



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

JUNE 26, 2023



BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

Monday, June 26, 2023, at 7:00 pm

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

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

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

3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, MAY 22, 2023.

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY JUNE 26, 2023.

5. CONSENT DOCKET

5.1 Resolution 725-2023: Vote to Approve Utility Allowance 2023

5.2 Resolution 726-2023: Vote to Approve Small Area Fair Market Rent (SAFMRs)

5.3 Resolution 727-2023: Vote to Approve Flat Rents for Public Housing Units

5.4 Resolution 728-2023: Vote to Approve ARHA Proposed Operating Budget for Fiscal Year 2023.

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, May 22, 2023, at 7:00 pm

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

THOSE ABSENT: **Anitra Androh, Vice Chairwoman**
 Daniel Bauman, Commissioner

Steven Hines

RECORDER: **Casandra Martinez**

Vice-Chairwoman Androh called the meeting to order at 7:05 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA Department Directors, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership, and members of the public.

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

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

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President Ladrey Resident Advisory Board. Mr. Hines and the residents are happy and did not report any issues. There will be a cookout at Ladrey on Thursday May 25th from 4:30p-7p.

Chairman Kleeblatt: Good, Okay.

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



Commissioner Harris: Recently at the Adkins property we did some walkthroughs with some pastors along with familiar advocates. We are having a cookout so we can connect with the residents and build rapport. The focus is to help rebuild the community.

Mr. Pettigrew: Have you seen anything in regard to police presence.

Commissioner Harris: We have seen a few police; some residents have expressed their concerns.

Chairman Kleeblatt: Thanks. 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, APRIL 24, 2023:

Chairman Kleeblatt presented the minutes for Monday, May 22, 2023. Commissioner Krocker moved to accept the minutes; the motion was seconded by Commissioner Bailey. The motion was approved with (6) Yeas, and (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, APRIL 24, 2023:

COVID updates:

The COVID mandate has ended, and all staff will be back in the office 4 days a week beginning Monday, June 5th.

Asset Management:

Rent collections are trending in the right direction.

Maintenance & Facilities:

Maintenance has been steady. No issues have come up.

Resident Services:

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

Mr. Pettigrew: That concludes the executive summary.

Chairman Kleeblatt: Any particular reason why rent collections are trending upward now?

Mr. Pettigrew: We have been sending notices to residents, once received they are able to come up with the money quick to pay to avoid eviction.



ITEM 5. CONSENT DOCKET:

Chairman Kleeblatt: A vote to approve resolution 723-2023 to Amend Resolution 718-2023 Authorizing Application for City loan for the Redevelopment of the Samuel Madden Homes Community.

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

Chairman Kleeblatt: A vote to approve resolution 724-2023 to Approve the Submission to HUD of a Section 18 Application for the Samuel Madden Homes and Andrew Adkins Public Housing Communities.

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

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted.

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew: I would like to give recognition to Commissioner Krocker. She was honored by the Northern Virginia Affordable Housing Alliance. She was the founder of this incredible organization. They presented her with an award at the National Landing building last week.

Commissioner Krocker: Thank you for coming Keith.

Gaynelle Diaz: Ruby Tucker Day is coming up June 24th. And the Samuel Madden resident engagement cookout is coming up as well.

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

A motion was made by Commissioner Bailey, seconded by Commissioner Jefferson, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:13 pm. At 8:02 pm, the Board reconvened in public session. Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Jefferson moved to adjourn, seconded by Chairman Kleeblatt; no other actions were taken in the Executive Session, and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote



of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 8:06 pm.

I. EXECUTIVE SUMMARY



ASSET MANAGEMENT

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

- Occupancy / Rent Collection**

	Public Housing April 2023	Public Housing May 2023	MOD Rehab April 2023	MOD Rehab May 2023	Market Rate April 2023	Market Rate May 2023
Occupancy	98%	99%	97%	97%	97%	98%
Rent Collection	82%	78%	83%	78%	67%	74%

- Lease-Ups**

New Lease-Ups	April 2023	May 2023
Tenant-based (HCVP)	22	29
Number of request for tenancy	25	47
Project-based voucher	4	1
Moderate Rehabilitation	2	3



CENTRAL FACILITIES

Reporting Period: May 13, 2023 – June 16, 2023

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	9	23	2	2	37	12	27
Andrew Adkins	4	7	27	2	0	40	11	50
BWR (Braddock, Whiting & Reynolds)	1	7	14	1	0	23	9	29
Chatham Square	4	3	12	0	0	19	3	6
Hopkins-Tancil	3	11	36	1	1	52	12	55
James Bland I, II, IV)	1	4	13	2	0	20	10	26
James Bland V	0	5	15	0	0	20	4	21
Ladrey Highrise	9	8	40	0	0	57	6	31
Miller Homes	1	1	7	1	0	10	2	9
Park Place & Saxony Sq.	0	0	10	0	0	10	5	8
Pendleton Park	1	3	12	0	0	16	4	21
Princess Square	5	7	24	2	3	41	7	25
Quaker Hill	1	3	19	0	3	26	7	33
Samuel Madden	5	3	13	0	0	21	5	91
Scattered Sites I, II, III	1	9	77	0	1	88	51	52
TOTAL	37	80	342	11	10	480	148	484



DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

PROJECT CLOSEOUT

ARHA staff submitted the 8609 application to Virginia Housing. VH has indicated that it will take approximately 45 days to review and to return any comments, if any. Enterprise is currently reviewing the additional information provided by staff. Conclusion of this review will permit ARHA to receive the balance of the second and third equity payments and release of escrows being held by Cap One.

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. Enterprise visited the property last month and found no material problems with the property.

B. SAMUEL MADDEN REDEVELOPMENT

In May, Virginia Housing published the list of properties that it would fund for this year's 9% tax credits and the Madden property was the highest scored application in the Public Housing Pool (and the second highest point scorer in the state). The VH announcement stated that the Madden project would be eligible for approximately \$2.2 million annually.

Consistent with the Board Resolution, ARHA applied for an increase to the Braddock Fund to \$3.1 million. By increasing the loan amount, the project was able to score higher on the local participation item. The AHAAC board unanimously approved the request. The loan application will be presented at the next City Council meeting for approval. We do not anticipate any opposition to the loan application.

The Design Documents will be submitted by June 15 for approval by the Board of Architectural Review. The BAR was originally scheduled to hold a hearing on the documents to be submitted but given the large number of items on the docket, the BAR has scheduled a hearing just for the Madden project for July 26. City staff has highlighted for the team that the BAR has recently been pushing back on the types of windows that it will approve. The Madden team is pricing alternatives to the proposed vinyl windows on both buildings.

ARHA staff held a meeting with residents regarding tenant relocation and will continue monthly relocation information gathering meetings. We expect to have the tenant protection vouchers after the approval of Section 18 application. We continue to forecast the financial closing for April 2024 with construction to commence after financial closing. Relocation is to commence in the first quarter of 2024 at the latest.

C. LADREY HIGH RISE REDEVELOPMENT

Concept 2 has been negotiated with the city staff and we have a plan/design that will yield 271 Units. (253 1BR units and 18 2BR units).



The development team and ARHA staff have personally interviewed 169 of the 170 residents of the Ladrey building. These sessions are important to building trust with the development team and understanding the living preferences for future relocation. The development team has completed the project website and it will be launched in June 2023.

D. RAD & RE-SYNDICATION

RAD: The new HUD reviewer has reviewed the materials submitted. At the last meeting with HUD, we were told that within 45 days we should receive the invitation to reserve for RAD, which is the final step prior to financial closing.

Re-Syndication: Staff has commenced final negotiations for the exit of the limited partners from the Chatham partnership. No new update to report currently.

