



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

APRIL 26, 2021



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

**Alexandria Redevelopment and Housing Authority
401 Wythe Street, Alexandria, VA 22314
(Virtual Meeting)**

Monday, April 26, 2021 at 7:00 pm

AGENDA

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, MARCH 22, 2021.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, APRIL 26, 2021.**
5. **CONSENT DOCKET**
 - 5.1 Vote for Approval of Resolution No. 699-2021 Small Area Fair Market Rent (SAFMRs).
 - 5.2 Vote for Approval of Resolution No. 700-2021 Alexandria Redevelopment and Housing Authority Operating Budget for Fiscal Year 2021.
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

(Virtual Meeting)

Monday, March 22, 2021 at 7:00 P.M.

THOSE PRESENT: **Peter Kleeblatt, Chairman**
 Anitra Androh, Vice Chairwoman
 Willie Bailey, Commissioner
 Christopher Ballard, Commissioner
 Daniel Bauman, Commissioner
 Carter Flemming, Commissioner
 Kevin Harris, Commissioner
 Merrick Malone, Commissioner
 Salena Zellers, Commissioner

THOSE ABSENT: **N/A**

RECORDER: **Cynthia Dickerson**

Chairman Kleeblatt called the meeting to order at 7:04 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA Department Directors, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership, and members of the public.

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

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

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President, Ladrey Resident Advisory Board. He reported that Mr. Hines was extremely grateful for the vaccinations. He did not have any issues.

Chairman Kleeblatt responded all right.

- **ARHA Resident Association (ARA) - Kevin Harris, President**

Commissioner Harris greeted everyone. He reported that the Safety Committee continues its outreach efforts with various community groups, as well as the Alexandria Police Department.

Chairman Kleeblatt said thank you.



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

N/A

ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, FEBRUARY 22, 2021:

Chairman Kleeblatt presented the minutes for Monday, February 22, 2021. Commissioner Flemming moved to accept the minutes; the motion was seconded by Vice Chairwoman Androh. The motion was approved with (7) Yeas, and (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, MARCH 22, 2021:

Chairman Kleeblatt opened the floor to receive the Secretary-Treasurer's report. Mr. Keith Pettigrew presented his report and responded to questions raised by the Board.

Lineage: All four floors have been accepted. We have obtained a TCO. The goal is to be fully leased by March 31st. We will discuss the preparation for the ribbon-cutting, tentatively scheduled for April 20th at 10am.

Section 18: We will discuss the potential models for the Ladrey/Old Executive Building footprint during the Executive Session. Also, the RFP has been issued for Samuel Madden and all three firms have indicated that they will be submitting bids. The submissions are due in June.

Asset Management: We continue to see fluctuations in rent payments due to the pandemic. We continue to monitor and communicate with residents about rent payments.

Security: Security continues to go well. The latest report identifies only health related issues.

Maintenance & Facilities: We continue to do work orders. We are preparing for REAC Inspections.

Resident Services: The team continues to do an outstanding job with outreach.

Finance: We anticipate receiving budget of approval from HUD in early April.

Commissioner Flemming questioned the rent collection percentage for Andrew Adkins. Specifically, she noted that it is low.

Ms. Janell Diaz, Asset Management Director, acknowledged the low percentage and informed Commissioner Flemming that her team has been issuing warning notices regarding failure to pay rent. She also noted that some residents have expressed hardships and want to enter into repayment agreements.

Commissioner Flemming also inquired about the high vacancy rate at Princess Square.

Ms. Diaz informed Commissioner Flemming that we recently had a high number of move-outs. She also noted that ARHA has contracted with a rental marketing firm to improve the marketing of the units.

Chairman Kleeblatt said thank you Mr. Pettigrew.

That concludes the Executive Summary.

ITEM 5. CONSENT DOCKET:

5.1 Vote for Approval of Resolution No. 698-2021 Approving application to the U.S. Department of Housing and Urban Development (HUD) for Rental Assistance Demonstration (RAD) Disposition of 220 Public Housing Units and Certifying an Agreement to comply with all requirements of the Program and PH Notice 2012-32, PIH Notice 2019-23 Rev. 4 and any successor notices.

A presentation for the submission of the RAD Applications will be given during the Executive Session by Ms. Naomi Burns. After which, we will reconvene into the Public Session and vote on the resolution approving the RAD Application submissions.

Chairman Kleeblatt said, okay. So, we are going to table this agenda item until we re-enter the Public meeting after the Executive Session.

Mr. Pettigrew responded, yes.

Chairman Kleeblatt said understood.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew announced that planning for the Lineage Ribbon-Cutting Ceremony is underway. The tentative date for the ceremony is Tuesday, April 20th.

Chairman Kleeblatt said okay, and do we have a preliminary time?

Mr. Pettigrew responded at 10:00 AM.

Chairman Kleeblatt asked the Commissioners to please hold that date and time on your calendar.

Mr. McDaniel pointed out that we had a question in the chat room.



Chairman Kleeblatt said okay.

The question came from Alexa. She asked if we were going to return to the Public Meeting after the Executive Session.

Chairman Kleeblatt responded, yes.

Upon ending the Executive Session, Chairman Kleeblatt instructed Ms. Cynthia Dickerson, Executive Assistant, to inform Ms. Alexa that we are returning to the public meeting and she can rejoin us.

Ms. Dickerson responded I will.

Chairman Kleeblatt said thank you.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:25 pm.

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

A motion was made by Commissioner Malone, seconded by Commissioner Bailey and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:27 pm. At 9:29 pm the Board reconvened in public session.

Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Vice Chairwoman Androh moved to adjourn, seconded by Commissioner Malone, 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 (8) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 9:30 pm.

I. EXECUTIVE SUMMARY



Below are several key operational activities and notable highlights for March 2021:

ASSET MANAGEMENT

- **Occupancy / Rent Collection**

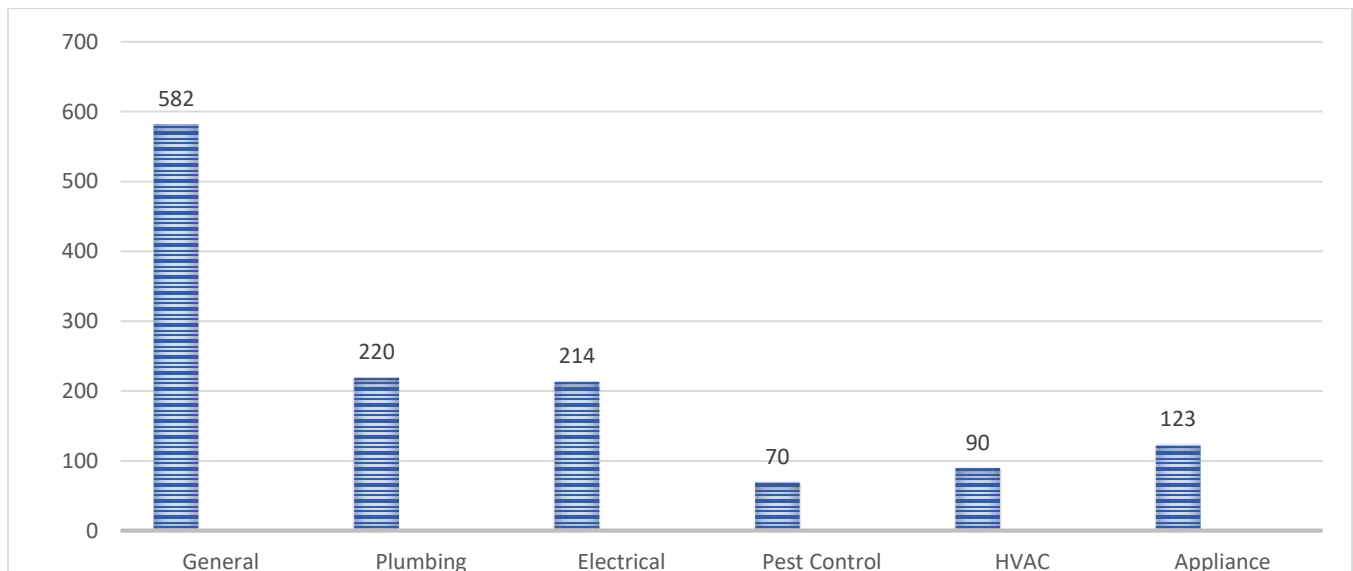
	Public Housing Feb. 2021	Public Housing Mar. 2021	MOD Rehab Feb. 2021	MOD Rehab Mar. 2021	Market Rate Feb. 2021	Market Rate Mar. 2021
Occupancy	98%	98%	99%	99%	96%	96%
Rent Collection	90%	71%	90%	79%	89%	53%

