



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Rickie Maddox

Interim Chief Executive Officer

January 22, 2024

BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

Monday, January 22, 2024 at 7:00 pm

- 1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES**
 - Ladrey Advisory Residents Board (RAB) – Steven Hines, President
 - ARHA Resident Association (ARA) – Kevin Harris, President
- 2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES**
- 3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, NOVEMBER 27, 2023.**
- 4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, JANUARY 22, 2024.**
- 5. CONSENT DOCKET**
- 6. ACTION DOCKET**
- 7. NEW BUSINESS**
- 8. ANNOUNCEMENTS**
- 9. ADJOURNMENT**
- 10. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL, AND REAL ESTATE ISSUES.**

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**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING
401 WYTHE STREET, ALEXANDRIA, VA 22314**

Monday, November 27, 2023 at 7:00 pm

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

THOSE ABSENT: **Daniel Bauman, Commissioner**
 Kevin Harris, Commissioner
 Steven Hines

RECORDER: **Candice Drayton**

Public session meeting called to order at (time) by Chairwoman Androh. Among those present were Rickie Maddox, Interim 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:

- Interim CEO Rickie Maddox, on behalf of Mr. Hines, reports on Ladrey's residents. The residents continue to be happy at Ladrey.
- **ARHA Resident Association (ARA) – Commissioner Kevin Harris, President**

Commissioner Harris advised no new updates.

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

- No one signed up for public discussion.

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

Chairwoman Androh presented the minutes for Monday, November 27, 2023. Vice-Chair Willie Bailey moved to accept the minutes; the motion was seconded by Commissioner Jefferson. The motion was approved with (8) Yeas, (0) Nays.

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

COVID Updates:

No COVID updates. No formal numbers have been reported by the City as far as we know at this time.

Asset Management:

Rent Collection continues to hold steady and is improving.

Maintenance & Facilities:

Maintenance continues to address all work order tickets in a timely manner, even after the unexpected passing of an employee by the name of Damion Plummer.

Resident Services:

Continues to do outreach in service of residents. Santa's Winter Wonderland is being prepared for the next month. Tax exemptions have been approved for all pre-RAD properties, and Ramsey has received 8609. The closing for three RAD properties will take place in December, and the HAP contracts will be effective February 1.

ITEM 5. CONSENT DOCKET:

- Three Resolutions were adopted, Resolution 734, 735, and 736, along with the financial policy.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

- Santa's Winter Wonderland in December. Resident Services gave out 600 turkeys and 200 gift cards for the holidays to ARHA residents.

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

There being no further business to come before the Board, Chairwoman Androh adjourned the meeting at 7:12 pm.

I. EXECUTIVE SUMMARY

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ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing Nov. 2023	Public Housing Dec. 2023	MOD Rehab Nov. 2023	MOD Rehab Dec. 2023	Market Rate Nov. 2023	Market Rate Dec. 2023
Occupancy	99%	99%	99%	99%	99%	99%
Rent Collection	69%	64%	89%	82%	67%	67%

- Lease-Ups**

New Lease-Ups	November 2023	December 2023
Tenant-based (HCVP)	22	20
Number of request for tenancy	22	20
Project-based voucher	1	1
Moderate Rehabilitation	0	0

CENTRAL FACILITIES

Reporting Period: November 20, 2023 – January 12, 2024

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total # of WO	Outstanding Total # of WO	Previous Reporting Total # of WO
Alexandria Crossing (Old Dominion & West Glebe)	1	5	40	1	0	47	11	26
Andrew Adkins	9	11	46	2	0	68	19	65
BWR (Braddock, Whiting & Reynolds)	3	10	17	0	1	31	9	23
Chatham Square	1	10	35	0	0	46	7	26
Hopkins-Tancil	10	16	52	1	0	79	9	70
James Bland I, II, IV)	1	9	39	2	1	52	10	51
James Bland V	1	6	23	1	0	31	4	12
Ladrey Highrise	4	8	51	1	7	71	7	52
Miller Homes	3	6	8	1	0	18	3	3
Park Place & Saxony Sq.	1	1	8	2	2	14	4	9
Pendleton Park	0	1	15	0	0	16	3	12
Princess Square	3	11	43	3	1	61	11	39
Quaker Hill	3	6	23	1	1	34	3	28
Samuel Madden	4	9	16	1	1	31	6	35
Scattered Sites I, II, III	6	17	119	3	7	152	65	60
TOTAL	50	126	535	19	21	751	171	511

DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

Continued to reach out to Enterprise and Capital One to complete all the outstanding issues, including cash flow waterfall repayment of the deferred development fee.

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

B. SAMUEL MADDEN REDEVELOPMENT

Continue to evaluate the responses from potential debt and equity partners for the North building. Development Team did not pursue bonding from the Governor's pool because some of the debt proposals presented a product using VH debt that was being evaluated. The 4% tax credit application will be submitted on January 25, 2024. Mill Creek continues to work with potential equity investors for the South building.

The ARHA compliance staff met with the development team to discuss Section 3, MWBE goals, and Davis-Bacon compliance during construction. Each development partner will hire a consultant to handle these aspects of the project. The final MOA for mitigation of the Parker-Gray historic district is being reviewed by the City. ARHA has signed off on the approach. The oral history scope has been circulated for sign-off by the community steering committee. The Environmental Report has not been issued by the City. The development team has submitted a revised Noise Study consistent with the objections raised by the City. No additional news regarding the Section 18 application for subsidy repositioning.

C. LADREY HIGH RISE REDEVELOPMENT

On January 4, 2024 the City's Planning Commission unanimously approved the Ladrey redevelopment project. The project was forwarded to the City Council for final vote on January 20. Over 20 Ladrey residents, wearing a Support Ladrey sweatshirt, were present at the Planning Commission meeting and spoke in support of the project.

The Development Team is working diligently on our 9% LIHTC model in preparation for our March 2024 application submission. The development team will follow up on our initial discussions with the financial consultants to the Amazon Equity Fund to continue exploring potential future funding.