E. TAX CREDIT PORTFOLIO

May 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. Physical needs assessments questions have been addressed and all financial reports have been updated and submitted to HUD. HUD will be completing final review and approval for James Bland I and II. However, HUD has requested Radon testing for Old Dominion which will need to be completed before submission for final review and approval. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Boston Financials Compliance Review for 2023 is complete with no findings reported. Lineage 8609 Tax Credit Application has been submitted to Virginia Housing. Updated policies regarding ARHA Section 3, Davis Bacon, MWBE have been completed and training for staff has been scheduled.

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.

For the month of May, 456 households were provided with food through distributions directly serving ARHA residents. Staff also participated in a regional meeting at the Capital Area Food Bank to discuss the increased demand for food, and food insecurity in the Northern Virginia area. Due to the multiple efforts of agencies such as the Capital Area Food Bank and ALIVE, and partnerships with various church pantries, the food insecurity level has decreased in Alexandria to under 8%, from a high of over 20% during the pandemic.

Staff are working with the Alexandria Health Department (AHD) to enroll residents in their new program called ALX Breathes. ALX Breathes is a free program that analyzes how environmental factors in the home may be impacting the health of the occupants. Residents who enroll receive assessments and home visits to determine the air quality and other factors that exacerbate breathing conditions, such as asthma and COPD. AHD then works with residents to set and achieve goals with education, free supplies, and connection to services to improve their overall health.

Thanks to a new partnership with Northern Virginia Community College (NVCC), residents now have the opportunity to earn college credits towards an associate degree. The first cohort of the ARHA Scholars Program enrolled in a six-week history class that will be held onsite at ARHA. The history class will highlight the dynamic achievements of African Americans from various sections of the City of Alexandria and will include field trips to historical sites throughout the city in an educational shuttle. Dr. Elizabeth Clark-Lewis, professor of history from Howard University, will be teaching the course that will earn students three hours of college credit.



ARHA SCHOLARS PROGRAM KICKOFF



UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
July 22, 2023	Eye Clinic Workshop	901 Wythe Street Charles Houston Recreation Center	10:00 AM
July 24, 2023	Board Meeting	401 Wythe Street	7:00 PM
August 19, 2023	Firefighters & Friends Backpack Giveaway	901 Wythe Street Charles Houston Recreation Center	10:00 AM
August 19, 2023	Firefighters & Friends Backpack Giveaway	5650 Sanger Ave William Ramsey Recreation Center	1:00 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	April 2023	May 2023	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	98%	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)	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 99%. Individual Performance data by property is as follows:

PUBLIC HOUSING	Apr. 2023	May 2023
Samuel Madden	96%	100%
Andrew Adkins	97%	96%
Ladrey Highrise	99%	100%
Scattered Sites I	100%	100%
Scattered Sites II	97%	97%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	100%	98%



Braddock & Whiting	97%	100%
Reynolds	100%	100%
Old Dominion	89%	94%
West Glebe	100%	96%
James Bland I, II, IV	100%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for May 2023:

	April 2023	May 2023
Homeownership	15	14
Homeownership New this Month	0	0
Family Unification	38	37
Portable Vouchers Paid	34	32
Tenant Protection	52	51
All Other Vouchers	1,419	1,422
Number of Vouchers Under Lease on the last day of the month	1557	1562
HA Owned Units Leased – included in the units lease above	101	105
New Vouchers issued but not under contract as of the last day of the month	119	106
Portable Vouchers Administered	12	12
Number of Vouchers Covered by Project-Based AHAPs and HAPs	205	205



E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 04/30/2023	Total Occupied units 05/31/2023	Current # Vacant
Princess Square	68	66	66	2
Quaker Hill	60	59	60	0
Hopkins-Tancil	108	104	105	3
Miller Homes	16	16	16	0
Pendleton Park	24	23	24	0
Old Town Commons V	54	53	52	2
Lineage	46	45	46	0
TOTALS	376	366	369	7

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 04/30/2023	Total Units Occupied 05/31/2023	Current # Vacant
Ladrey Building	169	167	169	0
Chatham Square.	52	52	51	1
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	62	65	0
A. Adkins Homes	89	86	85	4
Scattered Sites 410	50	50	50	0
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	23	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	48	46	2



Old Dominion	36	32	34	2
Lineage	6	6	6	0
TOTALS: <i>(Values are rounded up/down)</i>	757	743	747	10

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list May 2023
HCVP	11,306
MOD Rehab	
(1) bedroom	758
(2) bedroom	874
(3) bedroom	954
(4) bedroom	74
General Public Housing	
(1) bedroom	4076
(2) bedroom	2932
(3) bedroom	1648
(4) bedroom	166
Elderly / Disabled	
(1) bedroom	118
BWR	
(2) bedroom	1807
(3) bedroom	1101
Chatham Square	
(2) bedroom	1903
(3) bedroom	30
West Glebe / Old Dominion	
(1) bedroom	1960
(2) bedroom	1869
(3) bedroom	1137
(4) bedroom	14
OTC I, II, IV	
(2) bedroom	1820
(3) bedroom	1146



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Apr 2023	May 2023
Pre-Admission/Eligibility	4	3
Request for Tenancy Approval	22	29
New Move-in/Change of Unit/Port-in	22	29
Interim Change	41	40
Annual Reexamination	122	74
End of Participation	4	6
PUBLIC HOUSING		
Pre-Admission/Eligibility	7	13
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	15	15
Interim Change	13	24
Annual Reexamination	66	54
End of Participation	2	6
MODERATE REHABILITATION		
Pre-Admission/Eligibility	2	1
Request for Tenancy Approval	2	3
New Move-in/Change of Unit/Port-in	2	3
Interim Change	2	4
Annual Reexamination	7	7
End of Participation	2	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	2	1
Request for Tenancy Approval	2	1
New Move-in/Change of Unit/Port-in	2	1
Interim Change	7	7
Annual Reexamination	6	6
End of Participation	1	2
TOTAL CERTIFICATIONS COMPLETED	355	329



I. INSPECTIONS

Inspections	April 2023	May 2023
Number of annual/return Inspections	41	64
Number of Initial/Re-inspections	25	47
Number of Final Failed Inspections	0	0
Number of Abatements	0	0
Number of Emergency/Special Inspections	0	5
Number of Missed Inspections (no show)	3	10
Number of quality control inspections conducted	2	16

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	April 2023	May 2023
Recertification's	40	32
Intake Certifications	60	40

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

Number of Recertification's Files With Errors /Recert Info	April 2023	May 2023
# 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	April 2023	May 2023
Bar Notices issued	0	1
Late Notices	175	185
Unlawful Detainers	25	27
Evictions (legal)	0	1
Evictions (drugs)	0	0



K. RENT COLLECTION

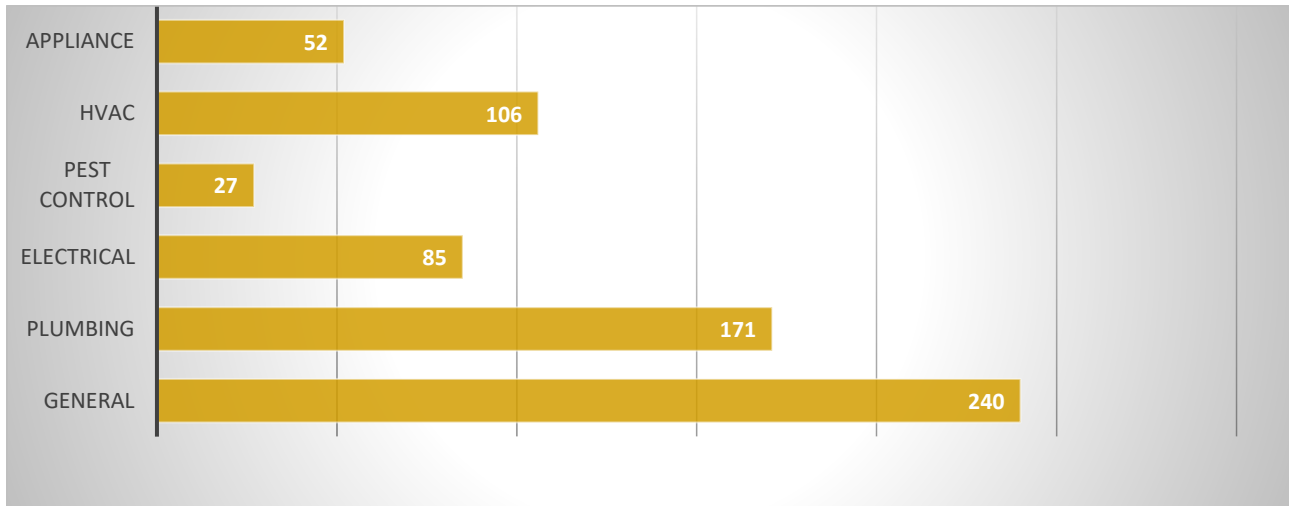
ARHA properties collected cash at **77%** of rent charged for **May 2023**. Individual performance by property is as follows:

