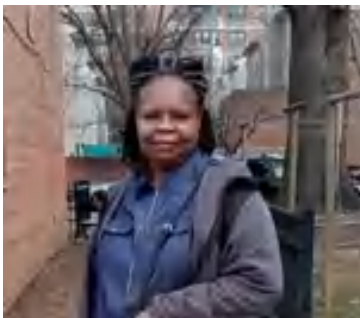


Amel Hatim Mohdali is a senior at Alexandria City High School, who is already making an impact in her local and international community. She is an amazing scholar, taking a full load of Honors and AP Classes, and maintaining a 4.09 GPA. Amel was also accepted into the Governor's High School Academy, 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.

**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.

**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.

Along with our Resident of the Year, staff selected the Community Champion of the Year. This year's recipient was Laura Simmons and St. Paul's Episcopal Church Lazarus Program. The Lazarus program has been in existence since 2004, and Ms. Simmons has been the administrator for the past seven years. St. Paul's has expanded their guidelines to provide additional support since the pandemic that includes financial, but also other items such as eyeglasses, car seats, or gas cards, which are not always items included for assistance. They exemplify an organization that is committed to going above and beyond to provide hope and stability to our residents in need. The complete nomination biography is included below.



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**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 often it is not just about the 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 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 has served as the Program Administrator for the past seven years and served as a volunteer before stepping up to run the program.

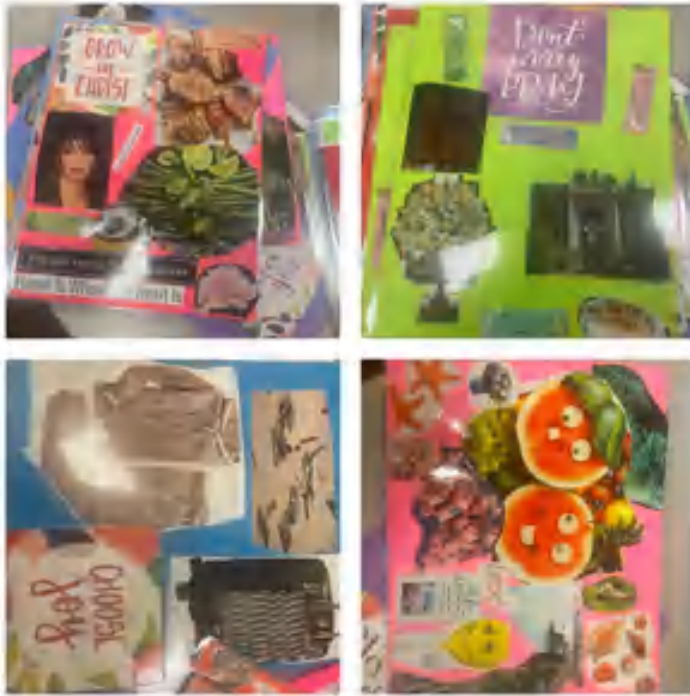
While there are basic guidelines for assisting residents with rent and utilities, the program also allows for other necessities such as security deposits, medical bills, clothing, food, and gas cards. Laura has also been flexible and creative to cover such things as car seats for children, eyeglasses 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.

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

- Financial Literacy Seminar – 401 Wythe Street – February 21 – 6:30 pm
- Ross/FSS Information Session – 401 Wythe Street – February 28 6:00 pm

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**J. PHOTOS**



**SENIOR CENTER AT CHARLES HOUSTON FITNESS AND NUTRITION VISION BOARDS**



**MEMBERS OF SHILOH BAPTIST CHURCH & ZETA PHI BETA SORORITY WITH SENIORS**





**LADREY SENIORS PARTICIPATING IN COGNITIVE GAMES ON MLK DAY OF SERVICE**



**LINK STUDENTS LEARNING ABOUT SLIME AND CREATING VIDEO GAMES**



**LINK STUDENTS LEARNING HOW TO CREATE A PODCAST**



**LINK STUDENTS PARTICIPATING IN ENGINEERING & STEM ACTIVITIES**

## VII. CONSENT DOCKET



*Keith Pettigrew, Chief Executive Officer*

**DATE:** February 27, 2023

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

**FROM:** Keith Pettigrew, Chief Executive Officer

**SUBJECT: VOTE TO APPLY FOR CITY LOAN FOR THE REDEVELOPMENT OF THE SAMUEL MADDEN HOMES COMMUNITY.**

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**ISSUE:**

I recommend approval by the Board of the ARHA application to the City for a One Million (\$1,000,000) Dollar loan for the redevelopment of the Samuel Madden Homes ("**Madden**") development project ("**City Loan**"). The City Loan will be repaid from excess cash flow from the operation of the North Building of Madden and be evidenced by a promissory note to be negotiated by the City and ARHA.