- **Lease-Ups**

New Lease-Ups	February 2021	March 2021
Tenant-based (HCVP)	17	26
Number of requests for tenancy	42	44
Project-based voucher	4	2
Moderate Rehabilitation	1	1

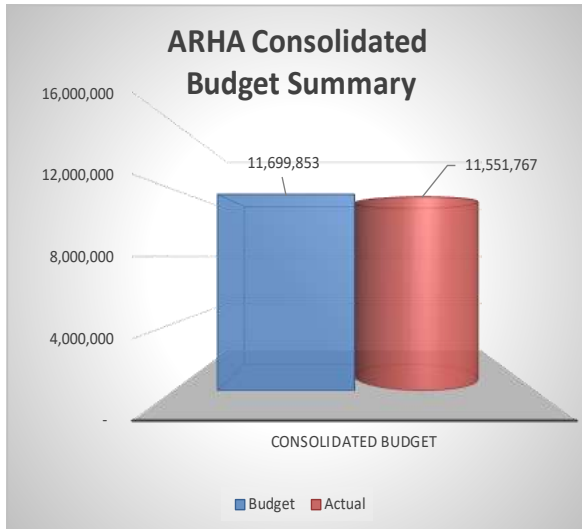
CENTRAL FACILITIES

Work Orders Activity Total 1,299



FINANCE

Budget Highlights as of March 31, 2021:



The budget versus actual comparisons as of March 31, 2021 is based on ARHA's Draft FY2021 Budget.

Consolidated operations were \$148K or 1.27% under the projected budget.

- Current Year (CY) operating transfers totaled \$12K, which was \$117K or 90% under the projected budget.
- CY reserves totaled \$1.14MM, of which \$757K is restricted and \$386K is unrestricted.

Additional financial information can be found in the Finance Section of this report.

DEVELOPMENT

LINEAGE

On March 24, the City of Alexandria issued a Temporary Certificate of Occupancy for Ramsey Homes. The TCO is for a duration of no more than 45 days, unless otherwise extended. During this period, ARHA staff will be working with the general contractor to resolve numerous outstanding punch list items in the common area, the building exterior, landscaping, and public streets.

The TCO triggered the start of the lease signing and move-in period. Starting on March 24, Edgewood Management started signing leases with previously approved applicants and showing the residents their units. In addition, the property management staff provided each tenant with an orientation of the building systems and occupancy protocol. After viewing the units, three previously approved applicants decided not to accept the units. The property manager and the ARHA leasing office quickly provided potential clients for these vacant units. The goal is to have all leases signed by March 31 so that the tax credit delivery period can commence on April 1, 2021. ARHA Asset Management and Finance Departments have set up reporting and oversight procedures and will commence meeting regularly and reviewing regular monthly reports from Edgewood.



Edgewood has contracted with a moving company to ensure that social distancing protocols are followed and the manage the traffic into the building since there is only one elevator servicing Lineage. The goal is to move all residents from the curb to their units in a coordinated and orderly manner. The resident is required to contract their own moving company for their personal belongings from their respective units to the Lineage curb. For returning former Ramsey residents and transfer residents from Ladrey, pursuant to its relocation responsibilities, ARHA will pay all moving expense into the building. All moves to the building will be concluded on or before the end of April.

Construction is at 98% as there are numerous punch list items that the general contractor must complete. Immediately, the public streets that were disturbed during construction are required to be milled and repaved. That work will be completed on or prior to mid-April. The building was certified prior to issuance of a TCO as being on track to receive Gold status from Earthcraft, the green certification for Virginia. ARHA development staff will continue to work with the general contractor to ensure complete project closeout on or prior to April 30.

Given the project delivery delays, ARHA development staff have negotiated a construction loan repayment extension to September 27, 2021. This period allows the project operations to stabilize and for a cost certification to be completed. Once the project has been stabilized, the final tax credit equity will be released, and construction loan payment will be made.

TAX CREDIT PORTFOLIO

March months end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Annual LIHTC monitoring compliance agreements have been received from Virginia Housing and are under review for processing. However, Virginia Housing will suspend the collection of Tax Credit monitoring fees for the 2020 reporting year. The collection of fees will resume for the 2021 Compliance Monitoring review period. Owners Compliance certification was also requested by Boston Financial as part of the transition from Boston Capital and is in process. The requested resident files for Pendleton Park have been submitted to Hudson Housing for their annual review and follow up questions have been addressed.

RESIDENT SERVICES

The Community Garden Program is back by popular demand. Our young gardeners started the season off by learning about cool weather and warm weather veggies and how to get their garden beds ready for planting. They planted radishes and peas, and also sampled some veggies they will be growing throughout the garden season. As with previous years, produce harvested from the community garden will be shared with ARHA families.



UPCOMING MEETINGS AND EVENTS

The upcoming 2021 Board Meetings and other event dates are as follow:

Date	Event	Location	Time
May 24, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
June 28, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
July 26, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
August 23, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
September 27, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
October 25, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
November 22, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
December TBD	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM

II. ASSET MANAGEMENT



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

Indicator		Feb. 2021	Mar. 2021	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	98%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	97%	97%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	.69%	.48%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

B. OCCUPANCY RATE

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

PUBLIC HOUSING	February 2021	March 2021
Samuel Madden	97%	96%
Andrew Adkins	98%	97%
Ladrey Highrise	98%	97%
Scattered Sites I	94%	94%
Scattered Sites II	97%	94%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	98%	98%
Braddock & Whiting	100%	97%
Reynolds	100%	100%
Old Dominion	97%	100%
West Glebe	100%	100%
James Bland I, II, IV	99%	100%



C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	February 2021	March 2021
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	99%	99%
Project Based Section 8	99%	98%
Low Rent Public Housing	98%	98%
Market Rate (Affordable Dwelling Units)	96%	96%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for March 2021:

	Feb. 2021	Mar. 2021
Homeownership	18	18
Homeownership New this Month	0	0
Family Unification	36	37
Portable Vouchers Paid	138	145
Tenant Protection	61	62
All Other Vouchers	1,304	1,313
Number of Vouchers Under Lease on the last day of the month	1,557	1,575
HA Owned Units Leased – included in the units lease above	151	150
New Vouchers issued but not under contract as of the last day of the month	78	45
Portable Vouchers Administered	18	17
Number of Vouchers Covered by Project-Based AHAPs and HAPs	72	77

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied Units 02/28/2021	Total Occupied Units 03/31/2021	Current # Vacant
Princess Square	68	61	63	5
Quaker Hill	60	59	59	1
Hopkins-Tancil	108	107	107	1
Miller Homes	16	16	16	0
Pendleton Park	24	24	22	2
Old Town Commons V	54	54	54	0
TOTALS	330	321	319	9



F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 02/28/2021	Total Units Occupied 03/31/2021	Current # Vacant
Ladrey Building	169	165	164	5
Chatham Square.	52	51	51	1
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	43	44	0
S. Madden Homes	65	63	62	3
A. Adkins Homes	89	87	86	3
Scattered Sites 410	50	47	47	3
Scattered Site 411	30	29	28	2
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	24	23	1
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	48	48	0
Old Dominion	36	35	36	0
TOTALS: (values are rounded up/down)	751	736	733	18

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Feb. 2021	Currently Active on the Waiting list Mar. 2021
HCVP	13, 728	13, 728
Total	13,728	13,728
MOD Rehab		
(1) bedroom	62	62
(2) bedroom	29	29
(3) bedroom	22	22
(4) bedroom	0	0
Total	113	113
General Public Housing		
(1) bedroom	4,585	4,585
(2) bedroom	3,423	3,423
(3) bedroom	2,052	20,52
(4) bedroom	189	189
Total	10,060	10, 060
Elderly / Disabled		
(1) bedroom	329	300
Total	329	300
BWR		
(2) bedroom	1,907	1,840
(3) bedroom	1,233	1,200
Total	3,140	3,040
Chatham Square		
(2) bedroom	2,057	2,041
(3) bedroom	1,329	1,319
Total	3,386	3,360
West Glebe / Old Dominion		
(1) bedroom	2,239	2,239
(2) bedroom	2,047	2,047
(3) bedroom	1,325	1,325
(4) bedroom	13	13
Total	5,624	5,624
OTC I, II, IV		
(2) bedroom	1,982	1,982
(3) bedroom	1,299	1,299
Cumulative TOTAL	39, 661	39, 506