	April 2023	May 2023
Samuel Madden	65%	57%
Andrew Adkins	64%	70%
Ladrey High-Rise	88%	91%
Scattered Sites I	91%	88%
Scattered Sites II	72%	78%
Scattered Sites III	52%	54%
Saxony Square	NA	71%
Park Place	NA	65%
Chatham Square	85%	80%
Braddock	100%	100%
Whiting	57%	68%
Reynolds	100%	100%
Old Dominion	99%	99%
West Glebe	82%	75%
James Bland I	95%	85%
James Bland II	80%	58%
James Bland IV	72%	70%
Lineage	100%	100%
TOTAL	82%	78%
MARKET RATE/TAX CREDIT		
Quaker Hill	48%	57%
Princess Square	56%	59%
Millers Homes	80%	87%
Pendleton Park	73%	83%
James Bland V	44%	57%
Lineage	99%	99%
TOTAL	67%	74%
MOD/PBV		
Hopkins-Tancil	83%	78%
TOTAL	83%	78%

III. CENTRAL FACILITIES



A. WORK ORDER ACTIVITY TOTAL: 681



Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2021 Year End
Administrative Building	1	0	0	1	0	0	2	2	5
Alexandria Crossing (Old Dominion & West Glebe)	7	12	8	1	12	7	47	81	656
Andrew Adkins	11	22	5	1	1	3	43	65	889
BWR (Braddock, Whiting & Reynolds)	23	7	0	0	5	3	38	152	510
Chatham Square	24	6	4	0	15	2	51	102	535
Hopkins-Tancil	33	27	12	3	13	7	95	62	919
James Bland I, II, IV	3	8	6	1	7	8	33	72	644
James Bland V	6	6	3	0	4	2	21	11	316
Ladrey Highrise	27	28	20	13	10	6	104	62	1100
Miller Homes	0	1	0	1	2	0	4	4	142
Park Place & Saxony Sq.	5	3	1	1	2	1	13	19	167
Pendleton Park	6	3	4	1	0	1	15	10	229
Princess Square	27	9	3	1	5	3	48	46	780
Quaker Hill	12	11	4	0	6	3	36	25	503
Samuel Madden	20	11	10	2	7	2	52	21	703
Scattered Sites I, II, III	35	17	5	1	17	4	79	66	1225
TOTAL	240	171	85	27	106	52	681	800	9323



B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental in regard to decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in July 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by three (3) different methods. Notices are mailed via US Postal Service, 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 – June 1 & June 15, 2022
 - Chatham Square – June 2 & June 16, 2022
 - Andrew Adkins – June 3 & June 17, 2022
 - Ladrey floors 7-11 – June 6 & June 20, 2022
 - Ladrey floors 1-6 – June 7 & June 21, 2022
 - Hopkins Tancil – June 9 & June 23, 2022
 - Samuel Madden – June 10 & June 24, 2022

IV. FINANCE



A. FINANCIAL SUMMARY BUDGET VS ACTUAL MAY 2023

<i>Alexandria Redevelopment & Housing Authority May and YTD 2023 Budget vs Actual For the Period Ending May 31, 2023</i>									
	Annual Budget	May 31, 2023				FY 2023 YTD (January 1, 2023 May 31, 2023)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	4,626,549	385,546	476,068	90,522	23%	1,927,729	2,210,155	282,427	15%
Rental Assistance	4,513,978	376,165	705,494	329,329	88%	1,880,824	2,168,651	287,827	15%
Governmental Grants	28,126,997	2,343,916	1,405,303	(938,613)	-40%	11,719,582	10,651,276	(1,068,306)	-9%
Management/Fee for Service	4,568,690	380,724	452,714	71,990	19%	1,903,621	2,085,984	182,363	10%
HCVP Asset Management Fee	2,701,865	225,155	234,872	9,717	4%	1,125,777	1,188,200	62,423	6%
Operating Subsidy	4,503,499	375,292	500,694	125,402	33%	1,876,458	1,822,685	(53,773)	-3%
Investment Income	175,533	14,628	9,100	(5,528)	-38%	73,139	72,466	(673)	-1%
CY Transfers	713,993	59,499	-	(59,499)	-100%	297,497	-	(297,497)	-100%
Other Income	2,062,619	171,885	61,967	(109,918)	-64%	859,425	338,049	(521,375)	-61%
Total Operating Revenue	51,993,723	4,332,810	3,846,212	(486,598)	-11%	21,664,051	20,537,468	(1,126,584)	-5%
Operating Expenses									
Administration	8,833,534	736,128	860,408	(124,280)	-17%	3,680,639	3,860,899	(180,259)	-5%
Tenant Services	867,189	72,266	56,066	16,200	22%	361,329	264,345	96,984	27%
Utilities	1,804,039	150,337	120,328	30,009	20%	751,683	664,101	87,582	12%
Ordinary Maintenance & Operations	6,283,932	523,661	743,883	(220,222)	-42%	2,618,305	3,284,060	(665,755)	-25%
Protective Services	462,777	38,565	4,946	33,619	87%	192,824	58,552	134,272	70%
General Expense	2,689,410	224,117	177,356	46,761	21%	1,120,587	939,220	181,367	16%
Housing Assistance Payments	28,126,997	2,343,916	2,548,537	(204,621)	-9%	11,719,582	12,274,784	(555,202)	-5%
Debt Service	582,768	48,564	38,284	10,280	21%	242,820	131,026	111,794	46%
CY Reserves	2,343,077	195,256	-	195,256	100%	976,282	-	976,282	100%
Total Operating Expense	51,993,723	4,332,810	4,549,807	(216,997)	-5%	21,664,051	21,476,987	187,065	1%
NET SURPLUS (DEFICIT)	0	0	(703,594)	(703,594)		0	(939,519)	(939,519)	

