



Alexandria Redevelopment and Housing Authority

# **Monthly Report to the Board of Commissioners**

Keith Pettigrew  
Chief Executive Officer

**AUGUST 23, 2021**



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**BOARD OF COMMISSIONERS  
REGULARLY MONTHLY MEETING**

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

**Monday, August 23, 2021, at 7:00 pm**

**AGENDA**

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1. **PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES**
  - Ladrey Advisory Residents Board (RAB) – Steven Hines, President
  - ARHA Resident Association (ARA) – Kevin Harris, President
2. **PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES**
3. **ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JULY 26, 2021.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, AUGUST 23, 2021.**
5. **CONSENT DOCKET**  
**5.1 Vote for Approval of Resolution No. 701-2021 to Select a Partner for the Redevelopment of the Samuel Madden Public Housing Community**
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, July 26, 2021, at 7:00 P.M.**

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

**THOSE ABSENT:**        **Daniel Bauman**, Commissioner  
                                 **Salena Zellers**, Commissioner

**RECORDER:**            **Cynthia Dickerson**

Chairman Kleeblatt called the meeting to order at 7:06 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. Pettigrew reported that Mr. Hines expressed two concerns for reporting. First, Mr. Hines expressed concern regarding the process for checking on residents to ensure they are okay. Both Ms. Gaynelle Diaz and Ms. Janell Diaz, responded that there is a process in place. They noted that the floor captains assist Ms. Michelle Chapman with the resident follow-up. They also noted that Ms. Chapman regularly reviews the keycard usage to determine who should be checked on based on front door activity. They also noted that several floor captain positions need to be filled due to attrition.

Mr. Pettigrew instructed the women to replace the floor captains immediately.

The second concern reported by Mr. Hines was about a resident allegedly starting fires in the building.

Ms. Gaynelle Diaz responded that staff were aware of this resident and that several months ago they met with the caseworker for the resident and that since he has begun taking his medication, there have been no issues for several months. She noted that the only report of a fire by the resident was several months ago and occurred in his kitchen. She also stated that she would follow-up with the caseworker again.



Commissioner Bailey asked whether there was any reference in the resident's casefile of a propensity for pyromania.

Mr. Pettigrew responded I don't know, but we will find out immediately.

Mr. Chair, this is my report from Ladrey.

Chairman Kleeblatt said thank you.

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

Commissioner Harris reported that the Resident Association continues to work with local unions on job training for residents. Additionally, he noted that the safety committee continues to work with residents, neighbors and APD regarding criminal activity and safety measures.

Chairman Kleeblatt responded thank you Commissioner Harris.

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

- **Ms. Estela Herrera**

Ms. Herrera greeted the board. She indicated that she had two concerns to report. The first is that security checks regarding COVID protocols are not being done consistently. She gave the example of children entering the building and not being checked by security.

Ms. Gaynelle Diaz responded that the policy is that children can come into the building. Now, if they're 12 or older they must show proof of being fully vaccinated or present proof of a negative COVID test within the last 48 hours. Security is instructed to check that and to make sure there is an ID that corresponds with the respective individual. She stated that she would follow-up with the security company about consistently following protocol.

Ms. Janell Diaz added that when residents or their guests break the rules, staff issues a 21/30.

Ms. Herrera also reported that she continues to see residents walking in the building without a mask.

Ms. Diaz responded that the rule is to wear a mask in the common areas. So, if you can identify the residents let Ms. Chapman know so that she can take appropriate action.

Ms. Herrera's second concern was regarding specific residents treating her disrespectfully. She indicated that specific residents are disrespecting her. One example was a resident saying awful things about her dog.

Ms. Diaz asked Ms. Herrera to contact her directly, as she has done in the past, so she can address these actions quickly.

Ms. Herrera responded I know, but I don't want to bother you with them.

Ms. Diaz responded it's not a bother. I'll follow-up with tomorrow.

Ms. Herrera responded okay. Thank you.

Mr. Chair, that concludes the public statements.

### **ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, JUNE 28, 2021:**

Chairman Kleeblatt presented the minutes for Monday, June 28, 2021. Commissioner Flemming 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, JULY 26, 2021:**

Mr. Pettigrew presented the Executive Summary as follows:

COVID 19:

We continue to encourage residents to get fully vaccinated, especially with this new variant starting to increase in Virginia as well as Maryland and DC. We have a pop-up vaccination event scheduled for tomorrow at Ruby Tucker. We continue to work with the Health Department to conduct pop-up events at various properties and sites.