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	February 2021	March 2021
Pre-Admission/Eligibility	6	5
Request for Tenancy Approval	17	44
New Move-in/Change of Unit/Port-in	17	26
Interim Change	46	42
Annual Reexamination	117	97
End of Participation	2	0
PUBLIC HOUSING		
Pre-Admission/Eligibility	6	9
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	6	6
Interim Change	15	20
Annual Reexamination	42	65
End of Participation	4	6
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	2	5
Annual Reexamination	9	8
End of Participation	0	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	3	0
Request for Tenancy Approval	3	1
New Move-in/Change of Unit/Port-in	3	1
Interim Change	4	2
Annual Reexamination	2	6
End of Participation	0	2
TOTAL CERTIFICATIONS COMPLETED	306	329

I. INSPECTIONS

Inspections	February 2021	March 2021
# of annual/return Inspections	86	56
# of Initial/Re-inspections	42	44
# of Final Failed Inspections	1	0
# of Abatements	0	0
# of Emergency/Special Inspections	0	0
# of Missed Inspections (no show)	5	23
# of quality control inspections conducted	0	10

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	February 2021	March 2021
Recertifications	34	36
Intake Certifications	53	57

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

Number of Recertification's Files with Errors /Recert Info *	February 2021	March 2021
# of Recert Files w/ Errors	5	5

2. Public Safety

The following table provides a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

Types	February 2021	March 2021
Bar Notices issued	0	0
Late Notices	0	32
Unlawful Detainers	0	0
Evictions (legal)	0	2
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected cash at **73%** of rent charged for March 2021. Individual performance by property is as follows:

	February 2021	March 2021
Samuel Madden	45%	41%
Andrew Adkins	37%	46%
Ladrey High-Rise	92%	94%
Scattered Sites I*	55%	59%
Scattered Sites II*	67%	58%
Scattered Sites III	77%	80%
Saxony Square	92%	100%
Park Place	99%	89%
Chatham Square	92%	89%
Braddock	96%	96%
Whiting	64%	62%
Reynolds	100%	85%
Old Dominion	78%	85%
West Glebe	46%	81%
James Bland I	58%	68%
James Bland II	60%	83%
James Bland IV*	53%	57%
TOTAL	71%	74%
MARKET RATE		
Quaker Hill	54%	52%
Princess Square	46%	41%
Miller Homes*	72%	79%
Pendleton Park	37%	55%
James Bland V	57%	87%
TOTAL	53%	63%
MOD/PBV		
Hopkins-Tancil	82%	89%
TOTAL	82%	89%

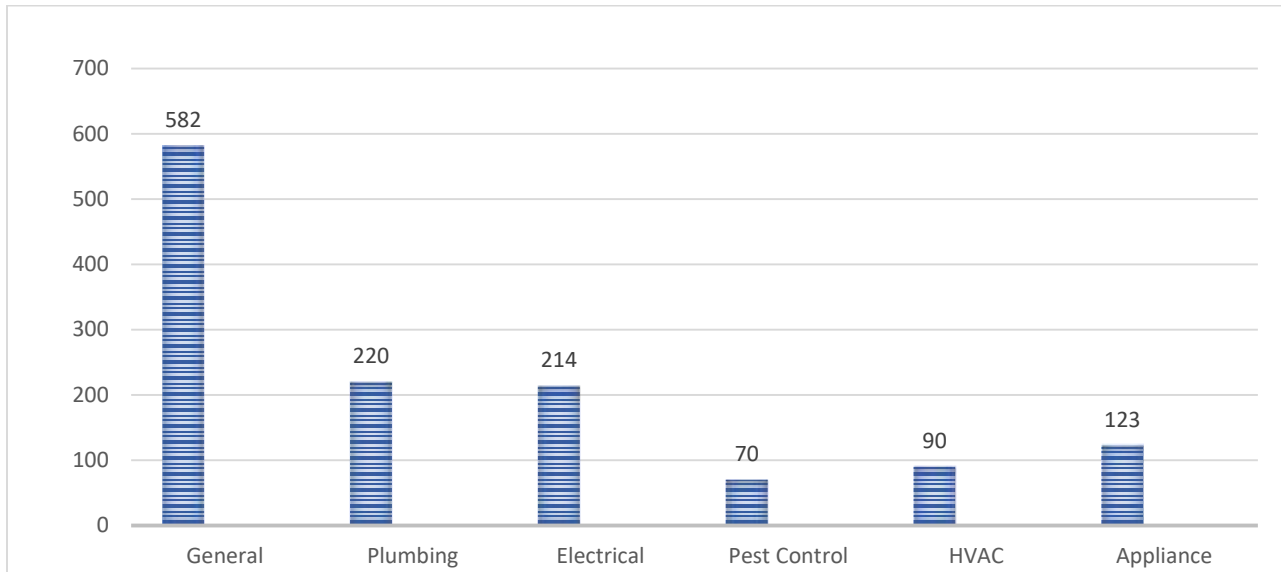
Note:

Currently Asset Management is working with those residents with high balances, an application was submitted to Rent Relief Program for each resident on the report with a balance.

Asset Management continues to send out notices every month.

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL 1,299



B. COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2020 Year End
Administrative Building	0	1	0	0	0	0	1	0	3
Alexandria Crossing (Old Dominion & West Glebe)	53	25	36	1	3	11	129	42	755
Andrew Adkins	27	28	8	4	7	5	79	36	547
BWR (Braddock, Whiting & Reynolds)	31	13	4	2	8	5	63	19	319
Chatham Square	26	3	0	3	6	4	42	25	535
Hopkins-Tancil	42	27	18	4	5	4	100	78	801
James Bland I, II, IV	14	4	8	5	3	3	37	48	553
James Bland V	18	6	9	3	4	6	46	16	342
Ladrey Highrise	111	29	61	25	17	31	274	63	741
Miller Homes	2	5	3	1	3	7	21	16	144
Park Place & Saxony Sq.	6	11	2	2	1	1	23	12	153
Pendleton Park	23	3	3	1	5	3	38	11	125
Princess Square	48	15	15	11	7	0	96	36	572
Quaker Hill	16	5	3	1	1	8	34	42	343
Samuel Madden	14	10	8	3	6	3	44	35	448
Scattered Sites I, II, III	151	35	36	4	14	32	272	82	827
TOTAL	582	220	214	70	90	123	1,299	561	7,208

C. 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 April 2021.

- The Ladrey Highrise, Samuel Madden, Andrew Adkins, Princess Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly. 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 directly from the Extermination Company 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:
 - Hopkins Tancil – April 5 - 6, 2021
 - Andrew Adkins – April 21, 2021
 - Samuel Madden – April 26, 2021
 - Ladrey floors 7-11 – April 27, 2021
 - Ladrey floors 1-6 – April 28, 2021
 - Princess Square – April 29, 2021

Annual Uniform Physical Condition Standard (UPCS) Inspections:

- As a result of UPCS Annual Inspections conducted by American Property Consultants (APC), work orders are being created by Central Facilities Staff. The deficiencies captured on the inspection reports are being and completed by the Maintenance Staff, the Modernization Staff, and contractors. This work is ongoing, and the goal is to have all deficiencies corrected prior to HUD Real Estate Assessment Center (REAC) inspections. To date, we have not received any official correspondence pertaining to a schedule for the HUD REAC inspections, but we plan to prepare if and when they are announced.