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
Operating Revenue										
Dwelling Rent	2,210,155	1,927,729	282,427	15%	-	-	-	-	-	-
Rental Assistance	2,168,651	1,880,824	287,827	15%	-	-	-	-	-	-
Governmental Grants	10,651,276	11,719,582	(1,068,306)	-9%	-	-	-	10,651,276	11,719,582	(1,068,306)
Management/Fee for Service	2,085,984	1,903,621	182,363	10%	2,044,809	1,903,621	141,188	-	-	-
HCVP Asset Management Fee	1,188,200	1,125,777	62,423	6%	238,472	-	238,472	949,728	1,125,777	(176,049)
Operating Subsidy	1,822,685	1,876,458	(53,773)	-3%	-	-	-	-	-	-
Investment Income	72,466	73,139	(673)	-1%	2,042	2,500	(457)	2,031	1,917	114
CY Transfers	-	297,497	(297,497)	-100%	-	-	-	-	-	-
Other Income	338,049	859,425	(521,375)	-61%	195,764	370,657	(174,893)	4,979	52,650	(47,671)
Total Operating Revenue	20,537,468	21,664,051	(1,126,584)	-5%	2,481,087	2,276,778	204,309	11,608,014	12,899,926	(1,291,911)
Operating Expenses										
Administration	3,860,899	3,680,639	(180,259)	-5%	1,276,915	1,080,426	(196,488)	643,355	801,125	157,771
Tenant Services	264,345	361,329	96,984	27%	92,610	88,427	(4,183)	-	20,833	20,833
Utilities	664,101	751,683	87,582	12%	37,080	44,699	7,619	276	-	(276)
Ordinary Maintenance & Operations	3,284,060	2,618,305	(665,755)	-25%	1,130,172	706,042	(424,129)	4,849	6,096	1,247
Protective Services	58,552	192,824	134,272	70%	225	901	676	-	109	109
General Expense	939,220	1,120,587	181,367	16%	318,138	317,017	(1,121)	127,174	180,858	53,684
Housing Assistance Payments	12,274,784	11,719,582	(555,202)	-5%	-	-	-	11,641,690	11,719,582	77,892
Debt Service	131,026	242,820	111,794	46%	-	-	-	-	-	-
CY Reserves	-	976,282	976,282	100%	-	39,265	39,265	-	171,322	171,322
Total Operating Expense	21,476,987	21,664,051	187,065	1%	2,855,139	2,276,778	(578,361)	12,417,343	12,899,926	482,583
NET SURPLUS (DEFICIT)	(939,519)	0	(939,519)		(374,052)	(0)	(374,052)	(809,329)	0	(809,329)

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



	VHD LLC			Affordable Properties			LIPH Properties		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	-	-	-	915,908	1,283,704	(367,796)	1,294,248	644,025	650,223
Rental Assistance	-	-	-	1,512,008	1,880,824	(368,816)	656,643	-	656,643
Governmental Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	16,601	-	16,601	24,575	-	24,575
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	621,227	(621,227)	1,822,685	1,255,231	567,454
Investment Income	53,380	54,166	(786)	1,810	1,917	(107)	13,204	12,639	565
CY Transfers	-	2,630	(2,630)	-	29,985	(29,985)	-	264,882	(264,882)
Other Income	-	345,418	(345,418)	77,615	50,175	27,440	59,692	40,526	19,166
Total Operating Revenue	53,380	402,214	(348,834)	2,523,942	3,867,832	(1,343,891)	3,871,045	2,217,302	1,653,744
<u>Operating Expenses</u>									
Administration	374,540	381,117	6,578	514,950	851,333	336,383	1,051,140	566,637	(484,503)
Tenant Services	-	-	-	77,199	186,292	109,094	94,537	65,776	(28,761)
Utilities	69	-	(69)	192,594	261,194	68,599	434,082	445,790	11,709
Ordinary Maintenance & Operations	238	283	45	977,729	1,287,414	309,685	1,171,073	618,470	(552,604)
Protective Services	-	-	-	3,990	19,755	15,765	54,337	172,059	117,722
General Expense	48,986	20,813	(28,172)	148,323	395,353	247,030	296,599	206,546	(90,053)
Housing Assistance Payments	-	-	-	-	-	-	633,094	-	(633,094)
Debt Service	-	-	-	131,026	242,820	111,794	-	-	-
CY Reserves	-	-	-	-	623,671	623,671	-	142,024	142,024
Total Operating Expense	423,832	402,214	(21,618)	2,045,811	3,867,832	1,822,021	3,734,861	2,217,301	(1,517,560)
NET SURPLUS (DEFICIT)	(370,452)	(0)	(370,452)	478,130	0	478,130	136,184	0	136,184



V. DEVELOPMENT



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. The 8609 application was submitted to Virginia Housing, and we expect any comments in July.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow. Enterprise conducted a successful site visit in May; there were no outstanding property or management issues.

B. SAMUEL MADDEN REDEVELOPMENT

In May, the project achieved another milestone with the Virginia Housing announcement that the Madden project was the highest scoring application in the public housing pool and eligible for up to \$2.2 million in 9% tax credits. The formal announcement will be made on or before the end of June. The Madden team has commenced reaching out to debt and equity markets and will consider packages soon. In the event that we are not able to secure the right balance of construction interest rate and amortization schedule, we might need to apply for an FHA loan guarantee/mortgage subsidy program through 221(f) or other such vehicle.

The interest in the equity partner for the South building continues to be active. The team is currently working through several issues concerning the construction that investors have requested additional information on.

The AHAAC board approved our request to increase the Housing Opportunity Trust Fund loan from \$1 million to \$3.1 million. The next step is for the City Council to approve at their final meeting in June.

The next and final step in the entitlement process is approval by BAR of the design documents and issuance of the certificate of appropriateness. The meeting was originally scheduled for July 6. However, due to so many other items currently on the docket, the city staff scheduled the hearing for July 26 solely for the BAR to consider the Madden petition.

Construction and financial closing continue to be on schedule for April 2024. Staff postponed submission of the Section 18 application so that both the Madden and Adkins properties, both within the same HUD AMP, can be submitted simultaneously. We anticipate receiving the results of the physical needs assessment by the end of June and the obsolescence analysis early in July. At that time the applications will be submitted HUD review.

This month the team has started to more aggressively reach out to the debt/tax credit equity markets for the North building and the equity markets for the South building. We have been contacted by teams for both buildings and will continue to pursue the options most favorable to the project.



ARHA staff continues to reach out to residents during monthly meetings to ensure that we keep residents informed of all the progress on the deal. We will reach out to the Madden resident group so that residents will be present during the upcoming BAR meeting. Relocation is not expected before the start of next year.

The state returned minor comments for Section 106, historically significant properties, mitigation requests. The city has signed off on the draft MOA that the team submitted with minor changes to reflect the city's more aggressive interest on documenting oral histories of neighborhoods. The team held a kick-off meeting with the Oral History coordinator for the city and will soon be assembling the advisory panel that we have recruited. Commissioner Jefferson has agreed to be on this advisory panel.

C. LADREY HIGH RISE REDEVELOPMENT

At the last Board meeting, the Developer gave an update on the progress of agreement with the city staff on a concept 2 plan. We plan to submit a Concept 2 plan that the city seemingly is on board with. We have a project that will be approximately 271 units (253 1BR units and 18 2BR units).

The development team and ARHA staff held community meetings with the Ladrey residents and held a cookout. We had a great turnout, and we gave them a development update. They are very interested in participating and listening in at the public meetings. They know that we will walk them through the Concept 2 plans over the next several weeks.

We plan to give the Concept 2 submission to the city on June 23, 2023, and we plan to have our first formal external community meeting on June 21, 2023. We will have scheduled to have our UDAC meetings in July and August. We are still scheduled to have Ladrey approved by the planning commission and city council in February 2024.

D. RAD & RE-SYNDICATION

RAD: The new HUD reviewer has reviewed the materials submitted. At the last meeting with HUD, we were told that within 45 days we should receive the invitation to reserve for RAD, which is the final step prior to financial closing.

Re-Syndication: Staff has commenced final negotiations for the exit of the limited partners from the Chatham partnership. No new update to report currently.

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.

Andrew Adkins

Staff has hired consultants to conduct the physical needs assessment to evaluate if the Adkins property meets the obsolescence test for disposal of the property. Since the Madden and Adkins properties are in the same AMP, it made sense that we submit both properties in the event that the redevelopment of the Adkins property accelerates beyond the projected redevelopment sequence. If the Section 18 application for Adkins is approved, it would allow ARHA to apply for tenant protection vouchers. In addition, similar to the approach for Ladrey where we obtain the operating subsidy transformation prior to the submission of a redevelopment deal, we would expedite the process in the event that a future redevelopment project is on the horizon.