**DISCUSSION:**

On March 23, 2022, via Resolution 706-2022 the ARHA Board of Commissioner ("**Board**") voted to approve the Master Development Agreement ("**MDA**") with the Development Team comprised of Fairstead, Mill Creek Residential and The Communities Group ("**Development Team**"). The MDA obligates the Development Team to develop and construct the North and South parcels into 532 total units. Moreover, the MDA requires that the Development Team to provide all predevelopment funds for the redevelopment of the Madden project. To date, all predevelopment costs have been incurred and paid by the Development Team.

The application for a City Loan will be used to offset increases in project costs for the North Building particularly increases due to revisions to the agreed upon Concept Plan, the increased interest rates for debt on the North Building, and generally increased labor and construction supply and material costs. As a function of the point scoring 9% Low Income Housing Tax Credits, the additional debt using City funds increases the total score of this project, thereby making the application much more competitive in an otherwise highly competitive LIHTC pool in Virginia.

As with the recent City Loan for the Redevelopment of the Ramsey property, the loan will be a cash flow loan evidenced by a promissory note and other recorded documents. The LIHTCs will be announced by Virginia Housing in early July 2023, and we expect to close on the financing for the project in the later part of the fourth quarter of this year with a construction start in the first quarter 2024.



The Madden redevelopment project was approved unanimously by the Planning Commission and the City Council. The City Loan application was submitted for consideration by the AHAA Board. On January 18, 2023, the AHAA Board unanimously approved ARHA's application. ARHA staff have also presented to the Affordable Housing Working Group the rationale for submitting this loan application. The City Loan application was approved by the City Council in February.

**RECOMMENDATION**

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

**FISCAL IMPACT:**

None

**HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**RESOLUTION TO APPROVE**

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

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

**RESOLUTION No. 718-2023**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority ("ARHA") continues to pursue the redevelopment of the existing sixty-six (66) unit public housing site known as Samuel Madden Public Housing Community and located along North Henry and Patrick Streets between Madison and First Streets in the City of Alexandria, Virginia, and the surrounding area ("Madden") into a new mixed-income, mixed-use community (the "Redevelopment"); and

**WHEREAS**, on March 23, 2022 the ARHA Board of Commissioners selected a development team comprised by Fairstead Acquisitions, LLC, a Delaware limited liability company ("Fairstead"), The Communities Group, Inc. ("TCG"), a District of Columbia Corporation, and MCRT Investments LLC ("Mill Creek"), a Delaware limited liability company (collectively, "Developer Members") for the Redevelopment of Madden and entered into a Master Development Agreement for the North and South parcels of Madden; and

**WHEREAS**, the Master Development Agreement outlines the Developers intentions to complete the Redevelopment in two components: (i) a North Building comprised of approximately 202 units, all of which will be affordable, a food distribution center and (ii) a South Building comprised of approximately 280 units, of which 119 will be affordable and 161 will be market rate, a preschool facility, and retail space of approximately 16,000 square feet; and

**WHEREAS**, after an extensive planning and design process the City Planning and Zoning staff have submitted to the City's Planning Commission an endorsement of the agreed upon Concept Plan with conditions; and



**WHEREAS**, the Developer intends to submit an application for 9% Low Income Housing Tax Credits to Virginia Housing and a One Million Dollar (\$1,000,000) loan from the City will allow the tax credit application to increase its scoring in this highly competitive application process; and

**WHEREAS**, the AHAAC Board has unanimously endorsed the ARHA Loan application and the City Council will vote to approve the loan prior to the submission of the LIHTC application.

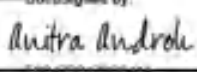
**NOW, THEREFORE, BE IT RESOLVED:** that on this 27<sup>th</sup> day of February 2023, at a duly noticed Meeting of the ARHA Board of Commissioners, the Board ("**Board**") approves submission of an application to the City of Alexandria for a Loan to be used for the redevelopment of the North parcel of the Samuel Madden Homes site; and

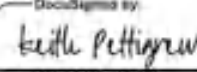
**BE IT FURTHER RESOLVED** that the Board authorizes the ARHA CEO to take any and all actions necessary to ensure the successful completion of the Redevelopment as contained in the MDA.