IV. FINANCE

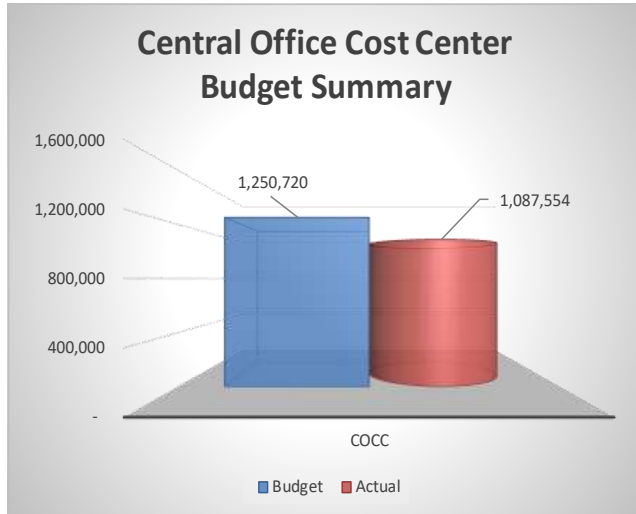


A. FINANCIAL SUMMARY

*Alexandria Redevelopment & Housing Authority
FY 2021 Budget vs Actual
For the Period Ending March 31, 2021*

	Annual Budget	March 31, 2021				FY 2021 YTD (Jan. 1, 2021 - Mar. 31, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 322,749	\$ (23,967)	-7%	\$ 1,040,150	\$ 965,481	\$ (74,669)	-7%
Rental Assistance	3,962,600	330,217	335,507	5,290	2%	990,650	1,007,564	16,914	2%
Governmental Grants	26,430,562	2,202,547	2,211,328	8,781	0%	6,607,641	6,672,805	65,165	1%
Local Grants	207,825	17,319	-	(17,319)	-100%	51,956	-	(51,956)	-100%
Management/Fee for Service	3,568,650	297,388	340,585	43,198	15%	892,163	798,340	(93,823)	-11%
Bookkeeping Fee	249,900	20,825	20,040	(785)	-4%	62,475	60,422	(2,054)	-3%
Asset Management Fee	125,650	10,471	10,276	(195)	-2%	31,413	30,926	(486)	-2%
HCVP Asset Management Fee	2,474,223	206,185	256,035	49,849	24%	618,556	601,703	(16,853)	-3%
Operating Subsidy	4,158,850	346,571	357,964	11,393	3%	1,039,713	1,016,553	(23,160)	-2%
Investment Income	7,050	588	127	(461)	-78%	1,763	307	(1,455)	-83%
CY Transfers	517,283	43,107	74,260	31,153	72%	129,321	12,283	(117,038)	-91%
Other Income	936,217	78,018	64,090	(13,928)	-18%	234,054	385,384	151,329	65%
Total Operating Revenue	\$ 46,799,410	\$ 3,899,951	\$3,992,961	\$ 93,010	2%	\$ 11,699,853	\$ 11,551,767	\$ (148,085)	-1%
<u>Operating Expenses</u>									
Administration	\$ 6,602,315	\$ 550,193	\$ 529,088	\$ (21,105)	-4%	\$ 1,650,579	\$ 1,473,931	\$ (176,648)	-11%
Tenant Services	976,626	81,386	56,859	(24,527)	-30%	244,157	152,406	(91,751)	-38%
Utilities	1,520,020	126,668	144,621	17,953	14%	380,005	408,335	28,330	7%
Ordinary maintenance & operations	5,897,110	491,426	430,562	(60,864)	-12%	1,474,278	1,101,358	(372,919)	-25%
Protective Services	158,140	13,178	5,170	(8,008)	-61%	39,535	15,816	(23,719)	-60%
General expense	2,533,650	211,138	204,627	(6,510)	-3%	633,413	567,075	(66,337)	-10%
Housing Assistance Payments	26,480,562	2,206,714	2,264,647	57,934	3%	6,620,141	6,625,907	5,767	0%
Debt Service	257,120	21,427	13,370	(8,057)	-38%	64,280	64,761	481	1%
CY Reserves	2,373,867	197,822	344,016	146,194	74%	593,467	1,142,178	548,711	92%
Total Operating Expense	\$ 46,799,410	\$ 3,899,951	\$3,992,961	\$ 93,010	2%	\$ 11,699,853	\$ 11,551,767	\$ (148,085)	-1%
NET SURPLUS (DEFICIT)	-	-	(0)	(0)		-	0	0	

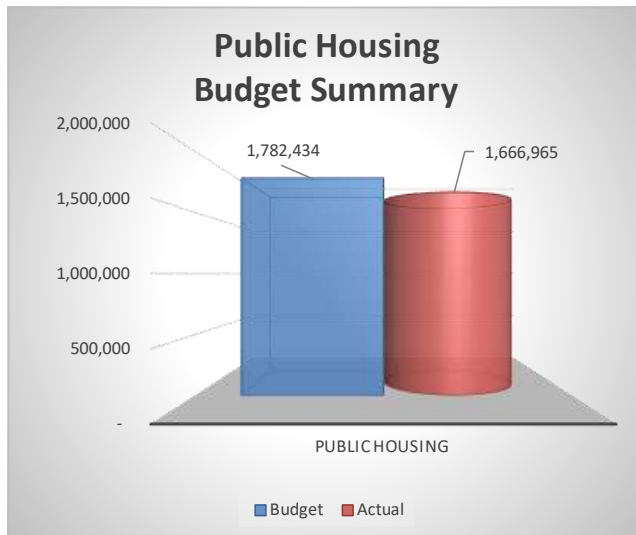
B. CENTRAL OFFICE



The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services.

Overall, as of March 31, 2021, the Central Office was \$163K or 13% under budget and had a surplus of \$43K.

C. PUBLIC HOUSING SUMMARY



Properties include Ladrey, Andrew Adkins, Samuel Madden, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase I, James Bland Phase II, and James Bland Phase IV.

Overall, as of March 31, 2021, Public Housing (PH) was \$115K or 6.5% under budget and had a net “restricted reserve” of \$414K.

Six (6) Amps had a surplus totaling \$426K and five (5) Amps has a deficit totaling \$12K.

I. PUBLIC HOUSING- AMP 1

Public Housing- AMP 1 is associated with one (1) HUD project number which is Ladrey High-rise. This AMP consists of 170 rental units.

For the period ending March 31, 2021, Public Housing- AMP 1 generated a reserve of \$58,007, which is restricted for Public Housing operations and will be used to support CY deficits in other Public Housing AMPs.

II. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with two (2) HUD project numbers which includes: Andrew Adkins (90 units) and Samuel Madden Homes Uptown (66 units). This AMP consists of 156 rental units.

For the period ending March 31, 2021, Public Housing-AMP 3 generated reserves of \$186,724, which is restricted for Public Housing operations and will be used to support CY deficits in other Public Housing AMPs.

III. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This AMP consists of 159 rental units.

For the period ending March 31, 2021, Public Housing- AMP 4 generated reserves of \$88,514, which is restricted for Public Housing operations and will be used to support CY deficits in other Public Housing AMPs.

IV. PUBLIC HOUSING- AMP 5

Public Housing- AMP 5 is associated with one (1) HUD project number which is Saxony Square. This AMP consists of 5 rental units.

For the period ending March 31, 2021, Public Housing- AMP 5 generated a deficit of \$2,225, which is \$3,506 or 61% under the projected deficit.

V. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project number which is Chatham Square. This AMP consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending March 31, 2021, Public Housing- AMP 6 generated a deficit of \$7,823, which is \$2,620 or 25% under the projected deficit.

VI. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project numbers which includes Braddock, Road (6 units), Whiting Street (24 units), and Reynolds Street (18 units). This AMP consists of 48 rental units which are also LIHTC units.

For the period ending March 31, 2021, Public Housing- AMP 7 generated a deficit of \$2,235, which is \$11,519 or 84% under the projected deficit.

PUBLIC HOUSING- AMP 8

Public Housing- AMP 8 is associated with one site which includes: Old Dominion (24 rehab and 12 new construction units). This AMP consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending March 31, 2021, Public Housing- AMP 8 generated a reserve of \$11,732, which is restricted to the Limited Partnership and is used to fund replacement reserves.

VII. PUBLIC HOUSING- AMP 9

Public Housing- AMP 9 is associated with one site which is West Glebe. This AMP consists of 48 Public Housing rental units which are also LIHTC units.

For the period ending March 31, 2021, Public Housing- AMP 9 generated a reserve of \$20,742, which is restricted to the Limited Partnership.

VIII. PUBLIC HOUSING- AMP 10

Public Housing- AMP 10 is associated with one site which is James Bland Phase I (Old Town Commons). This AMP consists of 18 Public Housing/LIHTC rental units.

For the period ending March 31, 2021, Public Housing- AMP 10 generated a reserve of \$4,024, which is restricted to the Limited Partnership.

IX. PUBLIC HOUSING- AMP 11

Public Housing- AMP 11 is associated with one site which is James Bland Phase II (Old Town Commons). This AMP consists of 18 Public Housing/LIHTC rental units.