The team continues to meet with Ladrey residents and with neighbors as they requested. The development team has made a considerable effort to host and engage the Annie B. Rose residents. We are waiting for the owners' consent to access the residents.

D. RAD & RE-SYNDICATION

RAD: The City's Assessing department approved our tax abatement application for James Bland I&II and Old Dominion. The final City action that is outstanding is approval and signature on the documents circulated by ARHA counsel. HUD has indicated that the subsidies on the three properties will be converted effective February 1, 2024.

Re-Syndication: ARHA exercised its right of first refusal and bought out the limited partner interest in the Chatham Square limited partnership for exit taxes. We used the Line of Credit to purchase the partnership interest. Staff has engaged consultant to assist with RAD repositioning and submission of a 4% tax credit application for a possible re-syndication of the property for a capital investment in the 100 units comprising Chatham and BWR properties.

E. OTHER DEVELOPMENT ISSUES

Line of Credit: The Board approved \$1.5M for the exercise of the ROFR for the Chatham Square LP acquisition.

RFQ for additional Development Partners: the due date for the RFQ for additional development partners was extended to January 17, 2024, at 2:00PM. An evaluation committee will be appointed, and a schedule will be developed during the first meeting of the committee.

Property Acquisition: ARHA has the right of first refusal to acquire the property of St John Baptist located at 931 Alfred Street. Through counsel, we sent a timely notice of our intent to pursue the purchase. Staff has obtained an appraisal and conducted a title search.

F. TAX CREDIT PORTFOLIO

December month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. Closing packets have been submitted to HUD with closing anticipated before the end of January. Lineage 8609 Tax Credit Application has been executed by ARHA and Virginia Housing and filed with the IRS. The 2024 annual operating budget preparation is underway for all tax credit properties. Annual LIHTC Compliance Monitoring forms are being prepared for submission to Virginia Housing. Annual Compliance Monitoring invoices have also been received and will be processed for payment to Virginia Housing.

RESIDENT SERVICES

RACS Operational Report Updates

Resident and Community Services (RACS) staff maintain their outreach efforts that include phone calls, emails, wellness checks, flyers, resource referrals, daily assistance, rent assistance, and other necessary activities to provide residents the services they need. For the month of November, ARHA partnered with the Prevention of Blindness Society of Metropolitan Washington, the Concerned Citizens Action Network, and other local community organizations to promote an eye care clinic at Patrick Henry Recreation Center. The clinic provided free eye exams, glaucoma screenings, and free eyeglasses. At the clinic, 56 people were screened, including 42 adults and 14 children. Of those, 41 needed prescription eyeglasses, eight exhibited possible glaucoma symptoms, and others had retina issues, diabetic eye conditions, cataracts, and other conditions which required follow-up attention. The Optometrists noted that most of the possible glaucoma cases were between the ages of 35 and 50, which underscores the importance of early detection and proper follow-up treatment in preventing permanent sight loss. We are working to offer additional community eye care clinics in 2024, including some that will target youth specifically.

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 November and December, 681 households were provided with food through distributions directly serving ARHA residents. Furthermore, ARHA worked with partners to provide an additional 1,010 food baskets/gift cards in November for Thanksgiving and 250 food baskets/gift cards in December for Christmas.

Our signature outreach event, Santa's Winter Wonderland, celebrated its' 14th year and continued to operate as a drive-thru and pick-up event for. Families were able to register their children in advance and receive a designated pick-up time between Friday, December 15th and Saturday, December 16th. Volunteers were on hand to sort and pre-pack the gift bags for each child and family. The gift bags contained two age-appropriate toys, along with books, board games, and stocking stuffers, for a total of five items. When families arrived, Santa was outside to greet everyone, provide their gifts, and take photos if requested. The Alexandria Sherriff's Department and Alexandria Police Department assisted with sorting and packing gift bags, traffic control, and delivered gifts to families who could not pick up on their own. Many members and organizations in the community donated toys or monetary funds such as – Toys 4 Tots, TJ Maxx, and Sanchez Brother's Tent Company. Additionally, several groups provided volunteer teams to assist with toy sorting and gift packing. Those groups included Hearts of Empowerment, the Embassy Suites Hotel, the Capital Youth Empowerment Group, and Anthem Health Keepers Plus. Overall, we were able to serve 361 families and 901 children with toys and gifts this year.



II. ASSET MANAGEMENT

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

Indicator	Nov. 2023	Dec. 2023	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	99%	99%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	99%	99%	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 (*)	99%	99%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	31%	29%		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 99%. Individual Performance data by property is as follows:

PUBLIC HOUSING	Nov. 2023	Dec. 2023
Samuel Madden	97%	99%
Andrew Adkins	99%	97%
Ladrey Highrise	98%	99%
Scattered Sites I	96%	96%
Scattered Sites II	97%	97%
Scattered Sites III	98%	96%
Saxony Square	100%	100%
Park Place	100%	99%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I, II, IV	99%	97%
Lineage	100%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	Nov. 2023	Dec. 2023
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	99%	99%
Project Based Section 8	100%	99%
Low Rent Public Housing	99%	99%
Market Rate (Affordable Dwelling Units)	99%	99%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for December 2023:

	Dec. 2023
Homeownership	14
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	26
Tenant Protection	47
All Other Vouchers	1,375
Number of Vouchers Under Lease on the last day of the month	1,526
HA Owned Units Leased – included in the units lease above	200
New Vouchers issued but not under contract as of the last day of the month	59
Portable Vouchers Administered	13
Number of Vouchers Covered by Project-Based AHAPs and HAPs	118

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 11/30/2023	Total Occupied units 12/31/2023	Current # Vacant
Princess Square	68	66	65	3
Quaker Hill	60	59	59	1
Hopkins-Tancil	108	107	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	54	53	1
Lineage	46	46	46	0
TOTALS	376	372	359	7