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

Adopted this 27<sup>th</sup> day of February 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

By:   
Anitra Androh, Vice-Chairwoman

By:   
Keith Pettigrew, Chief Executive Officer



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**DATE:** February 27, 2023

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

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

**SUBJECT:** **VOTE TO AUTHORIZE ARHA TO SUBMIT TO HUD THE SECTION 18 DEMOLITION/DISPOSITION APPLICATION AND REPOSITIONING OF OPERATING SUBSIDY FOR THE SAMUEL MADDEN PUBLIC HOUSING COMMUNITY**

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**ISSUE:**

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

Endorsed by the ARHA Board of Commissioners (“Board”), the agency has aggressively embraced the subsidy repositioning agenda and created the “Three Pillars of Repositioning” for the systemic repositioning of agency and its mission. The repositioning of operating subsidies has unleashed a new potential to more aggressively redevelop each of the properties in the ARHA portfolio. As a result, ARHA has commenced the process of eliminating the severely underfunded ACC subsidies in each property and replacing them with either PBVs or RAD subsidies. The ultimate conclusion of this process is to utilize the voluntary transformation of units once ARHA’s portfolio of ACC units is below 250 units, so that ARHA can cease to be a manager of public housing operating subsidies and public housing capital funds. This repositioning approach carries potential financial implications that we have commenced to address. More importantly, this transformation has a direct impact on the interaction between current public housing residents and the agency, services that ARHA delivers throughout the city, and methods by which ARHA staff interact with our client base. Equally



important, our resident services function must change from “providing services to residents” to assisting residents meet personal and professional aspirations for themselves and their families, as well as facilitating their civic participation in the surrounding community.

Now that the subsidies at Park Place and Saxony Square have been repositioned and the units modernized, the next property identified for redevelopment is Samuel Madden Homes. On March 23, 2022, via Resolution 706-2022 the Board voted to approve the Master Development Agreement (“MDA”) with the Development Team comprised of Fairstead, Mill Creek Residential and The Communities Group (“**Development Team**”). The MDA obligates the Development Team to develop and construct the North and South parcels into 532 total units. In the North parcel, the project will be financed by a twining of the 4% and 9% Low Income Housing Tax credits. In addition, to achieve the projected operating revenues sufficient to fund the sources for this project, the plan calls for the change in operating subsidy from ACC subsidies to PBVs for the current sixty-six public housing units at Madden. ARHA will submit a Section 18 Demolition and Disposition application that will allow ARHA to transfer ownership of Madden parcels to new ownership entities and, as more fully described below, seek a change of the operating subsidy for the current ACC units. In addition, upon approval by HUD, ARHA will be authorized to demolish the exiting units and construct the new multifamily buildings discussed above.

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

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

This resolution requests approval to submit the Section 18 Demo/Dispo application, together with a subsidy repositioning for the Samuel Madden Homes property.



**DISCUSSION:**

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

1. **Resident Consultation.** ARHA has adopted a robust resident engagement policy to ensure maximum participation and input into all ARHA development plans and policies impacting their lives. As such, individualized letters and postcards, email and text blasts, and hand delivered notices were left at the addresses of all Madden public housing residents indicating our intent to submit a demo/dispo application for their specific property. In the numerous Madden resident committee meetings ARHA staff discussed the need to demolish the buildings. Since Madden is located in a historical district, we are required by local law to include resident input prior to submitting a request for a demolition of these buildings. The Alexandria Board of Architectural Review unanimously approved ARHA's application for demolition of the buildings. Residents meetings also focused on the financing for the mixed income deal that the development team is proposing to construct. ARHA staff also notified residents of their rights afforded under the Section 18 program.
2. **Approval of an Amended Agency Plan.** This process entailed a publication of the disposition proposal for each of the public housing units in the ARHA portfolio to be impacted in this manner. ARHA provided a 45-day comment period, citywide hearings to obtain community comments, meeting with the ARHA Resident Advisory Board, and consultation with the city's elected officials. The Annual Plan was submitted to the HUD field office for approval.
3. **Obtaining a Physical Needs Assessment for each property.** Together with our development partners, ARHA procured a consultant to prepare the PNA for the Madden site. In late November, 2022, ARHA received the results and requested a third-party general contractor to provide a cost-estimate of the scope of work outlined in the PNA. After review of the PNA we concluded that the Madden site met the criteria for demolition and disposition of the property pursuant to an obsolescence justification and the repositioning of the operating subsidy to PBVs.
4. **Obtaining an Environmental Report (ER).** The development team contracted for an ER for Madden. We submitted the report to the city as the responsible agency for HUD for a determination letter. The City has completed its review and will issue a draft approval for a 45-day comment period. The City anticipates issuing the draft approval letter for Madden on or prior to the 15<sup>th</sup> of March.

5. **Consultation with Citywide Public Housing Resident's organization.** In addition to formal meetings with the Madden residents, the PIH Notice requires that ARHA meet with Madden residents and the Citywide Resident Advisory Board and receive written comments. On February 16<sup>th</sup>, the RAB submitted their comments to the ARHA CEO. The letter indicates that the RAB has no objection to the demolition and disposition of the units at Madden nor to the change in operating subsidy.

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

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

**RECOMMENDATION:**

The ARHA Board of Commissioners approves Resolution 719-2023 authorizing submission to the US Department of Housing and Urban Development of Section 18 Demolition/Disposition application together with a request for subsidy reposition at the Samuel Madden Homes community.

**FISCAL IMPACT:**

There is no fiscal impact.