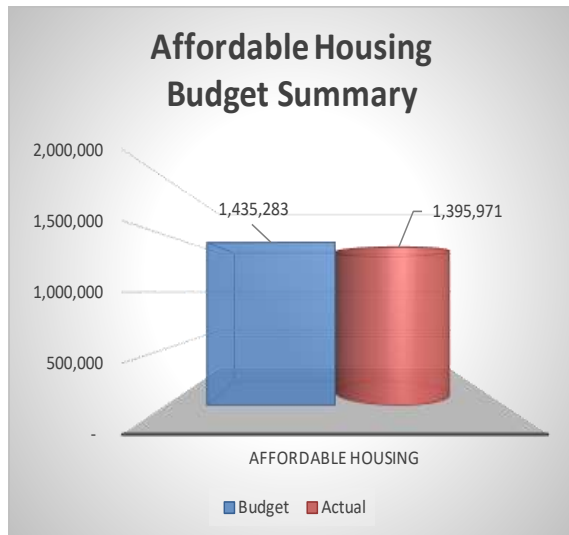
For the period ending March 31, 2021, Public Housing- AMP 11 generated a reserve of \$14,947, which is restricted to the Limited Partnership and is used to fund replacement reserves.

X. PUBLIC HOUSING- AMP 12

Public Housing- AMP 12 is associated with one site which is James Bland Phase IV (Old Town Commons). This AMP consists of 44 Public Housing/LIHTC rental units.

For the period ending March 31, 2021, Public Housing- AMP 12 generated a reserve of \$41,660, which is restricted to the Limited Partnership and is used to fund replacement reserves.

D. AFFORDABLE HOUSING SUMMARY



Properties include James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park.

Overall, as of March 31, 2021, ARHA's Affordable Housing was \$39K or 2.7% under budget and had a net CY operating reserves of \$355K.

Four (4) properties, James Bland V, Quaker Hill, Princess Square, and Pendleton Park generated restricted reserves of \$211K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$144K. The unrestricted reserves are available to support other affordable housing needs.

I. OLD TOWN COMMONS V- (JB V)

Old Town Commons V is associated with one site which is James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units.

For the period ending March 31, 2021, JB V generated a reserve of \$72,237, which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

II. MILLER HOMES

Miller Homes is associated with scattered sites in the West End. These units were purchased because of the demolition of public housing units at the original James Bland and James Bland Additions developments. There is no debt service related to these units. This group of properties consists of 16 affordable housing rental units.

For the period ending March 31, 2021, Miller Homes generated an (unrestricted) reserve of \$14,195, which is available to support other affordable housing needs.

III. HOPKINS-TANCIL COURTS

This property includes 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending March 31, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$130,546, which is available to support other affordable housing needs.

IV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending March 31, 2021, Quaker Hill generated a restricted reserve of \$82,079, which is restricted to the Limited Partnership and is used to fund replacement/operating reserves and pay an outstanding debt obligation to the City of Alexandria.

V. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

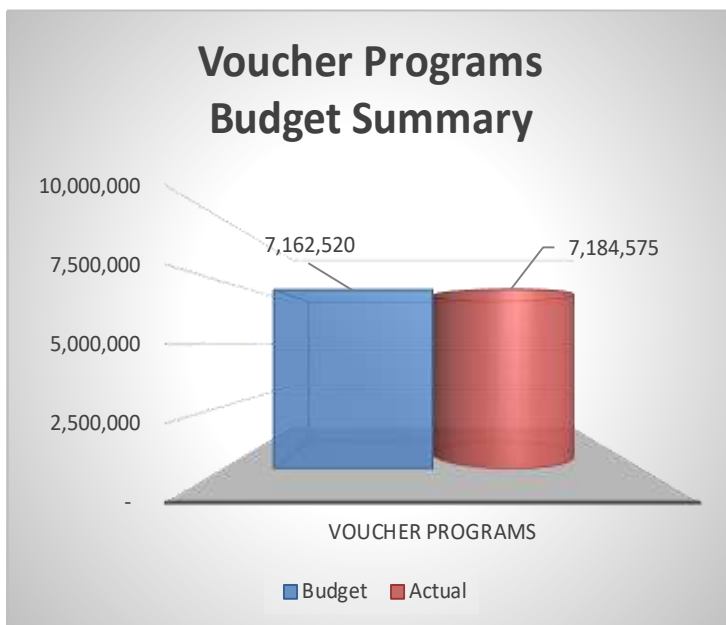
For the period ending March 31, 2021, Princess Square generated a restricted reserve of \$54,844, which is restricted to fund replacement reserves.

VI. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending March 31, 2021, Pendleton Park generated a restricted reserve of \$1,065 which is restricted to fund replacement reserves.

VOUCHER PROGRAMS SUMMARY



The Voucher Programs includes both the Housing Choice Voucher Program and Mod Rehabilitation Program.

As of March 31, 2021, ARHA's Voucher Program was \$22K or less than ½ % under the projected budget.

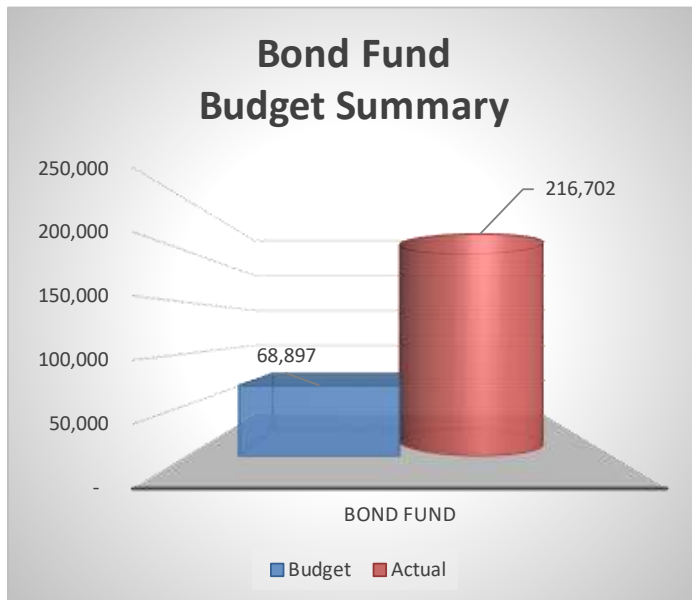
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending March 31, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$74K, which is restricted to HCVP.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending March 31, 2021, Mod-Rehab operated with a surplus of \$44,767 which is restricted to the Mod Rehab Program.

E. BOND FUND SUMMARY



As of March 31, 2021, ARHA's Bond Fund had \$147K over the projected budget. This was due to the defeasance of bonds held by Brentwood Place at the end of FY 2020.

For more financial details please see YTD Budget vs Actual Reports and Rent Roll summaries below.



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	965,481	1,040,150	(74,669)	-	-	-	132,989	138,425	(5,436)
Rental Assistance	1,007,564	990,650	16,914	-	-	-	-	-	-
Governmental Grants	6,672,805	6,607,641	65,165	-	-	-	-	-	-
Local Grants	-	51,956	(51,956)	-	51,956	(51,956)	-	-	-
Management/Fee for Service	798,340	892,163	(93,823)	798,340	892,163	(93,823)	-	-	-
Bookkeeping Fee	60,422	62,475	(2,054)	60,422	62,475	(2,054)	-	-	-
Asset Management Fee	30,926	31,413	(486)	30,926	31,413	(486)	-	-	-
HCVP Asset Management Fee	601,703	618,556	(16,853)	99,658	103,088	(3,430)	-	-	-
Operating Subsidy	1,016,553	1,039,713	(23,160)	-	-	-	202,220	215,500	(13,280)
Investment Income	307	1,763	(1,455)	6	25	(19)	28	800	(772)
CY Transfers	12,283	129,321	(117,038)	-	16,176	(16,176)	-	2,608	(2,608)
Other Income	385,384	234,054	151,329	98,203	93,425	4,778	22,775	19,850	2,925
Total Operating Revenue	11,551,767	11,699,853	(148,085)	1,087,554	1,250,720	(163,166)	358,012	377,183	(19,170)
<u>Operating Expenses</u>									
Administration	1,473,931	1,650,579	(176,648)	423,938	483,790	(59,852)	87,315	92,370	(5,055)
Tenant Services	152,406	244,157	(91,751)	61,971	90,500	(28,529)	11,743	16,838	(5,095)
Utilities	408,335	380,005	28,330	22,173	17,875	4,298	76,810	86,125	(9,315)
Ordinary maintenance & operations	1,101,358	1,474,278	(372,919)	363,629	429,011	(65,382)	89,649	125,525	(35,876)
Protective Services	15,816	39,535	(23,719)	2,115	493	1,623	135	18,875	(18,740)
General expense	567,075	633,413	(66,337)	170,758	174,000	(3,242)	34,352	37,450.00	(3,098)
Housing Assistance Payments	6,625,907	6,620,141	5,767	-	-	-	-	-	-
Debt Service	64,761	64,280	481	-	-	-	-	-	-
CY Reserves	1,142,178	593,467	548,711	42,969	55,051	(12,082)	58,007	-	58,007
Total Operating Expense	11,551,767	11,699,853	(148,085)	1,087,554	1,250,720	(163,166)	358,012	377,183	(19,171)
ADJUSTED NET INCOME(LOSS)	0	-	0	1	-	1	1	-	1