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F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 11/30/2023	Total Units Occupied 12/31/2023	Current # Vacant
Ladrey Building	169	165	168	1
Chatham Square.	52	52	52	0
Old Town Commons I	18	18	18	0
Old Town Commons II	18	17	16	2
Old Town Commons IV	44	44	43	1
S. Madden Homes	65	63	64	1
A. Adkins Homes	89	88	86	3
Scattered Sites 410	50	48	48	2
Scattered Site 411	30	29	29	1
Scattered Site 412	41	40	39	2
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	37	1
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
Lineage	6	6	6	0
TOTALS: <i>(values are rounded up/down)</i>	757	745	743	14

G. WAITING LIST STATISTICS

Currently Active on the Waiting list December 2023	
Waiting List Type	
HCVP	11,206
MOD Rehab	
(1) bedroom	523
(2) bedroom	235
(3) bedroom	198
(4) bedroom	17
Total	973
General Public Housing	
(1) bedroom	4,045
(2) bedroom	2,917
(3) bedroom	1,647
(4) bedroom	165
Total	8,774
Elderly / Disabled	
(1) bedroom	16
Total	16
BWR	
(2) bedroom	1,809
(3) bedroom	1,101
Total	2,910
Chatham Square	
(2) bedroom	1,905
(3) bedroom	27
Total	1,932
West Glebe / Old Dominion	
(1) bedroom	1,940
(2) bedroom	1,874
(3) bedroom	1,139
(4) bedroom	4
Total	4,957
OTC I, II, IV	
(2) bedroom	1,811
(3) bedroom	1,127
Total	2,938

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Nov. 2023	Dec. 2023
Pre-Admission/Eligibility	6	4
Request for Tenancy Approval	17	20
New Move-in/Change of Unit/Port-in	17	20
Interim Change	34	35
Annual Reexamination	126	142
End of Participation	6	0
PUBLIC HOUSING		
Pre-Admission/Eligibility	2	7
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	4	7
Interim Change	28	19
Annual Reexamination	46	51
End of Participation	6	4
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	5	3
Annual Reexamination	7	11
End of Participation	1	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	1	1
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	4	1
Annual Reexamination	5	10
End of Participation	0	2
TOTAL CERTIFICATIONS COMPLETED	317	340

I. INSPECTIONS

Inspections	November 2023	December 2023
# of annual/return Inspections	90	44
# of Initial/Re-inspections	24	17
# of Final Failed Inspections	0	2
# of Abatements	1	1
# of Emergency/Special Inspections	0	0
# of Missed Inspections (no show)	17	8
# of quality control inspections conducted	5	11

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	November 2023	December 2023
Recertification's	37	40
Intake Certifications	45	24

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

Number of Recertification's Files With Errors /Recert Info	November 2023	December 2023
# of Recert Files w/ Errors	6	7

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	November 2023	December 2023
Bar Notices issued	0	0
Late Notices	206	155
Unlawful Detainers	0	0
Evictions (legal)	3	3
Evictions (drugs)	0	0

K. RENT COLLECTION

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

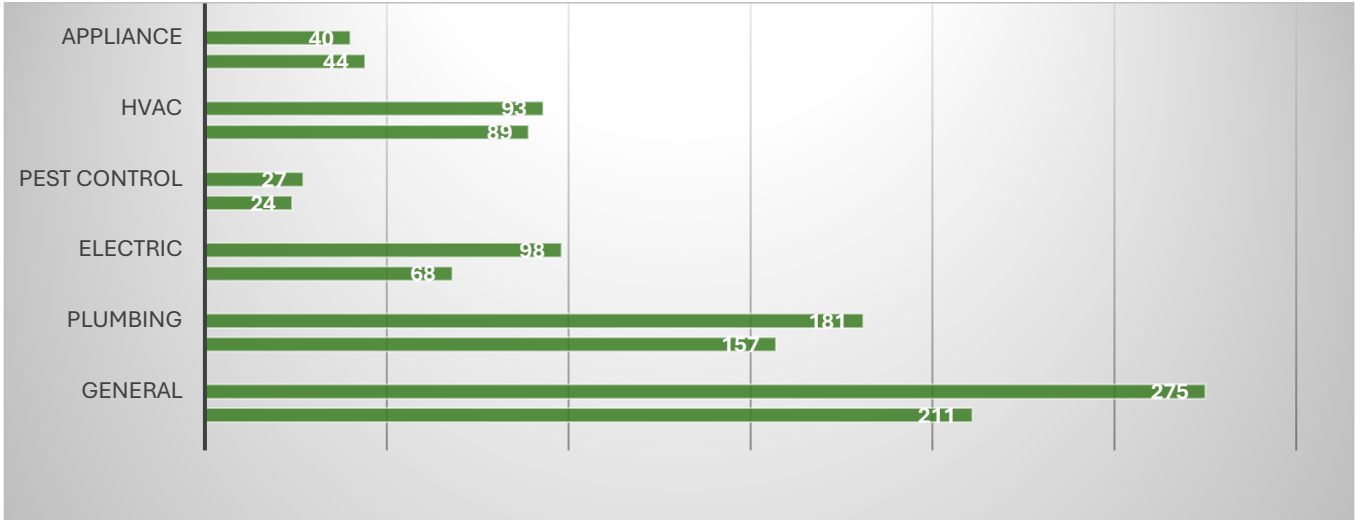
	November 2023	December 2023
Samuel Madden	41%	62%
Andrew Adkins	69%	53%
Ladrey High-Rise	94%	89%
Scattered Sites I	69%	66%
Scattered Sites II	89%	85%
Scattered Sites III	42%	37%
Chatham Square	93%	86%
Braddock	72%	70%
Whiting	51%	41%
Reynolds	84%	83%
Old Dominion	79%	58%
West Glebe	77%	68%
James Bland I	74%	62%
James Bland II	33%	47%
James Bland IV	58%	51%
TOTAL	69%	64%
MARKET RATE		
Quaker Hill	63%	64%
Princess Square	61%	53%
Miller Homes	82%	89%
Pendleton Park	52%	38%
James Bland V	65%	54%
Saxony Square (PBV)	100%	100%
Park Place (PBV)	43%	68%
TOTAL	67%	67%
MOD/PBV		
	November 2023	December 2023
Hopkins-Tancil	89%	82%
TOTAL	89%	82%