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**HOUSING AUTHORITY BOARD OF COMMISSIONERS**

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

**RESOLUTION No. 719-2023**

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

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

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

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

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

**WHEREAS**, as a condition of creating a mixed income multifamily community the Madden properties will need to be disposed to one or more development entities to be created by the development partners, with ARHA having a 51% ownership interest in the general partner of this single purpose entity, and the disposed units would be project based and contain such restrictive



use covenants to allow these units to remain as Section 8 units throughout the LIHTC compliance period and beyond; and

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

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

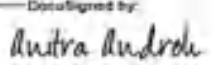
**WHEREAS**, ARHA and the Board have determined that it is in the best interest of the residents of the public housing units operated and managed by ARHA to dispose and demolish the buildings currently at the Madden site and as contained in the Section 18 Disposition application being submitted to HUD; and

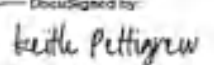
**WHEREAS**, the application being submitted for Madden meets the requirement for submission of a Section 18 application based on obsolescence, and the submission is consistent with the Amended Agency Plan and ARHA’s mission and strategic plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the application for Section 18 Demolition/Disposition of the Samuel Madden Homes, together with the repositioning of the current public housing operating subsidy is ratified and approved, and authorize the Chief Executive Officer to take any and all action necessary to ensure timely submission of the Section 18 application and any subsequent amendments and action which may be required by HUD.

Adopted this 27<sup>th</sup> day of February 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

By:   
Anitra Androh, Vice-Chairwoman

By:   
Keith Pettigrew, Chief Executive Officer



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**DATE:** February 27, 2023

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

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

**SUBJECT:** **VOTE TO APPROVE THE MASTER DEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF THE LADREY COMMUNITY**

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**ISSUE**

I recommend Board approval of the Master Development Agreement (“**MDA**”) negotiated by ARHA staff with a previously procured development partner comprised of Winn Companies/IBF Development Company (“**Development Team**”). The MDA is between ARHA and the to be named JV entity to be created by the Development Team.

**DISCUSSION**

**Procurement History**

On February 25, 2020, ARHA issued a Request for Qualifications (RFQ) (Q-20-01) seeking responses from qualified teams or companies to be included on a short-list of pre-qualified development partners for properties enumerated in the RFQ. The Development Team was among the eleven firms approved by the Board as potential development partners.

On November 19, 2021, ARHA sent to four firms on the list of pre-qualified development partners an invitation to submit a response to a Request for Proposal (RFP - P-11-19-21) to redevelop the Ladrey Homes community into a mixed income. On September 14, 2022, the Board approved selection of the Development Team as procured development partner for the Ladrey Homes Development and approval of the Term Sheet negotiated by ARHA staff and reviewed by the Board. The Board further authorized staff to negotiate a Master Development Agreement (“**MDA**”) with the Development Team. It is important to note that at the time of the Term Sheet approval the project was 268 units with 82% (219 Units) very low (170 units) and low to moderate (49 units) and market rate (49 Units/ 18%). Given the

rise in interest rates and the project's need to solve for a funding gap, the project became a 100% affordable by converting the 49 market rate units to moderate units and capturing accretive tax credits for the project.

On February 10, 2023 staff reached final resolution with the Development Team on all the terms and conditions negotiated in MDA. The final draft was submitted to the Board for review and comment.

### Project Overview

The MDA encapsulates into one agreement, among other things, all the terms and conditions, rights and responsibilities, defaults and remedies, deposits and legal recourse afforded to both ARHA and the Development Team throughout the implementation of the Redevelopment. The agreement is with an entity to be formed by the Development Team and will be in effect for the duration of the project'.

The MDA is consistent with the ARHA Mission, Vision, and Values. The Ladrey Development is 100% affordable project serving very low-, low-, and moderate-income families. Since the signing of the term sheet, the project has moved from 268 units to 275 units. The project will demolish the current Ladrey building and the old administration buildings and provide a building that goes along Wythe Streets and wraps around and steps down along North Fairfax Street. The Development Team subscribes to the principle that all housing units within the continuous building will have the same finishes and materials, access to the same amenities and programs and services delivered.

The MDA also contains design principles that are consistent with the surrounding buildings and the concepts of the small area plan. The Development Team will ensure to design the building to achieve LEED Silver certification.

With regard to the current residents of the Ladrey Community, all 170 units will be returned to the site. Current residents will be assisted by ARHA and the Development Team when relocation is required. In addition, current residents in good standing will have a right to return to the redeveloped site.