Lineage:

I'll provide an update on Lineage during the Executive Session.

Section 18:

We'll discuss the Madden RFP submissions in the Executive Session as well as the Ladrey draft RFP.

Asset Management:

Rent collections continue to fluctuate and we continue to work with residents to get repayment agreements done per HUD guidance. The eviction moratorium is still in place, and we are working with the city and state on rental assistance.

Security:

We will be implementing the new plan for Ladrey coverage on Monday, August 2<sup>nd</sup>. As noted last meeting, we have hired a resident to cover the weekday shifts, while security will provide coverage at night and weekends.



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#### Town Hall Meetings:

After a month-long break, the Townhall meetings will resume on August 4th at 12 noon with the Health Department and continue every Wednesday at the same time.

#### Maintenance:

We continue to abate all work orders and prepare for REAC. HUD has not given any guidance or update on when REAC Inspections will resume.

#### Resident Services:

Staff continues to conduct outreach activities. We will also begin working with Commissioner Harris and the Resident Association on a Resident Survey for use in future planning activities.

Mr. Chair, that completes my Executive Summary.

#### **ITEM 5. CONSENT DOCKET:**

- No Items Submitted.

#### **ITEM 6. ACTION DOCKET:**

- No Items Submitted.

#### **ITEM 7. NEW BUSINESS:**

- No Items Submitted

#### **ITEM 8. ANNOUNCEMENTS:**

National Night Out is next week, Tuesday, August 3, 2021.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:36 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 7:38 pm. At 8:43 pm the Board reconvened in public session.





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Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Malone moved to adjourn, seconded by Vice Chairwoman Androh, 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 8:44 pm.

## **I. EXECUTIVE SUMMARY**

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

## ASSET MANAGEMENT

- Occupancy / Rent Collection**

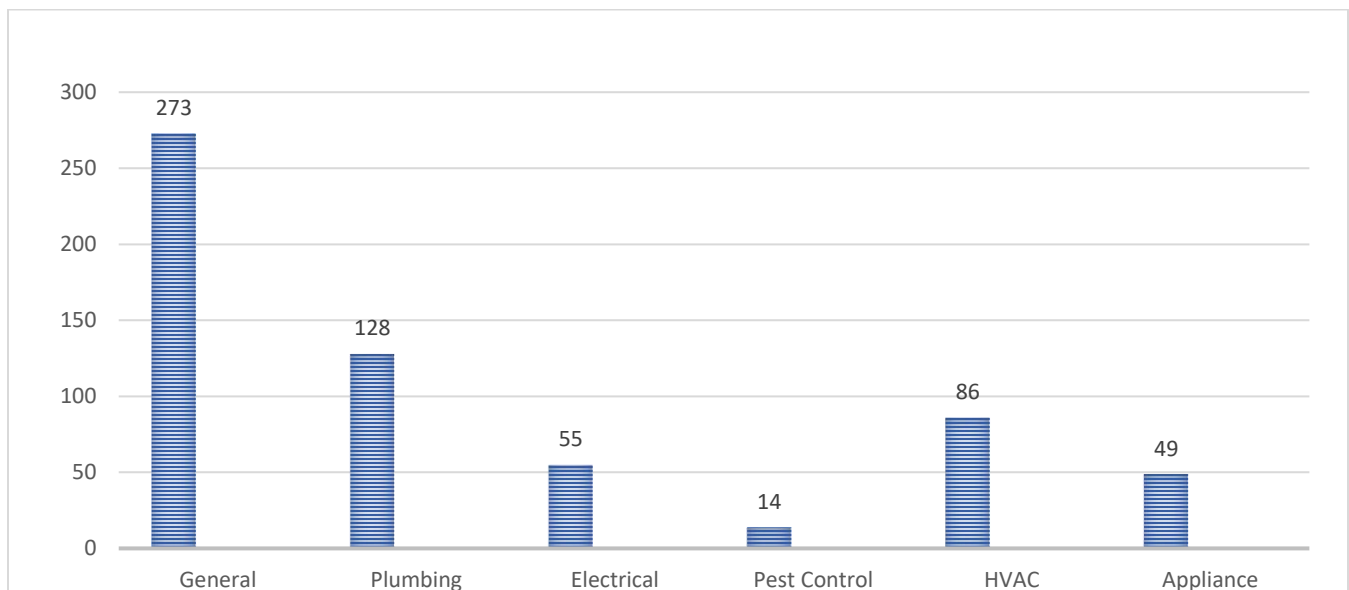
	Public Housing June 2021	Public Housing July 2021	MOD Rehab June 2021	MOD Rehab July 2021	Market Rate June 2021	Market Rate July 2021
Occupancy	99%	98%	98%	98%	99%	97%
Rent Collection	77%	80%	96%	94%	74%	72%