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	101,921	102,750	(829)	152,468	155,000	(2,532)	8,189	7,875	314
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	342,518	344,463	(1,945)	167,449	156,650	10,799	5,978	4,788	1,190
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	53,104	(53,104)	2,225	5,731	(3,506)
Other Income	8,906	4,625	4,281	1,998	5,250	(3,253)	105	-	105
Total Operating Revenue	453,346	451,838	1,508	321,914	370,004	(48,090)	16,497	18,394	(1,897)
<u>Operating Expenses</u>									
Administration	81,598	79,779	1,819	119,463	120,741	(1,278)	9,280	8,549	732
Tenant Services	1,975	4,100	(2,125)	-	543	(543)	-	23	(23)
Utilities	92,775	101,250	(8,475)	36,881	47,050	(10,169)	4,112	4,300	(188)
Ordinary maintenance & operations	58,744	120,525	(61,781)	47,928	134,339	(86,411)	228	2,600	(2,372)
Protective Services	5,927	7,538	(1,611)	-	1,300	(1,300)	-	-	-
General expense	25,603	31,818	(6,214)	29,127	49,225	(20,098)	2,876	2,923	(47)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	186,724	106,829	79,895	88,514	16,806	71,708	-	-	-
Total Operating Expense	453,346	451,838	1,509	321,914	370,004	(48,090)	16,497	18,394	(1,897)
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	0	-	0	(0)	-	(0)



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	LIHTC/Public Housing AMP 6			LIHTC/Public Housing AMP 7			LIHTC/Public Housing AMP 8		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	47,266	46,100	1,166	34,050	37,375	(3,325)	9,162	18,000	(8,838)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	49,553	53,750	(4,198)	46,907	50,700	(3,793)	47,074	48,250	(1,176)
Investment Income	-	-	-	-	-	-	27	105	(78)
CY Transfers	7,823	10,443	(2,620)	2,235	13,754	(11,519)	-	-	-
Other Income	836	775	61	1,002	875	127	70	-	70
Total Operating Revenue	105,478	111,068	(5,590)	84,194	102,704	(18,509)	56,333	66,355	(10,022)
<u>Operating Expenses</u>									
Administration	46,018	53,955	(7,937)	33,931	30,135	3,796	21,785	25,765	(3,980)
Tenant Services	10,975	9,775	1,200	-	178	(178)	-	205	(205)
Utilities	35,738	413	35,326	138	1,593	(1,454)	4,404	7,675	(3,271)
Ordinary maintenance & operations	12,747	32,550	(19,803)	31,899	51,150	(19,251)	10,895	26,813	(15,917)
Protective Services	-	-	-	810	900	(90)	90	125	(35)
General expense	-	14,375	(14,375)	17,415	16,015	1,400	7,427	5,688	1,740
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	2,734	(2,734)	11,732	85	11,647
Total Operating Expense	105,478	111,068	(5,590)	84,194	102,704	(18,509)	56,333	66,355	(10,022)
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	0	-	0



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	11,582	17,700	(6,118)	15,594	13,125	2,469	20,209	20,100	109
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	74,587	76,588	(2,000)	23,085	26,800	(3,716)	16,528	20,975	(4,447)
Investment Income	27	83	(55)	-	-	-	-	-	-
CY Transfers	-	-	-	-	1,813	(1,813)	-	-	-
Other Income	113	1,288	(1,175)	-	88	(88)	35	800	(765)
Total Operating Revenue	86,309	95,658	(9,349)	38,679	41,825	(3,147)	36,772	41,875	(5,103)
<u>Operating Expenses</u>									
Administration	25,071	28,675	(3,604)	11,358	15,430	(4,072)	11,673	15,190	(3,517)
Tenant Services	-	175	(175)	-	63	(63)	-	68	(68)
Utilities	1,388	2,663	(1,274)	336	500	(164)	679	1,125	(446)
Ordinary maintenance & operations	27,250	46,113	(18,863)	17,769	20,500	(2,731)	4,712	14,600	(9,888)
Protective Services	270	1,500	(1,230)	1,080	1,250	(170)	1,110	1,250	(140)
General expense	11,588	11,188	400	4,113	4,083	30	3,651	4,250	(599)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	20,742	5,345	15,397	4,024	-	4,024	14,947	5,393	9,555
Total Operating Expense	86,309	95,658	(9,349)	38,678	41,825	(3,147)	36,772	41,875	(5,103)
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	0	-	0	0	-	0



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	61,197	58,000	3,197	46,799	56,450	(9,651)	22,341	29,825	(7,484)
Rental Assistance	-	-	-	146,641	143,700	2,941	48,156	42,000	6,156
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	40,655	41,250	(595)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	7,580	6,283	1,297	8,711	6,588	2,124	-	1,125	(1,125)
Total Operating Revenue	109,432	105,533	3,899	202,151	206,738	(4,586)	70,497	72,950	(2,453)
<u>Operating Expenses</u>									
Administration	31,185	35,598	(4,413)	41,628	46,293	(4,664)	23,502	23,488	14
Tenant Services	-	-	-	9,779	18,400	(8,621)	-	5	(5)
Utilities	6,339	9,950	(3,611)	5,076	11,250	(6,174)	-	238	(238)
Ordinary maintenance & operations	20,584	41,350	(20,766)	54,776	78,475	(23,699)	31,381	19,140	12,241
Protective Services	1,909	2,000	(91)	1,980	3,050	(1,070)	-	5	(5)
General expense	7,755	9,775	(2,020)	15,674	17,950	(2,276)	1,419	2,338	(919)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	41,660	6,860	34,800	73,237	31,320	41,917	14,195	27,738	(13,542)
Total Operating Expense	109,432	105,533	3,899	202,151	206,738	(4,586)	70,497	72,950	(2,453)
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	-	-	-



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	Hopkins-Tancil			LIHTC/Quaker Hill LP			Princess Square		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	92,537	94,175	(1,638)	102,147	126,250	(24,103)	71,723	81,000	(9,277)
Rental Assistance	319,697	309,625	10,072	192,921	190,575	2,346	232,987	243,000	(10,013)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	1	10	(9)	96	125	(29)	30	-	30
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	1,400	2,300	(900)	480	2,025	(1,545)	3,640	2,900	740
Total Operating Revenue	413,635	406,110	7,525	295,644	318,975	(23,331)	308,380	326,900	(18,520)
<u>Operating Expenses</u>									
Administration	49,801	58,138	(8,337)	89,863	94,473	(4,610)	28,456	39,603	(11,146)
Tenant Services	24,825	30,850	(6,025)	-	2,500	(2,500)	150	1,700	(1,550)
Utilities	71,907	41,250	30,657	(38)	1,063	(1,100)	37,246	32,750	4,496
Ordinary maintenance & operations	120,751	125,500	(4,749)	69,200	57,175	12,025	103,266	123,875	(20,609)
Protective Services	285	500	(215)	-	-	-	105	750	(645)
General expense	15,521	27,425	(11,904)	31,311	46,213	(14,902)	59,662	62,175	(2,513)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	23,229	22,750	479	24,651	24,655	(4)
CY Reserves	130,546	122,448	8,098	82,079	94,803	(12,723)	54,844	41,393	13,451
Total Operating Expense	413,635	406,110	7,525	295,644	318,975	(23,331)	308,380	326,900	(18,520)
ADJUSTED NET INCOME(LOSS)	-	-	0	-	-	-	-	-	-