G. TAX CREDIT PORTFOLIO

May 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. Physical needs assessments questions have been addressed and all financial reports have been updated and submitted to HUD. HUD will be completing final review and approval for James Bland I and II. However, HUD has requested Radon testing for Old Dominion which will need to be completed before submission for final review and approval. Our counsel continues to work with VHD and Boston Financial to prepare for closing as well. Boston Financials Compliance Review for 2023 is complete with no findings reported. Lineage 8609 Tax Credit Application has been submitted to Virginia Housing. Updated policies regarding ARHA Section 3, Davis Bacon, MWBE have been completed and training for staff has been scheduled.

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



VI. RESIDENT & COMMUNITY SERVICES



A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	May New Enrollment
Hopkins-Tancil	43	0
Chatham Square	25	0
Samuel Madden	31	0
Andrew Adkins	28	0
James Bland V	73	0
Princess Square	12	0
Ladrey	19	0
HCVP	70	1
Scattered Sites	34	0
City-wide	10	0
TOTAL	345	1

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.

- **Ladrey Highrise:**

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



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

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

4. Community Gardening - Students at the Center plan and maintain a garden from March – November, while adults may sign up for a family plot to do the same. In addition to realizing the benefits of growing their own produce, participants learn about healthy methods of preparing the food they harvest. (Meeting weekly from March - October).
5. FACE/LINK Club – In partnership with ACPS, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21st Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting after school daily at Jefferson Houston Elementary and Ruby Tucker Family Center and for summer programming at specific locations).
6. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week).

ROSS:

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

James Bland V Supportive Services

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

B. HOUSEHOLD CONTACT BY PROPERTY

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



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

Household Contacts By Property	Numbers Reached May 1 – May 31
Hopkins-Tancil	105
Chatham Square	47
Samuel Madden	61
Andrew Adkins	56
James Bland /OTC	51
Princess Square	48
Ladrey Highrise	151
West Glebe/Old Dominion	38
Pendleton Park/Park Place	20
Scattered Sites	34
HCVP/City-wide	22
Total	633

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 April, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, community gardening, and special activities such as the Community Cook Outs. 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	May	0	141	\$3,801.36



D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	54	71
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	May 2023	YTD
Healthcare & Medical	17	35
Financial Assistance/Literacy Education	8	156
Daily Living Skills/Entitlements	2	7
Transportation	76	423
Enrollments/Registrations/Assessments	4	32
Adult Basic Education/Literacy/GED	14	14
Job Training Skills/Programs/Certifications	2	4
Childcare Services	10	24
Other	3	27
TOTAL	136	722

F. PARTNERSHIPS

Provider / Partner	Event/Activity – May 2023	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	4
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson)	190



	Houston, Old Town Community)	
Capital Area Food Bank	Mobile Market	196
Russell Temple CME Church	Snack Bags	50
Alfred Street Baptist Church	Food Pantry	10
First Assembly of God	Food Baskets	60
Various City/Community Groups	Community Cookout Andrew Adkins	213
Total	7	723

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA	YTD TOTAL
\$500	\$ 1,575	\$0	\$12,550

H. PROGRAM SUMMARY

LINK Club sponsored an end of school parent engagement workshop that focused on social emotional support and spending quality time together. Twenty-four families and 59 participants attended a Family Art Night taught by Abrakadoodle. Families were provided instructions on how to create images on their canvas, and then bring them to life. In addition, parents were provided information on how to do their own art night at home and how art can be great therapy for everyone.

A Community Cookout was held at Andrew Adkins, as a part of ARHA’s partnership with various city agencies including the Alexandria Police Department and the Department of Recreation, Parks, and Cultural activities. Like the earlier community cookouts that were held at Hopkins-Tancil and Princess Square, Andrew Adkins had a strong turnout with over 200 residents and 25 agencies providing information. Agencies that were represented included the Community Service Board of the Department of Community and Human Services, who offered to provide additional counseling support for youth and families and local band, Strickly Bizness, provided a special performance to promote their Stop the Violence Campaign.

The Animal Welfare League of Alexandria (AWLA) held their annual Pets & People Community Wellness event in the Tancil Courtyard. The event is intended to provide free vaccinations and microchipping for dogs and cats along with food and health information for families. In addition to vaccinations, AWLA provided pet food, flea preventatives, supplies, and basic grooming at no cost to residents. Through this event, 132 animals were served, and 51 families received food.

Staff participated in the first Healthy Homes Network meeting sponsored by the Alexandria Health Department. The Health Homes Network is an initiative—part of Alexandria’s [2023 Healthy Homes Action Plan](#)—to connect organizations that work on home condition issues and provide more access to the organizations’ services and information. In addition to accessibility, the goals for the Network include reducing duplicate efforts, building out service referrals, and developing collective impact strategies



around policy, data, and systems change to ensure that all Alexandrians have access to healthy and hazard-free housing.

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

- Ruby Tucker Day – Tancil Courtyard – June 24th – 12:00 pm
- Glaucoma/Eye Clinic Workshop – Charles Houston Recreation Center – July 22nd – 10:00 am
- National Night Out – Various Locations – August 1st – 5:00 pm
- Firefighter and Friends Backpack Giveaway – Charles Houston Recreation Center – August 19th – 10:00 am
- Firefighter and Friends Backpack Giveaway – William Ramsey Recreation Center – August 19th– 1:00 pm

J. PHOTOS



FAMILY ART NIGHT



ANDREW ADKINS COMMUNITY COOKOUT



ANIMAL WELFARE LEAGUE PETS AND PEOPLE COMMUNITY WELLNESS EVENT

VII. CONSENT DOCKET

VIII. ACTION DOCKET



IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS



NEWS

Notes: Affordable housing redevelopments moving forward across Old Town North

ALXnow.com June 13, 2023 at 8:30am



Good Tuesday morning, Alexandria!

☀️ Today's [weather](#): Sunny, with a high near 80. Southwest wind 5 to 10 mph. At night: A slight chance of showers after 2am. Mostly clear, with a low around 60. South wind around 6 mph. Chance of precipitation is 20%.

You need to know

New developments are underway that could reshape the Old Town North neighborhood and bring in new affordability.

[Alexandria Living Magazine](#) recently wrote an overview of what's ahead for the area.

One of the biggest developments is the Ladrey building, an 11-story structure from the Alexandria Redevelopment and Housing Authority (ARHA) at Wythe and Royal streets. The [public housing project](#) will house seniors and residents with disabilities and construction is set to begin sometime in 2025.

Alexandria Living Magazine notes that not far away, ARHA has [another project](#) underway at the Samuel Madden Housing development. A new — sometimes [controversial](#) — pair of buildings will bring 530 new units to the area with a mix of affordable, workforce and market-rate housing to hit a variety of income levels.



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

Alexandria agency, private partners to redevelop Old Town North's Ladrey public housing tower



Early-stage rendering of a redeveloped public housing tower in Alexandria's Old Town North neighborhood
HCM ARCHITECTS



By Dan Brendel – Staff Reporter, Washington Business Journal
Jun 12, 2023 Updated Jun 13, 2023 9:03pm EDT

Alexandria's public housing authority is embarking on another major affordable apartment project in Old Town, continuing its long-underway [strategy of preserving low-income units through redevelopment](#).

The Alexandria Redevelopment and Housing Authority, or ARHA – a quasi-independent local agency that administers federal housing programs – owns the 11-story Ladrey high-rise at 300 Wythe St., which comprises 170 units for residents with the very lowest incomes, principally seniors and people with disabilities. Adjacent to Ladrey, the authority also owns the two-story office at 600 N. Fairfax St., formerly its administrative building. Together, the parcels cover about 1.3 acres in the neighborhood known as Old Town North, which is also home to recently embarked-upon, higher-end rebuilds like [Hilco's Potomac River Generating Station](#) and [Carr's Montgomery Center](#).