The MDA also reflects the development principle that the total project is both economically sound as well as strengthening the capacity of ARHA into the future. The MDA is structured to provide ARHA with a 49% (with flexibility to adjust per entitlement needs), ownership



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interest in the development entity and a 50%/50% split of cash flow with the Development Team. This provides invaluable economic benefits to ARHA. ARHA will receive a percentage of the property management fee and during construction, ARHA will receive a fee as well. The MDA has a leveling of the value creation of the project via an appraisal of the property after 10 years to re-adjust the value of the property. ARHA will accrue the anticipated appreciation in the project via the increase ground lease payments from year 11 on. The MDA details how ARHA has the Right of First Refusal. Part of this process is the ability for ARHA to initiate the process of Marketing the project/property.

**RECOMMENDATION**

ARHA recommends that the Board approve the MDA negotiated by staff with the Development Team. Moreover, I also recommend that staff continue to negotiate with the Development Team such other documents, consistent with this MDA, that will permit a successful construction of the redeveloped Ladrey sites. Immediately upon signing of the MDA, ARHA and the Development Team will submit to the City of Alexandria a Concept Plan to commence the entitlement phase of this Redevelopment.

**FISCAL IMPACT:**

None



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**HOUSING AUTHORITY BOARD OF COMMISSIONERS**  
**RESOLUTION TO APPROVE MASTER DEVELOPMENT AGREEMENT**  
**FOR REDEVELOPMENT OF LADREY**  
**RESOLUTION No. 720-2023**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority (“**ARHA**”) desires to redevelop the existing one hundred seventy (170) unit public housing site known as Ladrey Public Housing Community and the old administrative building located along Wythe and North Royal Streets in the City of Alexandria, Virginia, into a new mixed-income, mixed-use community (the “**Redevelopment**”); and

**WHEREAS**, ARHA conducted a competitive procurement for planning and development of Ladrey and selected the team of Winn Companies, LLC, a Delaware limited liability company (“**Winn**”), and The IBF Development company, “**Developer Members**”) for the Redevelopment; and

**WHEREAS**, on September 22, 2022, ARHA and the Developer Members signed a term sheet (the “**Term Sheet**”) that provides, among others, the housing units, amenities, and services, together with the general terms and conditions representing the agreement between ARHA and the Developer Members related to the Redevelopment; and

**WHEREAS**, the Developer Members intend to form a joint venture entity, whose name is anticipated to be The Ladrey Master Developer, LLC (the “**Developer**”) to implement the Redevelopment; and

**WHEREAS**, the Developer intends to complete the Redevelopment by demolishing the current Ladrey building and the old Administration building two build a 275 Unit development that goes along Wythe and North Royal Streets. The project will be 100% affordable with 170 Units serving the very low income and the other 10 units serving low to moderate income families. There will be 120 underground parking spaces.





DocuSigned by: ARHA Board of Commissioners

**WHEREAS**, ARHA intends, subject to applicable approvals from the U.S. Department of Housing and Urban Development, to fund 170 subsidized affordable units.

**WHEREAS**, ARHA and the Developer have negotiated a Master Development Agreement (the “**MDA**”) to document the business and legal agreement between the two parties for purposes of completing the Redevelopment.

**NOW, THEREFORE, BE IT RESOLVED:** that on this 27<sup>th</sup> day of February, 2023, at a duly noticed Special Meeting of the ARHA Board of Commissioners, the Board (“**Board**”) approves execution of the MDA as presented; and

**BE IT RESOLVED**, that the Board authorizes the ARHA Chief Executive Officer (“**CEO**”) to complete any remaining negotiations of the MDA and exhibits thereto and to make such changes as may be necessary or desirable to implement this resolution or otherwise in the best interests of ARHA; and

**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 Redevelopment as contained in the MDA.

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

Adopted this 27<sup>th</sup> day of February 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

By:   
Anitra Androh, Vice-Chairwoman

By:   
Keith Pettigrew, Chief Executive Officer



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**DATE:** February 27, 2023

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

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

**SUBJECT:** **VOTE TO APPROVE AN AMENDED AND RESTATED OPERATING AGREEMENT OF VIRGINIA HOUSING DEVELOPMENT, LLC**

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**ISSUE:**

Virginia law requires that housing authorities seek approval of the City Council or their designee for the creation of any entity. When originally created, Virginia Housing Development, LLC (VHD) should have sought such approval from the City. After an extensive search, ARHA staff was unable to discover compliance with this state statute. This resolution amends the VHD operating agreement to include a provision that any future amendments will require City Council approval.

**DISCUSSION:**

For over two decades, ARHA has created entities to participate in mixed income development deals. These entities, with or without a private development partner, were a requirement of the Low Income Housing Tax Credit program and would serve as a general partner for its limited partner investors. ARHA has created such entities when it created the affordable housing units at ARHA properties including but not limited to Ramsey Homes, Chatham Square and multiple phases at James Bland.

ARHA has proposed an aggressive plan to preserve and increase the number of units serving low-income households. In order to implement this approach, ARHA will have to create entities, including Single Purpose Entities whose sole focus is the development deal for which they are created. For example, the current redevelopment of Samuel Madden Homes will require the creation of SPEs to safeguard ARHA's ownership in the North and South parcels of this current public housing community.