IV. CENTRAL FACILITIES

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A. NOVEMBER WORK ORDER ACTIVITY TOTAL: 714

DECEMBER WORK ORDER ACTIVITY TOTAL: 593



November 2023

Properties	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total # of Work Order	Prev. Month Total # of Work Order	2023 Year to Date Total # of Work Orders	2022 Year End Total # of Work Orders
Administrative Building	0	0	0	0	1	0	1	1	16	14
Alexandria Crossing (Old Dominion & West Glebe)	18	12	7	0	6	1	44	23	691	674
Andrew Adkins	15	19	4	3	10	6	57	58	729	1018
BWR (Braddock, Whiting & Reynolds)	8	8	2	1	4	3	26	32	377	477
Chatham Square	5	5	4	1	5	2	22	17	391	566
Hopkins-Tancil	15	21	14	4	13	4	71	69	773	1021
James Bland I, II, IV	43	16	21	2	6	5	93	31	519	612
James Bland V	2	11	1	0	2	3	19	18	364	343
Ladrey Highrise	41	20	15	3	6	8	93	42	708	893
Miller Homes	4	2	2	0	3	0	11	2	131	157
Park Place & Saxony Sq.	9	5	1	2	3	0	20	16	159	226
Pendleton Park	3	3	1	0	0	0	7	18	222	176
Princess Square	47	18	16	3	6	1	91	31	730	694
Quaker Hill	7	7	3	1	2	1	21	31	345	367
Samuel Madden	22	8	2	1	10	2	45	33	574	359
Scattered Sites I, II, III	36	26	5	6	16	4	93	65	927	1258
TOTAL	275	181	98	27	93	40	714	487	7676	8855

December 2023

Properties	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total # of Work Order	Prev. Month Total # of Work Order	2023 Year to Date Total # of Work Orders	2022 Year End Total # of Work Orders
Administrative Building	0	1	1	0	0	0	2	1	18	14
Alexandria Crossing (Old Dominion & West Glebe)	17	9	5	1	4	2	38	44	726	674
Andrew Adkins	25	25	5	2	7	4	68	57	797	1018
BWR (Braddock, Whiting & Reynolds)	5	13	0	1	2	4	25	26	402	477
Chatham Square	14	10	0	0	5	3	32	22	423	566
Hopkins-Tancil	19	8	6	0	15	3	51	71	824	1021
James Bland I, II, IV	17	13	8	0	5	5	48	93	567	612
James Bland V	11	9	4	0	3	4	31	19	395	343
Ladrey Highrise	11	7	7	3	6	1	35	93	743	893
Miller Homes	2	4	0	0	5	1	12	11	143	157
Park Place & Saxony Sq.	4	2	1	2	0	2	11	20	170	226
Pendleton Park	3	4	3	1	0	2	13	7	235	176
Princess Square	28	10	5	3	12	1	59	91	789	694
Quaker Hill	8	9	4	1	2	2	26	21	371	367
Samuel Madden	4	6	3	0	5	4	22	45	616	359
Scattered Sites I, II, III	43	27	16	10	18	6	120	93	1047	1258
TOTAL	211	157	68	24	89	44	593	714	8269	8855

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Masters provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in January 2024.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an

inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are hand delivered by staff, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:

- Princess Square – 11/9, 11/22, 12/11, 12/23
- Chatham Square – 11/1, 11/13, 12/8, 12/18
- Andrew Adkins – 11/6, 11/13, 11/20, 11/27, 12/4, 12/11, 12/18
- Ladrey floors 7-11 – 11/9, 11/30, 12/7, 12/12
- Ladrey floors 1-6 – 11/8, 11/29, 12/6, 12/21
- Hopkins-Tancil – 11/2, 11/3, 11/15, 11/16, 12/4, 12/28
- Samuel Madden – 11/15 & 11/22, 12/6, 12/21

VI. FINANCE

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Alexandria Redevelopment & Housing Authority
December and YTD 2023 Budget vs Actual
For the Period Ending December 31, 2023

	Annual Budget	December 31, 2023				FY 2023 YTD (January 1, 2023 December 31, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	4,626,549	385,546	764,233	378,687	98%	4,626,549	6,009,129	1,382,580	30%
Rental Assistance	4,513,978	376,165	345,332	(30,833)	-8%	4,513,978	4,822,312	308,334	7%
Governmental Grants	28,126,997	2,343,916	2,559,667	215,751	9%	28,126,997	27,766,018	(360,979)	-1%
Management/Fee for Service	4,568,690	380,724	174,600	(206,125)	-54%	4,568,690	4,005,755	(562,935)	-12%
HCVP Asset Management Fee	2,701,865	225,155	213,181	(11,975)	-5%	2,701,865	2,583,032	(118,833)	-4%
Operating Subsidy	4,503,500	375,292	371,923	(3,369)	-1%	4,503,500	4,323,565	(179,935)	-4%
Investment Income	175,533	14,628	15,269	642	4%	175,533	196,973	21,440	12%
CY Transfers	713,993	59,499	-	(59,499)	-100%	713,993	-	(713,993)	-100%
Other Income	2,062,620	171,885	93,668	(78,217)	-46%	2,062,620	1,940,815	(121,805)	-6%
Total Operating Revenue	51,993,725	4,332,810	4,537,873	205,062	5%	51,993,725	51,647,600	(346,125)	-1%
<u>Operating Expenses</u>									
Administration	8,833,536	736,128	807,131	71,003	10%	8,833,536	9,637,053	803,517	9%
Tenant Services	867,189	72,266	68,120	(4,146)	-6%	867,189	699,875	(167,314)	-19%
Utilities	1,804,040	150,337	145,797	(4,540)	-3%	1,804,040	1,863,355	59,315	3%
Ordinary Maintenance & Operations	6,283,932	523,661	324,424	(199,237)	-38%	6,283,932	5,954,422	(329,510)	-5%
Protective Services	462,776	38,565	17,026	(21,539)	-56%	462,776	288,691	(174,085)	-38%
General Expense	2,689,410	224,118	395,438	171,320	76%	2,689,410	2,421,979	(267,431)	-10%
Housing Assistance Payments	28,126,997	2,343,916	2,426,669	82,753	4%	28,126,997	28,423,367	296,370	1%
Debt Service	582,768	48,564	27,711	(20,853)	-43%	582,768	298,242	(284,526)	-49%
CY Reserves	2,343,077	195,256	-	(195,256)	-100%	2,343,077	-	(2,343,077)	-100%
Total Operating Expense	51,993,725	4,332,810	4,212,316	(120,494)	-3%	51,993,725	49,586,984	(2,406,741)	-5%
NET SURPLUS (DEFICIT)	-	-	325,557	325,557		-	2,060,616	2,060,616	