- Lease-Ups**

New Lease-Ups	June 2021	July 2021
Tenant-based (HCVP)	15	17
Number of requests for tenancy	24	41
Project-based voucher	0	0
Moderate Rehabilitation	1	0

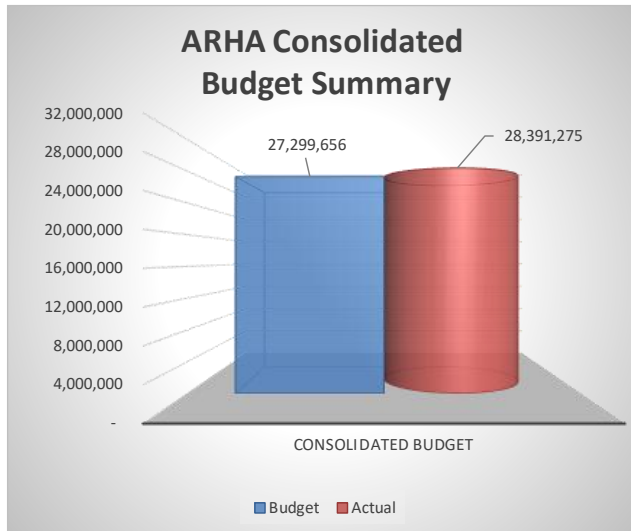
## CENTRAL FACILITIES

### Work Orders Activity Total



## FINANCE

### Budget Highlights as of July 31, 2021:



The budget versus actual comparisons as of July 31, 2021, is based on ARHA's FY2021 approved budget.

Consolidated operations were \$1.09MM or 4% over the projected budget.

- Current Year (CY) operating transfers totaled \$91K, which was \$210K or 69% under the projected budget.

- CY reserves totaled \$2.79MM, of which \$1.96MM is restricted and \$827K is unrestricted.

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

## DEVELOPMENT

### LINEAGE

The general contractor will submit their final invoice in August. The auditors will provide a cost certification within the next month. In addition, the property has maintained 100% occupancy and has shown positive cash flow for three consecutive months. As result, Enterprise will release the next LIHTC equity installment on or before the end of September. This equity release will pay off the construction loan.

### SAMUEL MADDEN

The evaluation panel submitted their recommendation to the CEO. The Board will vote on the CEO's recommendation at the August meeting of the Board of Commissioners.

### LADREY HIGH RISE RFP

The Development Committee of the Board has endorsed release of the Ladrey RFP. The final version of the RFP has incorporated the comments of the Board and staff.

### PARK PLACE/SAXONY

Renovation of the 43 units at Park and Saxony will commence on or before September and be completed by the end of December. Staff will apply for project-based section 8 vouchers as residents move into the renovated units.



## TAX CREDIT PORTFOLIO

July month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. The 12th month Eviction Data was submitted to Virginia Housing for all tax credit properties. Boston Financial provided the calculation of the 2020 distributions in accordance with the Partnership's documents and are being reviewed for payment. Follow up questions from Boston Financial for their annual tenant file review have been addressed and awaiting comments or closure. Boston Financial also completed an exterior inspection of James Bland V with no issues documented. The 2nd quarter investor financial report for Chatham Square has been submitted.

## RESIDENT SERVICES

This summer, ARHA was fortunate to form a new partnership with the Washington Sailing Marina Siebel School (WSMSS). WSMSS provided scholarships for eight students to attend one of their Summer Sailing Camps seven weeks. During the camp, students learned all the basics of sailing including how to launch a boat and properly care for the sails, and common terminology associated with boating. Several students expressed a new interest in sailing and inquired about participating in the Crew Program offered at TC Williams, which can be a great avenue for scholarships. Staff are working with WSMSS to offer additional classes in the fall and possibly expand the number of students.

## UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
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	June 2021	July 2021	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	99%	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)	99%	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 **98%**. Individual Performance data by property is as follows:

PUBLIC HOUSING	June 2021	July 2021
Samuel Madden	94%	97%
Andrew Adkins	97%	98%
Ladrey Highrise	99%	99%
Scattered Sites I	100%	100%
Scattered Sites II	94%	93%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	100%	97%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	94%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I, II, IV	100%	100%



### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for July 2021:

	June 2021	July 2021
Homeownership	17	17
Homeownership New this Month	0	0
Family Unification	37	37
Portable Vouchers Paid	151	151
Tenant Protection	63	63
All Other Vouchers	1,313	1,324
Number of Vouchers Under Lease on the last day of the month	1,580	1,591
HA Owned Units Leased – included in the units lease above	150	150
New Vouchers issued but not under contract as of the last day of the month	46	47
Portable Vouchers Administered	23	23
Number of Vouchers Covered by Project-Based AHAPs and HAPs	77	77

### E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 06/30/2021	Total Occupied units 07/31/2021	Current # Vacant
Princess Square	68	67	67	1
Quaker Hill	60	59	58	2
Hopkins-Tancil	108	106	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	24	22	2
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
<b>TOTALS</b>	<b>376</b>	<b>372</b>	<b>369</b>	<b>7</b>





## F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 06/30/2021	Total Units Occupied 07/31/2021	Current # Vacant
Ladrey Building	169	166	167	2
Chatham Square.	52	52	52	0
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	61	63	2
A. Adkins Homes	89	86	87	2
Scattered Sites 410	50	50	50	0
Scattered Site 411	30	28	28	2
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	17	1
Saxony Square	5	5	5	0
Park Place	38	38	37	1
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
Lineage	6	6	6	0
<b>TOTALS:</b> (Values are rounded up/down)	<b>751</b>	<b>739</b>	<b>741</b>	<b>10</b>

## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list June 2021	Currently Active on the Waiting list July 2021
<b>HCVP</b>	13,731	13,701
<b>Total</b>	<b>13,731</b>	<b>13,701</b>
<b>MOD Rehab</b>		
(1) bedroom	60	60
(2) bedroom	36	36
(3) bedroom	30	30
(4) bedroom	0	0
<b>Total</b>	<b>126</b>	<b>126</b>
<b>General Public Housing</b>		
(1) bedroom	4,584	4,584
(2) bedroom	1,200	1,200
(3) bedroom	1,202	1,202
(4) bedroom	188	188
<b>Total</b>	<b>7,174</b>	<b>7,174</b>
<b>Elderly / Disabled</b>		
(1) bedroom	285	285
<b>Total</b>	<b>285</b>	<b>285</b>
<b>BWR</b>		
(2) bedroom	2,039	2,039
(3) bedroom	1,246	1,246
<b>Total</b>	<b>3,285</b>	<b>3,285</b>
<b>Chatham Square</b>		
(2) bedroom	2,183	2,183
(3) bedroom	1,356	1,356
<b>Total</b>	<b>3,539</b>	<b>3,539</b>
<b>West Glebe / Old Dominion</b>		
(1) bedroom	2,230	2,230
(2) bedroom	2,050	2,050
(3) bedroom	1,331	1,331
(4) bedroom	12	12
<b>Total</b>	<b>5,623</b>	<b>5,623</b>
<b>OTC I, II, IV</b>		
(2) bedroom	2,115	2,115
(3) bedroom	1,322	1,322
<b>Cumulative TOTAL</b>	<b>37,200</b>	<b>37,170</b>

## H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	June 2021	July 2021
Pre-Admission/Eligibility	2	5
Request for Tenancy Approval	15	17
New Move-in/Change of Unit/Port-in	15	17
Interim Change	41	34
Annual Reexamination	75	80
End of Participation	3	7
<b>PUBLIC HOUSING</b>		
Pre-Admission/Eligibility	6	6
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	12	6
Interim Change	21	22
Annual Reexamination	63	65
End of Participation	4	2
<b>MODERATE REHABILITATION</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	3	1
Annual Reexamination	11	7
End of Participation	1	1
<b>PROJECT BASED VOUCHER</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	1	1
Annual Reexamination	8	8
End of Participation	0	0
<b>TOTAL CERTIFICATIONS COMPLETED</b>	<b>282</b>	<b>279</b>