Therefore, in order to correct the past, ARHA has submitted a request to retroactively approve the creation of VHD, SPEs previously created for existing mixed income deals, and Premiere Housing Development, the nonprofit entity created by the VHD Board. In addition, ARHA has requested that the City establish a process, moving forward, that would allow ARHA to create new entities, such as the SPEs that will be required for the Madden project.

This resolution solely covers the creation of VHD and establishes a process for future amendments to VHD. In negotiations with the City's attorney, the resolution proposes to amend the following:

State that VHD will focus solely on pursuing the redevelopment of ARHA's development goals and that all such redevelopment will be undertaken within the City of Alexandria.

Require that all future amendments to the VHD operating documents be previously approved by the City Council or its designee. This section of the amendment states that there shall be a 90-day review period by the City Council or its designee and that the amendment is deemed approved if Council has not taken any action within this time frame.

ARHA attempted to reduce the City Council review period to 60 days, but was unsuccessful. The city attorney argued that the 90-day period was standard due in large part to ensuring that amendments were not submitted within the 60-day summer recess period. We were, however, able to secure the self-execution of the amendments if no action was taken during the review period. This allows some level of predictability and places a time certain for Council action. The requirement that all VHD work be limited to the city limits arose from a concern that past ARHA administration and Boards had expressed a desire to consult outside of the jurisdiction in order to assist other housing authorities with their development projects.

It is in the best interest of ARHA and our development program to place such restrictions upon the decisions of future ARHA directors and Board decisions.

**RECOMMENDATION:**

The ARHA Board of Commissioners approves Resolution 721-2023 approving the amendments to the operating agreements of Virginia Housing Development LLC.

**FISCAL IMPACT:**

There is no fiscal impact.



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**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**  
**RESOLUTION TO APPROVE AN AMENDED AND RESTATED**  
**OPERATING AGREEMENT FOR VIRGINIA HOUSING DEVELOPMENT LLC**

**RESOLUTION NO. 721-2023**

**WHEREAS**, Alexandria Redevelopment and Housing Authority ("**ARHA**") is the sole member of Virginia Housing Development LLC ("**VHD**");

**WHEREAS**, pursuant to Resolutions No. 694-2020, the ARHA Board of Commissioners ("**Board**") approved amendments to VHD's operating agreement, and the VHD Board approved Resolution No. 001-2022 resulting in an Amended and Restated Operating Agreement dated March 28, 2022 ("**Operating Agreement**");

**WHEREAS**, the Board seeks to cause the further amendment of the Operating Agreement to reflect the provisions in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

**RESOLVED**, that the Board, as sole member of VHD, directs that the Operating Agreement shall be amended to add a new Section 1.5 that provides as follows:

The Company's activities hereunder shall at all times be intended to support ARHA's affordable housing mission, purposes, and activities, as such mission, purposes, and activities are described in ARHA's governing documents and the Virginia Housing Authorities Law, Title 36, Chapter 1 of the Code of Virginia, as it may be amended from time to time. The Company may only undertake activities within the City of Alexandria.



**RESOLVED**, that the Board, as sole member of VHD, directs that the Operating Agreement shall be amended to add a new Section 1.6 that provides as follows:

In the event that ARHA or the Company plans to amend this Agreement, any such changes will not be effective unless submitted to the City of Alexandria (“City”) for review and approval by City Council or its designee. The City shall have 90 days from the date notice is provided to review the proposed changes, and the provision will be deemed approved if no City Council action is taken within the 90 day period.

**RESOLVED**, that the Board authorizes and approves VHD taking any and all actions necessary to implement this resolution.

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

Adopted this 27<sup>th</sup> day of February 2023

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

DocuSigned by:  
By: Anitra Androh  
Anitra Androh, Vice-Chairwoman

DocuSigned by:  
By: Keith Pettigrew  
Keith Pettigrew, Chief Executive Officer



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**DATE:** February 27, 2023  
**TO:** Vice-Chairwoman Anitra Androh and the ARHA Board of Commissioners  
**FROM:** Keith Pettigrew, Chief Executive Officer  
**SUBJECT:** **VOTE TO APPROVE CREATION OF A SINGLE PURPOSE ENTITY FOR THE REDEVELOPMENT OF THE NORTH PARCEL OF THE SAMUEL MADDEN HOMES PROJECT**

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**ISSUE:**

Pursuant to the Resolution of the Alexandria Redevelopment and Housing Authority 721-2023, its sole member has authorized Virginia Housing Development, LLC, to create a Single Purpose Entity for participation in the general partnership for the redevelopment of the Samuel Madden Homes redevelopment project. The Madden project is being redeveloped in partnership with an entity created by the ARHA procured development team comprised of Fairstead, Mill Creek Residential, and The Communities Group.