	Agency			Central Office (C.O.)			HCVP		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	6,009,129	4,626,549	1,382,580	-	-	-	-	-	-
Rental Assistance	4,822,312	4,513,978	308,334	-	-	-	-	-	-
Governmental Grants	27,766,018	28,126,997	(360,979)	-	-	-	27,766,018	28,126,997	(360,979)
Management/Fee for Service	4,005,755	4,568,690	(562,935)	3,902,792	4,568,690	(665,898)	-	-	-
HCVP Asset Management Fee	2,583,032	2,701,865	(118,833)	-	-	-	2,583,032	2,701,865	(118,833)
Operating Subsidy	4,323,565	4,503,500	(179,935)	-	-	-	-	-	-
Investment Income	196,973	175,533	21,440	5,351	6,000	(649)	7,244	4,601	2,643
CY Transfers	-	713,993	(713,993)	-	138,012	(138,012)	-	-	-
Other Income	1,940,815	2,062,620	(121,805)	641,340	657,331	(15,991)	20,522	130,730	(110,208)
Total Operating Revenue	51,647,600	51,993,725	(346,125)	4,549,484	5,370,033	(820,549)	30,376,816	30,964,193	(587,377)
<u>Operating Expenses</u>									
Administration	9,637,053	8,833,536	803,517	3,245,244	2,593,024	652,220	1,692,412	1,922,701	(230,289)
Tenant Services	699,875	867,189	(167,314)	246,832	212,225	34,607	-	50,000	(50,000)
Utilities	1,863,355	1,804,040	59,315	125,498	107,278	18,220	4,640	-	4,640
Ordinary Maintenance & Operations	5,954,422	6,283,932	(329,510)	1,503,939	1,694,502	(190,563)	7,035	14,630	(7,595)
Protective Services	288,691	462,776	(174,085)	5,944	2,163	3,781	760	261	499
General Expense	2,421,979	2,689,410	(267,431)	695,171	760,841	(65,670)	315,195	434,060	(118,865)
Housing Assistance Payments	28,423,367	28,126,997	296,370	-	-	-	28,423,367	28,126,997	296,370
Debt Service	298,242	582,768	(284,526)	-	-	-	-	-	-
CY Reserves	-	2,343,077	(2,343,077)	-	-	-	-	415,543	(415,543)
Total Operating Expense	49,586,984	51,993,725	(2,406,741)	5,822,628	5,370,033	452,595	30,443,408	30,964,192	(520,784)
NET SURPLUS (DEFICIT)	2,060,616	-	2,060,616	(1,273,145)	-	(1,273,145)	(66,592)	1	(66,593)



	VHD LLC			Affordable Properties				LIPH Properties			
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	%	Total Actual	Total Budget	Over / (Under) Budget	%
<u>Operating Revenue</u>											
Dwelling Rent	-	-	-	2,671,688	2,148,540	523,148	24%	3,337,441	2,478,009	859,432	35%
Rental Assistance	-	-	-	4,818,077	4,513,978	304,099	7%	4,235	-	4,235	NB
Governmental Grants	-	-	-	-	-	-	NB	-	-	-	NB
Management/Fee for Service	-	-	-	42,124	-	42,124	NB	60,839	-	60,839	NB
HCVP Asset Management Fee	-	-	-	-	-	-	NB	-	-	-	NB
Operating Subsidy	-	-	-	10	55,194	(55,184)	-100%	4,323,555	4,448,306	(124,751)	-3%
Investment Income	146,755	129,998	16,757	4,880	1,950	2,930	150%	32,743	32,984	(241)	-1%
CY Transfers	-	6,313	(6,313)	-	-	-	NB	-	569,668	(569,668)	-100%
Other Income	1,003	829,002	(827,999)	205,139	81,016	124,123	153%	1,072,811	364,541	708,270	194%
Total Operating Revenue	147,758	965,313	(817,555)	7,741,918	6,800,678	941,240	12%	8,831,625	7,893,508	938,117	11%
<u>Operating Expenses</u>											
Administration	1,182,705	914,682	268,023	1,597,251	1,283,753	313,498	24%	1,919,441	2,119,376	(199,935)	-9%
Tenant Services	88	-	88	222,757	323,765	(101,008)	-31%	230,198	281,199	(51,001)	-18%
Utilities	1,161	-	1,161	542,683	526,890	15,793	3%	1,189,373	1,169,872	19,501	2%
Ordinary Maintenance & Operations	238	679	(441)	1,755,572	2,107,981	(352,409)	-17%	2,687,638	2,466,140	221,498	9%
Protective Services	190	-	190	23,231	18,047	5,184	29%	258,566	442,305	(183,739)	-42%
General Expense	79,236	49,952	29,284	600,794	663,195	(62,401)	-9%	731,584	781,362	(49,778)	-6%
Housing Assistance Payments	-	-	-	-	-	-	NB	-	-	-	NB
Debt Service	-	-	-	298,242	582,768	(284,526)	-49%	-	-	-	NB
CY Reserves	-	-	-	-	1,294,280	(1,294,280)	-100%	-	633,254	(633,254)	-100%
Total Operating Expense	1,263,617	965,313	298,304	5,040,532	6,800,679	(1,760,147)	-26%	7,016,800	7,893,508	(876,708)	-11%
NET SURPLUS (DEFICIT)	(1,115,859)	-	(1,115,859)	2,701,386	(1)	2,701,387		1,814,825	-	1,814,825	

V. DEVELOPMENT

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I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

Staff has reached out to Enterprise without response. Will continue to reach out until all outstanding issues permitting project closure are resolved.