ARHA is moving forward with early-stage plans to redevelop the Ladrey site with a squatter but ultimately larger building, not only replacing the existing 170 low-income units, but also adding more than 100 additional affordable units.

The project joins numerous others ARHA has undertaken in recent years and plans in the foreseeable future. A few blocks west of Ladrey, ARHA is currently [redeveloping its two-block Samuel Madden community](#), replacing 66 dilapidated row houses with nearly five times as many affordable units, including 161 for extremely low-income households, plus market-rate units to boot – 532 units in all. Next up after Ladrey may be Andrew Adkins, next to the Braddock Road Metro station, where ARHA's plans to replace 90 existing low-income townhouses with nearly 500 new units [fell apart](#) in 2018, but remains on its radar.

But for redevelopments like Ladrey and these others, the northern part of Old Town might easily become housing activists' worst gentrification nightmare. The city's 2017 adopted Old Town North Small Area Plan, a high-altitude land use planning guide, says housing costs "trend toward the upper end of the price scale, making it difficult for young employees, parents with children, artists, persons on fixed incomes and others challenged by already stretched and limited budgets to enter into the plan area's rental or homeownership markets." The similar guide adopted in 2008 says of an adjacent planning area that "strong demand for urban living is driving up property values and rents, and many lower-income and African-American residents have left the neighborhood."

At the Ladrey site, ARHA and its development partners, Boston-based WinnCos. and D.C.-based IBF Development, want to raze and replace the existing buildings with a single multifamily building. A conceptual plan dated February, which we obtained from the city government through a public records request, shows a 275-unit building rising to seven stories and spanning about 240,000 square feet, not including underground parking.

All the new apartments would have capped rents: 170 replacement units for households earning 30% of the area median income or less, a threshold generally demarcating the lowest-income tranche, for which [the region produces very little new housing](#); 27 units for households earning between 31% and 60% of the median income; and 78 units for households earning between 61% and 80% of the median income.

ARHA CEO Keith Pettigrew said in an emailed statement the total number of net new affordable apartments isn't yet chiseled in stone, but confirmed the Ladrey redevelopment would include "more than 250 units," with all existing low-income units "replaced one to one".

Pettigrew hopes to obtain land use approvals from the city government in February 2024, apply to the state for low-income housing tax credits in March, close on financing in mid-2025 and break ground thereafter. He said ARHA is planning "around the current conditions" of high interest rates and labor and materials inflation, but he hopes "by the time we close in 2025 some of these issues have leveled out and market conditions are less volatile."

After Pettigrew took ARHA's helm in 2017, he set out to "show how the rapidly gentrifying areas of Alexandria had the potential of absorbing more affordable units," in part by ARHA's using alternative federal programs, which "allow us to increase subsidies threefold," he said.

The city government also plays an important role by allowing ARHA to redevelop at higher densities. In an email, Helen McIlvaine, who leads the city's housing department, called density-boosting land use provisions "key to ARHA achieving the number and mix of affordable/market rate units needed to meet City housing need and advance its mission". Without rezoning Ladrey to a higher-density land use category adopted in 2019 – expressly "to enhance or preserve longterm affordability of housing," per the zoning ordinance – McIlvaine said it would be "impossible" for ARHA to meet its "unit and affordability goals" there.



Alexandria Redevelopment and Housing Authority

PRESS RELEASE

Media Contact:
Dennille Schuler – 610-597-9092

ARHA Kicks off Partnership with Northern Virginia Community College, Alexandria

ARHA Residents part of new ARHA-SRG Scholars program take class this summer

ARHA-Residents Benefit from Six-Week History Class

(Alexandria, VA – June 20, 2023) – ARHA residents will now have a chance to earn college credits due to a new program in collaboration with the Alexandria Redevelopment & Housing Authority (ARHA), Northern Virginia Community College (NOVA), The Social Responsibility Group (SRG), with support from the Friends of Frederick Douglass Memorial Cemetery, and the Alexandria Department of Recreation, Parks and Cultural Activities.

The first cohort of 15 ARHA residents, who are interested in earning college credits towards an associate degree, started the coursework on Tuesday, June 13th.

“The ARHA-SRG Scholars program is providing new and important opportunities for our residents to further their education and enhance their lives,” Keith Pettigrew, ARHA CEO, said. “I am in awe of our first cohort for going out of their comfort zones and putting themselves on a pathway to earn a degree, whether our students are fresh out of high school or are older adults, education can be lifechanging. We are excited to partner with NOVA on this and look forward to continuing this partnership in future semesters so more ARHA residents can benefit.”

The six-week history class will be held at ARHA offices. It will immerse students in Alexandria’s fascinating past and highlight the dynamic achievements of African American residents from various sections of the City of Alexandria. The class will include visits to historical sites throughout the city in an educational shuttle. This includes visits to Mount Vernon, Frederick Douglass Cemetery, Alexandria Black History Museum and more. Dr. Elizabeth Clark-Lewis, professor of history from Howard University, is teaching the course. Students will earn three hours of college credit for this course from NOVA.



“We pride ourselves at NOVA for offering an affordable world-class college education and high demand workforce training for all residents in our communities, said Dr. M. Annette Haggray, Provost of the Alexandria Campus of Northern Virginia Community College. “We are pleased to work with the City of Alexandria and ARHA to offer college courses that are more accessible to the community.”

The majority of the students received financial aid. Students range in age from recent high school graduates to older adults. NOVA and ARHA partnered on a similar program years ago, but this is the first time in 20 years that a NOVA course will be offered at ARHA offices for ARHA residents. Michael Johnson, Recreation and Community Specialist for the Department of Recreation, Parks and Cultural Activities was instrumental in restarting the program.

###

About ARHA:

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

About NOVA:

Since 1965, Northern Virginia Community College has offered a world-class education at an affordable price. NOVA is the largest supplier of talent in Northern Virginia and one of the largest community colleges in the United States, comprised of more than 80,000 students and 3,400 faculty and staff members. We welcome students of all ages from all backgrounds with the ultimate goal of ensuring every student succeeds, every program achieves, and every community prospers.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

DATE: Monday, June 26, 2023

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

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION No.725-2023 UTILITY ALLOWANCE 2023**

ISSUE:

To approve updated FY 2023 utility allowance schedules for ARHA's Housing Choice Voucher (HCV), Public Housing (PH), and Low-Income Housing Tax Credit (LIHTC) programs

DISCUSSION:

Under 24 CFR § 982.517, 24 CFR § 965.502, 26 CFR § 1.42-10, a PHA must establish and maintain a utility allowance schedule for tenant-paid utilities, tenant-supplied refrigerators and ranges, and other tenant-paid housing services, such as trash collection and tenant-paid air conditioning costs. The utility schedules must be reviewed and updated (if required) annually. The proposed FY 2023 utility allowance schedules were determined by a third-party vendor using proprietary software which accurately calculates utility schedules by housing type, using utility rates and measurements of average consumption. In addition, the third-party software meets all HUD requirements for establishing and updating utility allowances and is currently being used in at least 151 PHAs.

RECOMMENDATION:

The ARHA Board of Commissioners approves the submitted FY 2023 Utility Allowance Schedules

FISCAL IMPACT:

There is no fiscal impact.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO ESTABLISH ANNUAL UTILITY RATES.

RESOLUTION No. 725 -2023

WHEREAS, Under 24 CFR § 982.517, 24 CFR § 965.502, 26 CFR § 1.42-10, a PHA must establish and maintain a utility allowance schedule for tenant-paid utilities.

WHEREAS the Asset Management Department must annually review utility allowances and if necessary, update the utility schedules.