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MARCH 31, 2021

	LIHTC/Pendleton Park			Housing Choice Voucher Program			Mod Rehab Project-Based			Tax Exempt Bond Income		
	Actual	Budget	Over /	Actual	Budget	Over / (Under)	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			Budget			(Under)			(Under)
<u>Operating Revenue</u>												
Dwelling Rent	35,307	38,000	(2,693)	-	-	-	-	-	-	-	-	-
Rental Assistance	67,162	61,750	5,412	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	6,328,577	6,280,516	48,062	344,228	327,125	17,103	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	463,798	477,968	(14,170)	38,247	37,500	747	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	8	10	(2)	52	525	(473)	16	30	(14)	15	50	(35)
CY Transfers	-	-	-	-	25,693	(25,693)	-	-	-	-	-	-
Other Income	3,186	3,850	(664)	9,657	13,163	(3,506)	-	-	-	216,688	68,847	147,841
Total Operating Revenue	105,663	103,610	2,053	6,802,084	6,797,865	4,220	382,491	364,655	17,836	216,702	68,897	147,805
<u>Operating Expenses</u>												
Administration	13,642	19,135	(5,493)	301,026	347,400	(46,374)	15,538	22,700	(7,162)	7,860	9,375	(1,515)
Tenant Services	-	-	-	19,985	65,737	(45,751)	-	-	-	11,002	2,500	8,502
Utilities	12,369	12,938	(569)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	27,151	23,375	3,776	8,797	1,663	7,135	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
General expense	34,555	23,100	11,455	92,275	90,050	2,225	1,993	3,375	(1,382)	-	-	-
Housing Assistance Payments	-	-	-	6,305,714	6,293,016	12,699	320,193	327,125	(6,932)	-	-	-
Debt Service	16,881	16,875	6	-	-	-	-	-	-	-	-	-
CY Reserves	1,065	8,188	(7,123)	74,286	-	74,286	44,767	11,455	33,312	197,840	57,022	140,818
Total Operating Expense	105,663	103,610	2,053	6,802,085	6,797,865	4,220	382,491	364,655	17,836	216,702	68,897	147,805
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)	0	-	0



J. RENT ROLL – FOR THE PERIOD ENDING MARCH 31, 2021

Project Name	# of Units	January	February	March	April	Total	Tenant Avg. Rental Income/Unit
Public Housing Units							
*Ladrey High-rise	170	48,170	45,646	44,613	44,649	\$ 183,078	\$ 271
*Samuel Madden	66	12,668	11,962	12,154	12,626	\$ 49,410	\$ 190
*Andrew Adkins	90	20,145	20,748	25,063	25,444	\$ 91,400	\$ 257
*4-10 Scattered Sites	50	17,156	14,381	15,388	15,884	\$ 62,809	\$ 314
*4-11 Scattered Sites	30	9,805	9,607	9,538	8,343	\$ 37,293	\$ 311
*4-12 Scattered Sites	41	13,583	14,487	15,055	14,974	\$ 58,099	\$ 354
*Park Place	38	12,142	11,678	11,700	11,760	\$ 47,280	\$ 311
*Saxony Square	5	2,268	2,567	3,055	3,055	\$ 10,945	\$ 547
*Chatham Square	52	16,082	15,040	14,987	16,513	\$ 62,622	\$ 301
*Braddock	6	1,737	1,011	894	630	\$ 4,272	\$ 178
*Whiting	24	5,875	4,044	3,905	3,700	\$ 17,524	\$ 183
*Reynolds	18	7,973	5,315	6,617	7,163	\$ 27,068	\$ 376
*Old Dominion	36	7,495	3,839	4,776	4,521	\$ 20,631	\$ 143
*West Glebe	48	6,151	5,423	6,122	7,129	\$ 24,825	\$ 129
*James Bland I	18	3,270	5,144	4,720	5,390	\$ 18,524	\$ 257
*James Bland II	18	6,040	6,772	7,290	7,306	\$ 27,408	\$ 381
*James Bland IV	44	17,553	19,622	20,810	19,177	\$ 77,162	\$ 438
**Total Public Housing	754	\$ 208,113	\$ 197,286	206,687	208,264	\$ 820,350	\$ 291



J. RENT ROLL – FOR THE PERIOD ENDING MARCH 31, 2021

Project Name	# of Units	January	February	March	April	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units							
*Quaker Hill LP	60	43,518	41,846	40,924	40,460	\$ 166,748	\$ 695
-Renal Assistance		62,148	64,178	64,232	65,719	\$ 256,277	
Pendleton Park I	20	10,815	11,610	12,283	10,608	\$ 45,316	\$ 566
-Renal Assistance		17,605	18,433	18,219	16,998	\$ 71,255	
Pendleton Park II	4	1,186	1,054	1,054	1,054	\$ 4,348	\$ 272
-Renal Assistance		8,669	2,630	2,470	2,590	\$ 16,359	
Hopkins Tancil (Mod Rehab)	111	33,544	30,584	30,055	34,348	\$ 128,531	\$ 295
-Renal Assistance		99,217	104,752	105,818	105,424	\$ 415,211	
*James Bland V	54	21,332	16,544	18,572	18,929	\$ 75,377	\$ 349
-Renal Assistance		44,865	47,174	50,353	49,724	\$ 192,116	
*Miller Homes	16	10,912	9,346	9,554	10,103	\$ 39,915	\$ 624
-Renal Assistance		14,970	16,855	16,905	16,356	\$ 65,086	
*Princess Square	69	25,023	25,191	27,567	34,059	\$ 111,840	\$ 411
-Renal Assistance		79,757	75,599	77,330	75,841	\$ 308,527	
Total Non-Public Housing	334	\$ 473,561	\$ 465,796	475,336	482,213	\$ 1,896,906	459
Totals	1088	\$ 681,674	\$ 663,082	\$ 682,023	\$ 690,477	\$ 2,717,256	

Total Monthly Average- (Actual) \$ 679,314
 Total Monthly Budget 678,333

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not include the amounts collected.

*Resolution 830 units

** Public Housing total above does not include operating subsidy received from HUD.

V. DEVELOPMENT

A. LINEAGE

Construction

The building is approximately 98% completed. Except for the ADA units that require additional corrective construction, ARHA has accepted all the units and the common areas including the garage and green space adjacent to the building.

The temporary certificate of occupancy (TCO) issued by the city requires the project to correct all outstanding punch list items within 45 days of TCO issuance. ARHA staff will continue to work with the general contractor to reach this important project milestone. The project has not reached the “substantial completion” milestone as the general contractor has to complete the outstanding issues in the ADA units. ARHA development staff will also continue to work with the general contractor to complete the outstanding submission items for Earthcraft certification.

Given project delays, ARHA staff will be negotiating liquidated damages with the general contractor. These negotiations will be held in conjunction with other project close out functions. A preliminary cost certification will commence with payment of the current general contractor payment invoice.



Figure 1 – Front Entrance



Figure 2 – Side park with grills



Figure 3 – Exterior bike racks



Figure 4 – Street signs

B. LEASE UP

On March 24, Edgewood Management commenced signing leases and showing prospective tenants their assigned units. After inspection, five previously approved applicants rejected the units. Those units were filled from the site waiting list that Edgewood maintains and with assistance from the ARHA leasing office. We do not anticipate difficulties in signing 100% of the leases by March 31.

Four former Ramsey residents have accepted the offer to return to Lineage. In addition, there have been six public housing residents who will be moving into the ACC units; some are transfers and others off our waiting list.

C. TAX CREDIT PORTFOLIO

March months end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Annual LIHTC monitoring compliance agreements have been received from Virginia Housing and are under review for processing. However, Virginia Housing will suspend the collection of Tax Credit monitoring fees for the 2020 reporting year. The collection of fees will resume for the 2021 Compliance Monitoring review period. Owners Compliance certification was also requested by Boston Financial as part of the transition from Boston Capital and is in process.

The requested resident files for Pendleton Park have been submitted to Hudson Housing for their annual review and follow up questions have been addressed.

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)	New Enrollment
Hopkins-Tancil	34	0
Chatham Square	25	1
Samuel Madden	31	0
Andrew Adkins	22	0
James Bland V	74	0
Princess Square	4	1
Ladrey	36	0
HCVP	70	0
Scattered Sites	31	0
City-wide	49	0
TOTAL	376	2

Due to the Covid-19 pandemic, not all RACS programs are physically meeting, but RACS staff are maintaining contact with program participants through phone calls, text, emails, and virtual meetings. During the month of March, there was a slight increase in programming due to families who decided to send their students back to school for Hybrid Learning and they signed up for LINK Club.

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. (Not currently meeting in person due to Covid-19).
2. Krunch Bunch – Provides services and resources for adults age 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. (Meeting virtually and occasionally in person for limited, socially distanced activities and essential supply senior shopping trips).