## I. INSPECTIONS

Inspections	June 2021	July 2021
# of annual/return Inspections	90	80
# of Initial/Re-inspections	24	41
# of Final Failed Inspections	0	0
# of Abatements	0	0
# of Emergency/Special Inspections	0	1
# of Missed Inspections (no show)	7	9
# of quality control inspections conducted	12	17

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files*		
	June 2021	July 2021
Recertification's	32	36
Intake Certifications	39	60

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

Number of Recertification's Files With Errors /Recert Info		
	June 2021	July 2021
# of Recert Files w/ Errors	6	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	June 2021	July 2021
Bar Notices issued	0	0
Late Notices	40	35
Unlawful Detainers	0	0
Evictions (legal)	0	2
Evictions (drugs)	0	0

## K. RENT COLLECTION

ARHA properties collected cash at **79%** of rent charged for July 2021. Individual performance by property is as follows:

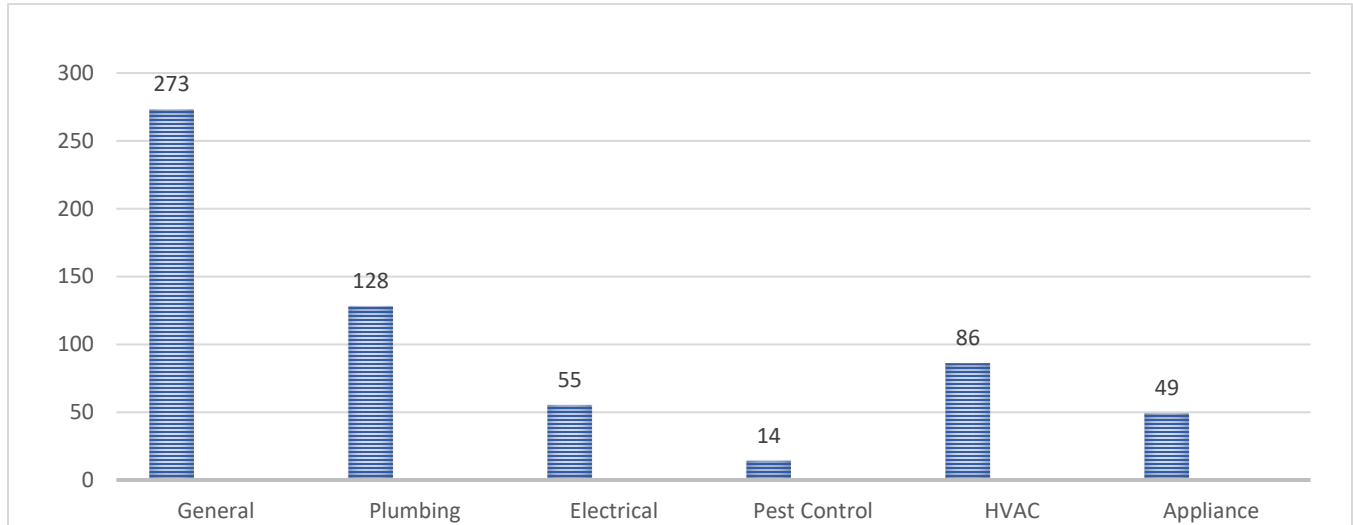
	June 2021	July 2021
Samuel Madden	43%	57%
Andrew Adkins	64%	55%
Ladrey High-Rise	98%	93%
Scattered Sites I	100%	69%
Scattered Sites II	74%	100%
Scattered Sites III	64%	77%
Saxony Square	100%	100%
Park Place	94%	97%
Chatham Square	84%	79%
Braddock	97%	95%
Whiting	64%	61%
Reynolds	79%	93%
Old Dominion	96%	96%
West Glebe	90%	90%
James Bland I*	66%	52%
James Bland II	34%	68%
James Bland IV	81%	71%
<b>TOTAL</b>	<b>77%</b>	<b>80%</b>
<b>MARKET RATE</b>		
Quaker Hill	49%	65%
Princess Square	65%	81%
Miller Homes	91%	77%
Pendleton Park	85%	79%
James Bland V*	78%	57%
<b>TOTAL</b>	<b>74%</b>	<b>72%</b>
<b>MOD/PBV</b>		
Hopkins-Tancil	96%	94%
<b>TOTAL</b>	<b>96%</b>	<b>94%</b>

\*Additional Rent Collection Information: (July 2021)