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

B. SAMUEL MADDEN REDEVELOPMENT

The development team continues to review project financing proposals for debt and equity for the North building. The proposal for 4% tax credits will be submitted on January 25 with the expectation that VH will make awards in Q2 2024. Mill Creek continues to negotiate with equity partners for the South building. Our development partners on the North building decided against seeking bonds from the governor's pool due to proposals received from several debt and equity providers and their use of a VH product.

The architects and engineers have submitted final site plans; the City is expecting additional information to ensure that all the approval conditions have been met.

The Environmental Report is still outstanding. Our development partners submitted revised noise studies for both buildings. City staff will review these reports within the next two weeks. The MOA for historical mitigation is waiting for signature from the City Manager so that it can be submitted to the state for approval. The scope of services for the Oral History component is awaiting approval from the community coordinating committee. City staff informed us that the final ER will not be available until mid-March at the earliest. Delays to the ER will hold up approval of the pending Section 18 application for the repositioning of the operating subsidy and receipt of the Tenant Protection Vouchers.

ARHA compliance staff held a kick-off meeting with the development team to review compliance for Section 3 and their requirements to commit to no less than 20 jobs for public housing residents; 20% and 5% new construction job goals for minority and women workers and in MWBE contracting; and the requirement to submit weekly certified payrolls for the North building.

Closing continues to be projected for early Q3 2024. ARHA will declare Madden a Capital Project at the end of February. This is a formal designation which allows ARHA not to fill vacancies at Madden. The vacancies created at Madden after the declaration will not count negatively against the agency. Relocation planning continues with residents. We expect Section 18 approval no later than late March and therefore relocation to commence in Q2 2024. Given the level of criminal activity surrounding the Madden site, we will coordinate the boarding up of buildings with the local police department.

C. LADREY HIGH RISE REDEVELOPMENT

The Planning Commission voted unanimously to approve the project and submission to the City Council for approval. The development team were joined by twenty-five Ladrey residents and three interpreters. Four of the Ladrey residents spoke in support of the redevelopment of their homes. The owners and residents of Annie B. Rose were also present and opposed the redevelopment; their concerns are primarily items that will be addressed in the Construction Management Plan and the site logistics planning phase of the project. The City

Council Hearing is scheduled for January 20, 2024. We expect a similar showing of resident support at the City Council hearing. All Ladrey residents wore a support Ladrey sweatshirt. We have had a very successful entitlement program and if the City Council approves our submission, we will have completed the entire entitlement process in less than 11 months.

The numerous community meetings that the development team has held have not concluded with any issues in controversy. We are continuing to reach out to Annie B. Rose for resident engagement. A follow up meeting with Annie B Rose residents has been scheduled for January 16. City staff will attend to support the development team's responses.

The Development Team continues to model the twining approach for this project. We anticipate submitting the application for 9% tax credits in March. Our team continues to meet with the financial consultants to the Amazon Equity Fund to discuss the funding gap.

The Development Team met with the city's Council on Aging and no substantive questions or opposition were voiced. We will continue to engage the Commission on Aging as the design and amenity spaces are developed.

D. RAD & RE-SYNDICATION

RAD: the three projects received approval for continuation of the tax abatements on the properties. City has signed off on the final documents necessary for a changed of operating subsidy commencing on February 1. The next RAD application to be submitted will be for the 100 total units of Chatham and the BWR properties. We anticipate submitting those applications in Q3 2024.

Re-Syndication: On December 20, 2023 ARHA exercised its Right of First Refusal and purchased the limited partner interests in the partnership that developed the Chatham Square units.

E. OTHER DEVELOPMENT ISSUES

Line of Credit: The LOC closed in November 2024. We have used \$1.5M for the closing on Chatham Square LP.

RFQ: the RFQ for soliciting additional pre-qualified development partners was issued on October 23. The submission date was amended to January 17, 2024 at 2:00PM

Property Acquisition: ARHA has the right of first refusal to purchase the property located at 901 Alfred Street, the site currently housing the St John Baptist Church. As stipulated in the deed, ARHA is to purchase the property at the appraised value. On January 8, 2024, ARHA sent a timely notice to the owner of the property and their representative.

F. CITY FUNDING FOR DEVELOPEMENT

ARHA continues to draw down on the \$1.9M Capital Grant awarded by Virginia Housing. The outstanding scope items include handicap accessibility in several ARHA properties. We have revised the plans for Old Dominion and West Glebe and added James Bland per the direction of the Asset Management department, for conversion of additional accessible two-bedroom units. We have begun scope and layout work with the architecture firm The Amar Group.

ARHA continues to draw down on the previously awarded \$300,000 City of Alexandria planning loan.

G. TAX CREDIT PORTFOLIO

December month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) applications for James Bland I, James Bland II, and Old Dominion continue. Closing packets have been submitted to HUD with closing anticipated before the end of January. Lineage 8609 Tax Credit Application has been executed by ARHA and Virginia Housing and filed with the IRS. The 2024 annual operating budget preparation is underway for all tax credit properties. Annual LIHTC Compliance Monitoring forms are being prepared for submission to Virginia Housing. Annual Compliance Monitoring invoices have also been received and will be processed for payment to Virginia Housing.

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

VI. RESIDENT & COMMUNITY SERVICES

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A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	November New Enrollment	December New Enrollment
Hopkins-Tancil	46	0	0
Chatham Square	27	0	0
Samuel Madden	30	0	2
Andrew Adkins	25	0	0
James Bland V	65	0	0
Princess Square	16	0	0
Ladrey	15	0	0
HCVP	68	0	0
Scattered Sites	35	0	0
City-wide	12	0	0
TOTAL	339	0	2

The table summarizes the active enrollment of ARHA residents in RACS programs. Program descriptions are found below.