As agreed with the procured development team, ARHA or its designated entity shall own 51% of the SPE general partner entity and shall otherwise retain control of this entity, at least throughout the compliance period of the Low Income Housing Tax Credits that the development entity proposes to secure for this project.

**RECOMMENDATION:**

That VHD Resolution 001-2023 be adopted in its entirety and that VHD official take any and all steps necessary to implement this resolution.



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**VIRGINIA HOUSING DEVELOPMENT LLC**

**BY ITS SOLE MEMBER**

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**

**RESOLUTION TO APPROVE THE FORMATION OF A SINGLE PURPOSE ENTITY FOR THE  
SAMUEL MADDEN HOMES REDEVELOPMENT**

**RESOLUTION NO. 001-2023**

**WHEREAS**, Alexandria Redevelopment and Housing Authority ("**ARHA**") is the sole member of Virginia Housing Development LLC ("**VHD**").

**WHEREAS**, VHD's Amended and Restated Operating Agreement authorizes VHD to form single purpose entities for its affordable housing development activities.

**WHEREAS**, VHD seeks to form a single purpose entity (the "**Development SPE**") that is wholly controlled by VHD and that owns the majority of another single purpose entity (the "**MM SPE**") for the redevelopment of the northern portion of Samuel Madden Homes (the "**Development**");

**WHEREAS**, all rental housing units at the Development will be affordable housing units that are affordable to families at a range of income levels; and

**WHEREAS**, ARHA or its designated entity will have a right of first refusal at the end of a tax credit compliance period to purchase the Development.

**NOW, THEREFORE, BE IT RESOLVED:**

**RESOLVED**, the Board of Commissioners of ARHA ("**Board**"), as sole member of VHD, authorizes VHD to form the Development SPE, which will be a single purpose limited liability company or limited partnership and which VHD wholly controls, for purposes of serving as a member of the MM SPE;

**RESOLVED**, that the activities of the Development SPE shall be limited to those in which VHD is allowed to engage pursuant to its organizational documents;



**RESOLVED**, that the Board authorizes the Development SPE to join the MM SPE with a membership interest constituting no less than fifty-one percent (51%) of the MM SPE;

**RESOLVED**, that the organizational documents of the MM SPE shall provide that the MM SPE organizational documents may not be amended to reduce the Development SPE's membership interest in the MM SPE below fifty-one percent (51%) without first providing such amendment to the City of Alexandria ("City") for review and approval by the City Council or its designee. The City shall have 90 days from the date notice is provided to review the proposed changes, and the provision will be deemed approved if no City Council action is taken within the 90-day period.

**RESOLVED**, that the organizational documents of the Development SPE and MM SPE shall provide that copies of any amendments to such documents shall be provided to the City after adoption and execution of such amendments.

**RESOLVED**, that the Development SPE and MM SPE shall each be single purpose entities whose operations and activities are solely intended to benefit, manage, fund, own, operate, and otherwise support the Development; and

**RESOLVED**, that the Board authorizes and approves VHD taking any and all actions necessary or desirable to implement this resolution, including without limitation the execution of such agreements and other documents and filing of any paperwork with the Commonwealth of Virginia.

The undersigned attest that VHD adopted the foregoing resolution.

Adopted this 27<sup>th</sup> day of February 2023

**ATTEST: VIRGINIA HOUSING DEVELOPMENT LLC**

DocuSigned by:  
*Anitra Androh*  
By: \_\_\_\_\_  
Anitra Androh, Vice-Chairwoman

DocuSigned by:  
*Keith Pettigrew*  
By: \_\_\_\_\_  
Keith Pettigrew, Chief Executive Officer



## VIII. ACTION DOCKET



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## **IX. OTHER BUSINESS**

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



NEWS

## ARHA requesting \$1 million loan and tax credit help after cost increases for Braddock project

Vernon Miles | February 21, 2023 at 3:55 pm



The proposed North Building of the Samuel Madden redevelopment (via City of Alexandria)

The Alexandria Redevelopment and Housing Authority (ARHA) is requesting a \$1 million loan after unexpected development costs and a new designation that could give it a tax credit boost.

Both the loan and the tax credits would go toward the [Samuel Madden Redevelopment Project](#). The project involves the demolition of the existing 66-unit Samuel Madden Homes and replacing them with two multifamily buildings at 899 and 999 N. Henry Streets.

The new development would include 532 rental units, with more than 60% of those being affordable units for those making 30–80% of the area median income.

The first part of ARHA's request to the City Council at the Saturday, Feb. 25 meeting is a [\\$1 million loan](#) to support redevelopment. The loan request comes after construction cost inflation and fluctuations in interest rates have pushed up costs for the projects.