WHEREAS, the Asset Management Department has submitted for Board approval, the FY 2023 updated utility allowance schedules.

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, and the action of the Chief Executive Officer that the updated FY 2023 be approved.

Adopted this June 26th, 2023.

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

Adopted this 26th day of June 2023.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Anitra Androh, Vice- Chairwoman

By: _____
Keith Pettigrew, Chief Executive Officer

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount	Unit Type			Weather Code	Date
Section 8		None	Large Apartment (5+ units)			22305	2023-06-01
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$29	\$34	\$39	\$44	\$49	\$53
	Bottle Gas						
	Electric Resistance	\$17	\$19	\$25	\$30	\$34	\$38
	Electric Heat Pump	\$14	\$17	\$20	\$22	\$23	\$24
	Fuel Oil						
Cooking	Natural Gas	\$4	\$5	\$7	\$10	\$12	\$14
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$17
	Other						
Other Electric	\$20	\$24	\$33	\$42	\$51	\$60	
Air Conditioning	\$8	\$9	\$13	\$17	\$21	\$25	
Water Heating	Natural Gas	\$10	\$12	\$17	\$22	\$27	\$32
	Bottle Gas						
	Electric	\$13	\$15	\$19	\$24	\$28	\$32
	Fuel Oil						
Water	\$27	\$29	\$42	\$63	\$83	\$104	
Sewer	\$49	\$53	\$79	\$119	\$158	\$198	
Electric Fee	\$7	\$7	\$7	\$7	\$7	\$7	
Natural Gas Fee	\$12	\$12	\$12	\$12	\$12	\$12	
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection	\$42	\$42	\$42	\$42	\$42	\$42	
Range/Microwave							
Refrigerator							
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount	Unit Type			Weather Code	Date
Section 8		None	Lowrise Apartment (2-4 units)			22305	2023-06-01
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$47	\$55	\$59	\$63	\$67	\$71
	Bottle Gas						
	Electric Resistance	\$24	\$28	\$34	\$39	\$44	\$51
	Electric Heat Pump	\$19	\$22	\$25	\$26	\$28	\$31
	Fuel Oil						
Cooking	Natural Gas	\$4	\$5	\$7	\$10	\$12	\$14
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$17
	Other						
Other Electric	\$24	\$29	\$40	\$51	\$62	\$74	
Air Conditioning	\$9	\$10	\$15	\$19	\$24	\$28	
Water Heating	Natural Gas	\$12	\$14	\$21	\$27	\$34	\$40
	Bottle Gas						
	Electric	\$16	\$19	\$24	\$30	\$34	\$38
	Fuel Oil						
Water	\$27	\$29	\$42	\$63	\$83	\$104	
Sewer	\$49	\$53	\$79	\$119	\$158	\$198	
Electric Fee	\$7	\$7	\$7	\$7	\$7	\$7	
Natural Gas Fee	\$12	\$12	\$12	\$12	\$12	\$12	
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection	\$42	\$42	\$42	\$42	\$42	\$42	
Range/Microwave							
Refrigerator							
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount	Unit Type			Weather Code	Date
Section 8		None	Single Family Attached			22305	2023-06-01
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$38	\$44	\$50	\$56	\$62	\$67
	Bottle Gas						
	Electric Resistance	\$24	\$28	\$33	\$39	\$44	\$51
	Electric Heat Pump	\$18	\$21	\$23	\$25	\$27	\$29
	Fuel Oil						
Cooking	Natural Gas	\$4	\$5	\$7	\$10	\$12	\$14
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$17
	Other						
Other Electric	\$25	\$30	\$41	\$53	\$65	\$76	
Air Conditioning	\$8	\$9	\$16	\$23	\$30	\$37	
Water Heating	Natural Gas	\$12	\$14	\$21	\$27	\$34	\$40
	Bottle Gas						
	Electric	\$16	\$19	\$24	\$30	\$34	\$38
	Fuel Oil						
Water	\$27	\$29	\$42	\$63	\$83	\$104	
Sewer	\$49	\$53	\$79	\$119	\$158	\$198	
Electric Fee	\$7	\$7	\$7	\$7	\$7	\$7	
Natural Gas Fee	\$12	\$12	\$12	\$12	\$12	\$12	
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection	\$42	\$42	\$42	\$42	\$42	\$42	
Range/Microwave							
Refrigerator							
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount	Unit Type			Weather Code	Date
Section 8		None	Single Family House			22305	2023-06-01
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$41	\$48	\$55	\$62	\$69	\$76
	Bottle Gas						
	Electric Resistance	\$36	\$41	\$46	\$50	\$56	\$62
	Electric Heat Pump	\$21	\$24	\$27	\$28	\$31	\$34
	Fuel Oil						
Cooking	Natural Gas	\$4	\$5	\$7	\$10	\$12	\$14
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$12	\$15	\$17
	Other						
Other Electric	\$29	\$35	\$48	\$62	\$75	\$89	
Air Conditioning	\$6	\$7	\$17	\$27	\$36	\$46	
Water Heating	Natural Gas	\$12	\$14	\$21	\$27	\$34	\$40
	Bottle Gas						
	Electric	\$16	\$19	\$24	\$30	\$33	\$38
	Fuel Oil						
Water	\$27	\$29	\$42	\$63	\$83	\$104	
Sewer	\$49	\$53	\$79	\$119	\$158	\$198	
Electric Fee	\$7	\$7	\$7	\$7	\$7	\$7	
Natural Gas Fee	\$12	\$12	\$12	\$12	\$12	\$12	
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection	\$42	\$42	\$42	\$42	\$42	\$42	
Range/Microwave							
Refrigerator							
Other – specify							



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

DATE: June 26, 2023

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

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION No.726-2023 SMALL AREA FAIR MARKET RENT (SAFMRs)**

ISSUE:

HUD published 2023 Small Area Fair Market Rent (SAFMRs) effective May 1, 2023. Pursuant to the Housing Choice Voucher Program Administrative Plan, Alexandria Redevelopment and Housing Authority (ARHA) reviews the Applicable Payment Standard annually to determine whether an affordability adjustment should be made. This year the ARHA was selected as one of the designated Housing Authority to apply the payment standard based on zip code. To maintain the marketability of the program.

DISCUSSION:

The Payment Standard is used to calculate the Housing Assistance Payment (HAP). The range of possible payment standard amount is based on HUD's published Small Area Fair Market Rent (SAFMR) schedule for the PHA jurisdiction. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with a gross rent at or below the payment standard for the family, the family's share of the rent will be its Total Tenant Payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than the TTP. When the PHA changes its payment standard or the family situation changes, one of the following occurs:

1. If the PHA's payment standard amount changes during the term of the HAP contract, the date on which the new payment standard is applied depends on whether the standard has increased or decreased.
2. If the payment standard amount has *increased*, the increased payment standard will be applied at the first annual reexamination following the effective date of the increased payment standard.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

3. If the payment standard amount has decreased the decreased payment standard will be applied at the second annual reexamination following the effective date of the decrease in the payment standard.

If the family moves to a new unit, or a new HAP contract is executed due to change in the lease even if the family remains in place the current payment standard applicable to the family will be used when the new HAP Contract is processed.

If the payment standard is set to be too low this is what will happen:

- Families may need to pay more than they can afford; or
Families may have a hard time finding acceptable units or units in more desirable areas;
Housing Choices will be narrowed and the PHA's effort to affirmatively further fair housing will be undermined.

RECOMMENDATION:

The ARHA's Board of Commissioners Vote to Approve Resolution No.725 -2023 to adopt the 2023 Small Area Fair Market Rents (SAFMRs).

PAYMENT STANDARD 2022

Table with 6 columns: Zip Code, (0) Bedroom, (1) Bedroom, (2) Bedroom, (3) Bedroom, (4) Bedroom. Rows include zip codes 22301 through 22314.