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

3. Activity Center - For seniors and adults with disabilities, Ladrey Highrise offers a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services for seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation, home visits and assessments for specific provisions.

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

4. Community Gardening - Students at the Center, plan and maintain a garden from March – November, while adults may sign up for a family plot to do the same. In addition to realizing the benefits of growing

their own produce, participants learn about healthy methods of preparing the food they harvest. (Meeting weekly from March - October).

5. FACE/LINK Club – In partnership with ACPS, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21st Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting 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, notices regarding programs/events, 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 November and December, broken down by property.

Household Contacts By Property	Numbers Reached November 1 - November 30	Numbers Reached December 1 – December 31
Hopkins-Tancil	106	101
Chatham Square	44	46
Samuel Madden	61	61
Andrew Adkins	80	78
James Bland /OTC	89	82
Princess Square	60	58
Ladrey Highrise	163	155
West Glebe/Old Dominion	64	56
Pendleton Park/Park Place	31	29
Scattered Sites	55	49
HCVP/City-wide	59	46
Total	812	761

C. VOLUNTEERS

Currently there are 35 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the months of November and December, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, assisted with Thanksgiving Basket Distributions, special holiday events for residents, and Santa's Winter Wonderland. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	Month	# New Recruits	# Of Service Hours	Value of Service Hrs.
35	November	0	89	\$2,399.44
35	December	0	71	\$1,914.16
28 (non-staff)	Santa's Winter Wonderland	0	158	\$4,259.68

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	55	74
Number of Households with Positive Escrow Accounts	N/A	32
Number of Households to Successfully Graduate – YTD	N/A	3

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	November 2023	December 2023	YTD
Healthcare & Medical	41	12	321
Financial Assistance/Literacy Education	39	35	153
Daily Living Skills/Entitlements	5	7	46
Transportation	140	165	1,304
Enrollments/Registrations/Assessments	8	6	73
Adult Basic Education/Literacy/GED	2	0	33
Job Training Skills/Programs/Certifications	0	1	16
Childcare Services	0	4	104
Other	13	10	88
TOTAL	248	240	2,138

F. PARTNERSHIPS

Provider / Partner	Event/Activity – November 2023	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	8
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	239
Capital Area Food Bank	Mobile Market	133
Prevention of Blindness Society	Love Your Eyes Clinic	56
Alfred Street Baptist Church	Food Pantry	7
Alfred Street Baptist Church	Thanksgiving Baskets for Families	250
ALIVE	Thanksgiving Baskets for Families	75
First Assembly of God	Thanksgiving Baskets for Families	50
Hilco Global	Thanksgiving Baskets for Families	400
Alexandria Police Department	Thanksgiving Baskets for Families	10
Victory Temple of God	Thanksgiving Baskets for Families	75
First Agape/Alpha Phi Alpha	Thanksgiving Baskets for Families	35
St. Joseph's Catholic Church	Thanksgiving Baskets for Families	10
Russell Temple CME Church	Thanksgiving Baskets for Families	10
Shiloh Baptist Church	Thanksgiving Baskets for Families	10
Old Town Community Church/Washington Street United Methodist Church/Beulah Baptist	Thanksgiving Baskets for Families	75
Department of Recreation/Keith Burns Foundation	Friendsgiving Dinner/Basket Distribution	10
Total	17	1,453

Provider / Partner	Event/Activity – December 2023	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	8
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	199



ALIVE	End of Month Food @ Ladrey	110
Capital Area Food Bank	Mobile Market	114
Alfred Street Baptist Church	Food Pantry	10
LINK Club	Holiday Event	75
Third Baptist Church	Holiday Dinner	30
Christ Church	Gift Bags/Cards for Seniors	40
12 Days of Christmas	Holiday Sponsorship of Families	30
Debra Denise Smith Foundation	Breakfast with Santa & Toy Giveaway	35
Alfred Street Baptist Church	Gift cards for Seniors & Families	250
Firefighters & Friends	Toys, Coats, and Gift Card Giveaway	200
Total	12	1,101

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
	\$ 10,500	\$ 26,896.73	\$140,101.62

H. PROGRAM SUMMARY

The recent holidays provided several opportunities for our LINK Club students and some ARHA youth to gain exposure to the performing arts. Students participated in field trips to see musicals in action. The field trips visited Alexandria Children’s Theater to view *The Little Mermaid*, and National Theater in Washington, DC to view *WIZ*. Both trips provided an opportunity to see live musical theater performed by youth their age and professional actors. This was great preparation as many of them were cast in Momentum Collective’s production of *Aladdin, Jr.* *Aladdin, Jr.* was also funded in part by the Alexandria Office of the Arts and notably one-third of the cast were ARHA or LINK Club students from our partner school, Jefferson Houston. The show was performed to sold out audiences in November for two consecutive nights. Momentum Collective is now preparing for their next children’s production – *Matilda*, and many students have been “bitten by the acting bug” and have plans to try-out and keep honing their craft. We will continue to support their efforts and invite everyone out to their next performance in May of 2024.

ARHA traditionally partners with several organizations to secure Thanksgiving Baskets or gift cards for ARHA families and seniors. This year, thanks to a relationship with Hilco-Global, ARHA was able to provide an additional 400 baskets with turkeys and side items. Altogether, we distributed a total of 1,010 baskets or gift cards to families, which served approximately 2,240 individuals. Priority was placed on seniors and families who expressed financial difficulty, along with other referrals from ARHA staff.

December was filled with various holiday celebrations for our youth, seniors, and families. In addition to their normal Holiday Celebration, the Senior Center at Charles Houston took a trip to the Festival of Lights at Bull Run in Centreville, VA. The Seniors at Ladrey had a special Bingo session, with Secret Santa Gifts donated



by Christ Church, and special dinner sponsored by Third Baptist Church.