- **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. (Meeting virtually and by appointment with Social Worker).

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 outdoors and socially distanced)
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 twice a week, socially distanced in small groups).
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 socially distanced)

ROSS:

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

James Bland V Supportive Services

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

B. HOUSEHOLD CONTACT BY PROPERTY

Resident and Community Services (RACS) staff have been assigned to specific properties to conduct outreach activity, at least twice a week. The outreach activity includes, but is not limited to, phone calls, emails, site visits, wellness checks, etc. Through the outreach efforts, staff survey residents and determine their needs. We also coordinate with Asset Management to make sure that residents who have reported a loss of income are connected with resources. The Household Contacts table below identifies the number of households staff contacted from office closure through March broken down by property.

Household Contacts Numbers Reached	
Property	March 1 – 31, 2021
Hopkins-Tancil	87
Chatham Square	40
Samuel Madden	48
Andrew Adkins	58
James Bland /OTC	85
Princess Square	43
Ladrey Highrise	149
West Glebe/Old Dominion	40
Pendleton Park/Park Place	45
Scattered Sites	34
HCVP/City-wide	61
Total	690

C. VOLUNTEERS

Currently there are 97 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of March, volunteers assisted with tutoring and enrichment sessions, conducted read aloud sessions, assisted with food distributions and the community garden program. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	# New Recruits	# of Service Hours	Value of Service Hrs.
97	0	26	\$700.96

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation - YTD	59	82
Number of Households with Positive Escrow Accounts	N/A	53
Number of Households to Successfully Graduate – YTD	N/A	0

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	March 2021	YTD
Healthcare & Medical	91	274
Financial Assistance/Literacy Education	47	129
Daily Living Skills/Entitlements	3	11
Transportation	121	463
Enrollments/Registrations/Assessments	4	15
Adult Basic Education/Literacy/GED	1	1
Job Training Skills/Programs/Certifications	2	8
Childcare Services	3	9
Other	10	32
TOTAL	282	942

F. PARTNERSHIPS

Provider / Partner	Event/Activity – March 2021	# Participants Served
ACPS	Breakfast/Lunch Food Distribution	78 Families (570 Meals)
Division of Aging & Adult Services (DAAS)	Meal on Wheels	8
Division of Aging & Adult Services (DAAS)	Frozen Meal Delivery Program	20
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	375
ALIVE	End of Month Food (Modified)	90
Russell Temple CME Church	Thursday Bags	180
Alfred Street Baptist Church	Food Boxes with Essential Supplies/Gift Cards	5
Total	7	1,248

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$	\$ 2,210.50	\$	\$ 15,664.05

H. PROGRAM SUMMARY

Employment /Financial Assistance

RACS Staff continue to provide referrals for residents who are having difficulty paying their rent or utilities to organizations that are part of the Emergency Financial Providers, the Department of Community and Human Services, and the Rent Relief Program (RRP). Specifically, the number of financial referrals that were submitted regarding rental assistance were 47.

Food & Essential Supply Resources

ALIVE has extended their commitment to provide distributions in areas that serve ARHA families and others in need, including S. Whiting Street, Charles Houston, Ruby Tucker, Ladrey, and their bi-monthly Truck to Trunk at Chick Armstrong and Northern Virginia Community College. In addition, they restarted their housewares program, which had been closed since March 2020. The housewares program provides small household appliances and other goods, such as linens, pot & pans, and cooking utensils. Residents can be referred for specific items of need and they will be delivered to their home.

Staff continued to work with the Alexandria Health Department and their vaccination partners to provide vaccination clinics and appointments for seniors and our most vulnerable residents. Van Dorn Pharmacy conducted another vaccination clinic at Ladrey Highrise, where 46 residents were able to receive their first dose of the Moderna vaccine. Additionally, Neighborhood Health provided appointments for residents who fall in the current vaccination categories (1A and 1B) and were having difficulty completing the registration process. An additional 91 residents were vaccinated through this partnership.

General Program Updates

March has provided warmer weather and great opportunities to move LINK Club activities outside. Students participated in PEACE club activities to help them learn about how to make better decisions and what types of things break your peace, and what they can do to keep and maintain their personal peace. The community garden program is also back by popular demand. Our young gardeners started the season off by learning about cool weather and warm weather veggies and how to get their garden beds ready for planting. They planted radishes and peas, and also sampled some veggies they will be growing throughout the garden season.

The Senior Center at Charles Houston partnered with the Adult Day Center and St. Martin's Senior Center to offer a virtual Family Feud activity. They also recognized Women's History Month by offering trivia games to highlight notable women and held an arthritis exercise class via zoom. Now that the weather is warming up, the Seniors restarted their weekly walking club at Ben Brenman Park.

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

- All Sessions Postponed Until Further Notice

J. PHOTOS



Peace Club Students Discussing Decision Making and How to Maintain Peace





Community Garden Activities – Including Planting Peas and Radishes

VII. CONSENT DOCKET

DATE: Monday, April 26, 2021

TO: Peter Kleeblatt, Chairman, ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: VOTE TO APPROVE RESOLUTION No. 699-2021 SMALL AREA FAIR MARKET RENT (SAFMRs)

ISSUE:

HUD published 2020 Small Area Fair Market Rent (SAFMRs) effective May 1, 2020. 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 Authorities to apply the payment standard based on zip code.

DISCUSSION:

The Payment Standard is used to calculate the Housing Assistance Payment (HAP). The range of possible payment standard amounts are 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.
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. 699-2021 to adopt the 2021 Small Area Fair Market Rents (SAFMRs).

HUD APPROVED PAYMENT STANDARD 2021

Zip Code	(0) Bedroom	(1) Bedroom	(2) Bedroom	(3) Bedroom	(4) Bedroom
22301	1,660	1,700	1,940	2,490	3,010
22302	1,770	1,810	2,060	2,640	3,200
22304	1,660	1,700	1,940	2,490	3,010
22305	1,590	1,630	1,860	2,380	2,890
22311	1,690	1,730	1,970	2,530	3,060
22312	1,640	1,680	1,910	2,450	2,970
22313	1,550	1,590	1,810	2,320	2,810
22314	2,190	2,250	2,560	3,280	3,980

PROPOSED % SAFMR 2021 for ARHA:

Zip Code	(0) Bedroom	(1) Bedroom	(2) Bedroom	(3) Bedroom	(4) Bedroom
22301 (100%)	1,660	1,700	1,940	2,490	3,010
22302 (100%)	1,770	1,810	2,060	2,640	3,200
22304 (100%)	1,660	1,700	1,940	2,490	3,010
22305 (100%)	1,590	1,630	1,860	2,380	2,890
22311 (100%)	1,690	1,730	1,970	2,530	3,060
22312 (100%)	1,640	1,680	1,910	2,450	2,970
22313 (100%)	1,550	1,590	1,810	2,320	3,980
22314 (100%)	2,190	2,250	2,560	3,280	3,980



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

Adopted this 26th day of April 2021.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Peter Kleeblatt, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

DATE: Monday, April 26, 2021

TO: Peter Kleeblatt, Chairman, ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: VOTE APPROVAL OF RESOLUTION NO. 700-2021, ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY OPERATING BUDGET FOR FISCAL YEAR 2021.

ISSUE:

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

DISCUSSION:

It is my pleasure to present Alexandria Redevelopment and Housing Authority's (ARHA's) proposed budget for Fiscal Year 2021. 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 FY 2021 proposed budget represents a five percent (5%) or \$2MM increase from last year's actual expenses. The increase is attributed to an increase funding from the HCV Program and modest increases in operating expenses as restrictions begin to ease.

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. 700-2021 to approve ARHA Budget for Fiscal Year 2021.

FISCAL IMPACT:

Approximately \$46,799,000 (Budget Summary Attached)



THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS
APPROVAL OF FISCAL YEAR (FY 2021) OPERATING BUDGET

RESOLUTION No. 700-2021

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain ARHA Board of Commissioners approval for the passage of the FY 2021 Budget; and

WHEREAS, the approximate amount of the FY 2021 budget year is \$44,799,000; and

WHEREAS, this comprehensive Budget will serve as a master plan for FY 2021 budget year; and

WHEREAS, if approved ARHA will use the comprehensive budget as the guide for FY 2021 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 2021 Budget.

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

Adopted this 26th day of April 2021.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Peter Kleeblatt, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

VIII. ACTION DOCKET

IX. OTHER BUSINESS