"According to ARHA, recent changes in the financial markets including construction cost inflation and upward fluctuations in interest rates necessitate its request for \$1 million in City Housing Opportunities Fund (HOF) funds to maintain project feasibility," a memo from Helen McIvaine, director of the Office of Housing, said. "City financial support was not initially anticipated beyond a small predevelopment loan."

The loan funding comes from a \$3.1 million reserve built up by contributions from other nearby developments around the Braddock neighborhood.

The second part of ARHA's request is to have the site classified as a [revitalization area](#).

A memo from McIlvaine said the change in title could help boost ARHA's efforts to get more state funding.

"The Resolution designating the ARHA Samuel Madden site a revitalization area helps make ARHA's application for low-income housing tax credit equity more competitive in terms of aligning the project with funding priorities established by Virginia Housing," McIlvaine wrote.

What's more, McIlvaine said city staff agrees with the revitalization area designation — noting a site where economically beneficial development will not occur without government assistance.

"Consistent with the City Attorney's past interpretation of the relevant Virginia Code Section, staff believe that the proposed development of affordable housing at this site provides an economic benefit to the City that would not otherwise occur without government assistance," McIlvaine wrote, "including local financial support and federal tax credits, as well as other planned public and private resources, which criteria comply with requirements of the designation."

Separately from this loan and designation request, the Samuel Madden development has [raised some eyebrows](#) among City leaders in the past for a proposed tax exemption that could set a notable precedent. ARHA has previously discussed asking the City Council to make the Samuel Madden project tax-exempt, but given that ARHA is working with private developers, that could lead to affordable housing tax exemptions for private entities charging market-rate rents — not affordable housing.

"ARHA properties owned by ARHA are tax exempt, those are off the tax rolls, but when they do a redevelopment that involves a private entity, those projects would go on the tax rolls," Mayor Justin Wilson said in a recent city council meeting. "All the affordable housing projects that exist in the city that are owned by nonprofits do pay taxes. In this case, ARHA is partnering with a private entity, so the ownership structure is a little bit complicated."

The loan and designation status are scheduled for review at a [City Council meeting](#) this Saturday, Feb. 25.

#affordable housing #ARHA #City Council #development



## **XI. HUMAN RESOURCES**

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## HUMAN RESOURCES

### OPERATIONAL REPORT FOR: JANUARY 16<sup>TH</sup> – FEBRUARY 18<sup>TH</sup>

#### A. Staffing Update

Deputy Executive Director, Nicole Wickliffe, started with us on February 13, 2023.

NICOLE M. WICKLIFFE, MRED, HCCP, ARM



Nicole Wickliffe is a long tenured affordable housing professional with private and public sector experience. Nicole spent the last five years advising the executive staff and board members of housing authorities, nationally, in operational reorganization, feasibility of restructuring, and redeveloping and/or developing multi-family or mixed-use assets.

Prior to consulting, Nicole was the Director of Asset Management at the Fairfax County Department of Housing and Community Development (HCD) for over a decade. In that capacity, she had direct oversight of the Fairfax County

Redevelopment & Housing Authority's (FCRHAs) assets and was responsible for their financial and physical viability. In addition, Nicole led the team that converted the authorities entire public housing portfolio through the Rental Assistance Demonstration (RAD) program, administered by the U.S. Department of Housing and Urban Development (HUD) to Section 8 Project Based Vouchers.

Before joining Fairfax HCD, Nicole worked in the private sector, where she led the property management and asset management divisions of affordable tax credit portfolios. To further the depth of her knowledge of the real estate development business, she obtained a Master of Science in Real Estate Development from George Mason University in December 2019.

Nicole was born in Washington, D.C. and was raised in Northern Virginia, where she is an active parent and grandparent. Nicole enjoys spending time with family and friends and creating DIY projects around the house.

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## B. Employees of the Year for 2022

The announcement of our employees of the year was a moment of excitement during our all-staff meeting on February 16<sup>th</sup> at the Lee Recreation Center. Receiving the honor was: **Markeda Alston**, Senior Housing Specialist (East) in the Asset Management department, **Lennin Lopez**, Senior Housing Specialist (West) in the Asset Management department, **Thang Nguyen**, Modernization Technician Crew Lead in the Facilities and Maintenance department.



**Markeda Alston with CEO, Keith Pettigrew, and Lennin Lopez.**



**Thang Nguyen and Keith Pettigrew.**





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### **C. COVID-19 Update**

- In preparation for all-staff to return to the office in mid-March, we are having the HVAC system and carpet cleaned throughout our 401 Wythe Street office.
- We have had several staff out with COVID since the last reporting period and continue to follow the Alexandria Health Department's protocols.
- ARHA is continuing to practice the policy that everyone is to wear a mask in public areas and when meeting with others.
- Staff will continue to receive any PPE and home testing kits that they request.
- Visitors are still asked to wear masks when entering the building and provided one if they need it.
- Our cleaning company continues to clean all areas with an industrial anti-bacterial to assist in keeping the office COVID free.