Other organizations that provided food, toys, or holiday experiences throughout the month included:

- the 12 Days of Christmas Group – Gift cards for 6 families and toys for 30 children
- LINK Club Volunteers – Holiday celebration and gifts for 75 youth
- the Debra Denise Smith Foundation – Breakfast with Santa and Toy Giveaway for 35 youth and
- Firefighters and Friends – Toys, Coats, and Gift Card giveaway for 200 children.

ARHA continued the tradition and hosted our 14th annual Santa's Winter Wonderland, as a drive-thru/pick-up event. Similar to last year, the event was held over a two-day period from Friday, December 15th – Saturday,

December 16th. Families were able to pre-register and receive a designated pick up time to receive their gifts. Staff and volunteers sorted toys, and then packed and labeled gift bags for each family. The gift bags contained two age-appropriate toys for each child, along with books, board games, and stocking stuffers, for a total of five items per child. Santa was stationed outside to greet children and pose for photos. The Alexandria Police Department and the Alexandria Sherriff's Department were instrumental in helping to sort and pack gifts bags. Additionally, they assisted with traffic control and delivered gifts to families who could not pick them up on their own. As in previous years, many individuals and organizations, such as Toys 4 Tots, TJ Maxx, and Anthem Health Keepers Plus provided additional toy donations to help ensure there were enough gifts. Overall, we were able to serve 361 families and 9 children with gifts.

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

- Ladrey Resident Engagement/City Council Meeting – City Hall – January 20th – 9:00 am
- Parent Engagement Workshop – Reading By the Campfire – Charles Houston Rec Center – January 19th (K-2nd Grade) and January 26th (3rd – 5th Grade)– 6:00 pm

J. PHOTOS



ARHA/LINK CLUB STUDENTS PERFORMING IN ALADDIN, JR. MUSICAL



LINK STUDENTS ATTENDING THE WIZ AT NATIONAL THEATER IN WASHINGTON, DC



LINK STUDENTS ATTENDING THE LITTLE MERMAID AT ALEXANDRIA'S CHILDREN'S THEATER



THANKSGIVING BASKET DISTRIBUTIONS FROM FIRST ASSEMBLY OF GOD , WASHINGTON STREET UNITED METHODIST CHURCH, HILCO-GLOBAL, & FIRST AGAPE/ALPHA PHI ALPHA



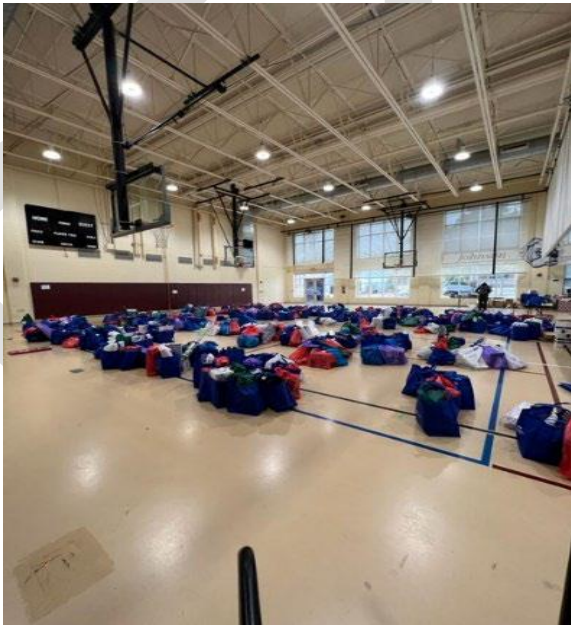
CHARLES HOUSTON SENIOR CENTER HOLIDAY PARTY



12 DAYS OF CHRISTMAS GIFT GIVEAWAY



DEBRA DENISE SMITH FOUNDATION – BREAKFAST WITH SANTA



SANTA'S WINTER WONDERLAND 2023

VII. CONSENT DOCKET

DRAFT

VIII. ACTION DOCKET

DRAFT

IX. OTHER BUSINESS

DRAFT

NEWS ARTICLES / ANNOUNCEMENTS

ARHA LEADERSHIP – JANUARY 2024

**Ms. Rickie C. Maddox,
Interim Chief Executive Officer**

On Tuesday, November 1, 2023 the Board of Commissioners promoted our then Compliance Operations Officer, Ms. Rickie C. Maddox, to the role of Interim Chief Executive Officer. When she accepted the challenge to head the agency, Rickie became the first female to take on the position of Chief Executive Officer in the history of the agency's existence. Rickie brings more than 30 years of experience in asset management and property management operations to the role. For 22-years Rickie honed her expertise in affordable housing and gained extensive knowledge in housing authority operations, marketing and facility administration.





**Mrs. Marisa Stanley,
Chief Financial Officer**

On October 10, 2023 ARHA welcomed Marisa Stanley, Chief Financial Officer, who has over thirteen years of progressive leadership in the affordable housing industry. Marisa began her housing career as the Accounting Manager for the City of Charleston (SC) Housing Authority where she was responsible for directing the day-to-day accounting processes for all programs within the organization. As the Chief Financial Officer for Columbia (SC) Housing, Marisa was responsible for maximizing Columbia Housing's financial performance and overseeing the financial activities of a \$65 million agency. Marisa is a Certified Public Accountant (CPA) and a graduate of Johnson C.

Smith University in Charlotte, North Carolina where she obtained her Bachelors in Accounting and Finance.



**Mrs. Vernell Gibson-Caudle,
Chief Operations Officer**

On December 13, 2023 ARHA welcomed Vernell Gibson-Caudle, who has over a decade of experience in the field of Property Management. Vernell Gibson-Caudle is a seasoned professional driven by a relentless commitment to achieving and maximizing profitability across diverse residential and commercial properties. Throughout her career journey, she has consistently showcased a high level of expertise in managing intricate operations, implementing impactful marketing, and leasing strategies, adeptly negotiating contracts and leases, ensuring rigorous and safety building code compliance, overseeing a range of vendor services. Vernell's core competencies span

asset management, financial analysis, team leadership, and an in-depth understanding of intricacies of property management operations.