PROPOSED PAYMENT STANDARD 2023

Table with 6 columns: Zip Code, (0) Bedroom, (1) Bedroom, (2) Bedroom, (3) Bedroom, (4) Bedroom. Rows include zip codes 22301 through 22313.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

Table with 6 columns and 1 row containing numerical values: 22314, 2,563, 2,607, 2,970, 3,718, 4,433

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

Adopted this 26th day of June 2023.

FISCAL IMPACT:

There is no fiscal impact.

Adopted this 26th day of June 2023

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: Anitra Androh, Vice-Chairwoman

By: Keith Pettigrew, Chief Executive Officer



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

DATE: Monday, June 26, 2023

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

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION No.727-2023 FLAT RENTS FOR PUBLIC HOUSING UNITS**

ISSUE:

Pursuant to the FY 2015 Appropriations Act and HUD Notice, PIH 2015-13, ARHA is required to establish a flat rent for each public housing unit that is no less than 80 percent of HUD issued Small Area Fair Market Rents (SAFMR) currently in use for each zip code in ARHA's jurisdiction.

DISCUSSION:

Once a year, ARHA must give each Public Housing family the opportunity to choose between the two methods for determining the amount of tenant rent payable monthly by the family. The family may choose to pay as tenant rent either a flat rent or an income-based rent. ARHA's flat rents must be set at no less than 80 percent of its determined Small Area Fair Market Rents (SAFMR). If the new flat rent amount causes a family's flat rent to increase by more than 35 percent, the family's rent increase must be phased in at 35 percent annually until such time that the family chooses to pay the income-based rent or the family is paying the established flat rent. The proposed flat rents do not exceed the 35 percent threshold of the current flat rents, therefore "phase-ins" will not be necessary.

The Asset Management Department has made the appropriate changes to bring ARHA in compliance with the Flat Rent requirements (CFR § 960.253). Attached you will find the new Public Housing Flat Rent Schedule. The proposed flat rents are based on various percentages (80/85/90/95/100%) of each SAFMR rate by bedroom size, minus the utility allowance. These higher rent levels will ensure that families with higher incomes pay an appropriate market-based rent.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No.727-2023 to adopt the Public Housing Program's 2023 Flat Rent Schedule.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL OF FLAT RENTS FOR PUBLIC HOUSING UNITS

RESOLUTION No. 727-2023

WHEREAS ARHA is required to submit to the Board of Commissioners for approval ARHA’s 2023 Public Housing Flat Rent Schedule; and

WHEREAS The Alexandria Redevelopment and Housing Authority is required to review the Public Housing

Flat Rent Schedule annually and revise it, based on HUD issued Small Area Fair Market Rents (SAFMR); and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer approve the 2023 Public Housing Flat Rent Schedule.

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

Adopted this 26th day of June 2023.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Anitra Androh, Vice-Chairwoman

By: _____
Keith Pettigrew, Chief Executive Officer



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

PROPOSED FLAT RENTS (FR) FOR 2023:

- FR must be *no less* than 80% of current Small Area Fair Market Rents (SAFMR)
- FR calculation = (80/85/90/95/100% SAFMR) – Utility Allowance (UA) = FR

Andrew Adkins (22314)

BR Size	Current FR	90% SAFMR	Utility Allowance	Final FR
1	\$1679	\$2133	\$67	\$2066
2	\$1867	\$2430	\$80	\$2350
3	\$2442	\$3042	\$92	\$2950
4	\$2971	\$3627	\$105	\$3522
5	\$3421	\$4171	\$117	\$4054

Number of Tenants currently paying Flat Rent = 0

Samuel Madden (22314)

BR Size	Current FR	90% SAFMR	Utility Allowance	Final FR
2	\$1867	\$2430	\$82	\$2348
3	\$2442	\$3042	\$92	\$2950

Number of Tenants currently paying Flat Rent = 0

Ladrey Hi-Rise (22314)

BR Size	Current FR	90% SAFMR	Utility Allowance	Final FR
0	\$1736	\$2097	\$0	\$2097
1	\$1784	\$2133	\$0	\$2133

Number of Tenants currently paying Flat Rent = 0

Scattered Site 410 (22302)



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Rows for BR Size 2 and 3.

Number of Tenants currently paying Flat Rent = 0

Scattered Site 410 (22311)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Rows for BR Size 2 and 3.

Number of Tenants currently paying Flat Rent = 0

Scattered Site 410 (22312)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Rows for BR Size 2 and 3.

Number of Tenants currently paying Flat Rent = 1

Scattered Site 410 (22314)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Rows for BR Size 2, 3, and 4.

Number of Tenants currently paying Flat Rent = 0

Scattered Site 411 (22314)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Row for BR Size.



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

Table with 5 columns: 3, \$2381, \$3042, \$339, \$2703

Number of Tenants currently paying Flat Rent = 0

Scattered Site 412 (22302)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Row 1: 2, \$1541, \$1872, \$254, \$1618

Number of Tenants currently paying Flat Rent = 0

Scattered Site 412 (22304)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Row 1: 2, \$1515, \$1809, \$254, \$1555

Number of Tenants currently paying Flat Rent = 0

Scattered Site 412 (22311)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Row 1: 2, \$1529, \$1836, \$254, \$1582

Number of Tenants currently paying Flat Rent = 0

Scattered Site 412 (22312)

Table with 5 columns: BR Size, Current FR, 90% SAFMR, Utility Allowance, Final FR. Row 1: 2, \$1574, \$1746, \$254, \$1492

Number of Tenants currently paying Flat Rent = 0



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

DATE: Monday, June 26, 2023

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

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION No.728-2023 ALEXANDRIA REDEVELOPMENT AND HOSING AUTHORITY PROPOSED OPERATING BUDGET FOR FISCAL YEAR 2023**

ISSUE:

The Alexandria Redevelopment and Housing Authority's Board of Commissioners is required each year to review and approve an annual budget.

DISCUSSION:

It is my pleasure to present Alexandria Redevelopment and Housing Authority's (ARHA's) proposed budget for Fiscal Year 2023. Given these unprecedented times and uncertainties Staff has prepared a conservative budget that takes into consideration many of the financial trends experienced in the prior year. Overall, the FY2023 proposed budget represents a (6%) or \$3MM increase from last year's actual expenses. The increase is attributed to an increase in funding from the HCV Program and modest increases in operating expenses.

This budget expresses in dollars the services, programs, and activities to be provided to the residents of the Authority. The budget is one of the most important tools used by the Chief Executive Officer (CEO) and the department directors in mobilizing, distributing, and using resources to provide the level of organizational operations that the ARHA Board of Commissioners has determined to be necessary to provide decent, safe, and sanitary housing for ARHA residents.

RECOMMENDATION:

That ARHA's Board of Commissioners vote approval of Resolution No. 728-2023 to approve ARHA Budget for Fiscal Year 2023.

FISCAL IMPACT:

Approximately \$51,993,723 (Budget Summary Attached)



Alexandria Redevelopment and Housing Authority

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

Keith Pettigrew, Chief Executive Officer

**THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS
APPROVAL OF FISCAL YEAR (FY 2023) OPERATING BUDGET**

RESOLUTION No. 728-2022

WHEREAS the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain ARHA Board of Commissioners approval for the passage of the FY2023 Budget; and

WHEREAS the approximate amount of the FY2023 budget year is \$51,993,723: and

WHEREAS this comprehensive Budget will serve as a master plan for FY2023 budget year: and

WHEREAS, if approved ARHA will use the comprehensive budget as the guide for FY2022 budget year, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that staff is authorized to implement the Fiscal Year 2023 Budget.

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

Adopted this 26th day of June 2023.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Anitra Androh, Vice- Chairwoman

By: _____
Keith Pettigrew, Chief Executive Officer