(54 Units) James Bland V      Out of 54 units (19) families rent portion is \$0 and (06) failed to pay rent  
 (18 Units) James Bland I      Out of 18 units (05) families rent portion is \$0 and (04) failed to pay rent

### **III. CENTRAL FACILITIES**

## A. WORK ORDERS ACTIVITY TOTAL 838



## 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	0	0	0	0	0	0	0	3
Alexandria Crossing (Old Dominion & West Glebe)	10	7	5	2	7	2	33	52	755
Andrew Adkins	12	6	7	0	7	5	37	145	547
BWR (Braddock, Whiting & Reynolds)	25	8	3	1	8	2	47	33	319
Chatham Square	39	6	0	0	1	1	47	44	535
Hopkins-Tancil	42	8	10	0	16	2	78	77	801
James Bland I, II, IV	22	8	2	0	6	4	42	45	553
James Bland V	4	7	3	1	4	6	25	35	342
Ladrey Highrise	23	22	9	5	13	9	81	73	741
Miller Homes	7	2	1	0	3	1	14	9	144
Park Place & Saxony Sq.	10	3	3	1	2	2	21	17	153
Pendleton Park	12	3	2	1	2	3	23	23	125
Princess Square	13	13	2	0	3	2	33	45	572
Quaker Hill	19	6	3	0	4	6	38	48	343
Samuel Madden	17	7	2	0	1	1	28	131	448
Scattered Sites I, II, III	18	22	3	3	9	3	58	61	827
<b>TOTAL</b>	<b>273</b>	<b>128</b>	<b>55</b>	<b>14</b>	<b>86</b>	<b>49</b>	<b>605</b>	<b>838</b>	<b>7,208</b>

## 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 October 2021.
- 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:
  - Hopkins Tancil – 8/3 & 8/18
  - Chatham Square – 8/5 & 8/19
  - Andrew Adkins – 8/6 & 8/20
  - Princess Square – 8/10 & 8/24
  - Samuel Madden – 8/13 & 8/27
  - Ladrey floors 7-11 – 8/25
  - Ladrey floors 1-6 – 8/26

- **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. We have completed 67% of the created work orders. The remainder of the 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 be prepared if and when they are announced.



## IV. FINANCE

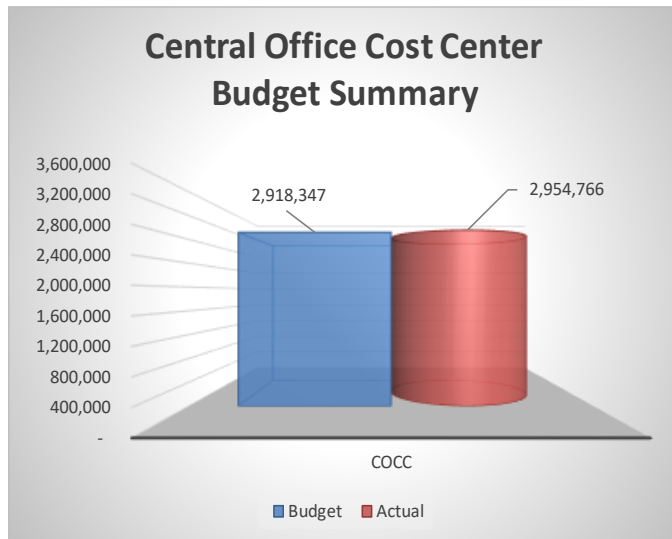


## A. FINANCIAL SUMMARY

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

	Annual Budget	July 31, 2021				FY 2021 YTD (Jan. 1, 2021 - July 31, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 397,895	\$ 51,178	15%	\$ 2,427,017	\$ 2,456,475	\$ 29,459	1%
Rental Assistance	3,962,600	330,217	334,566	4,349	1%	2,311,517	2,331,734	20,217	1%
Governmental Grants	26,430,562	2,202,547	2,576,968	374,421	17%	15,417,828	16,600,856	1,183,028	8%
Local Grants	207,825	17,319	10,820	(6,499)	-38%	121,231	99,918	(21,313)	-18%
Management/Fee for Service	3,568,650	297,388	453,949	156,562	53%	2,081,713	2,172,997	91,284	4%
Bookkeeping Fee	249,900	20,825	20,250	(575)	-3%	145,775	141,154	(4,622)	-3%
Asset Management Fee	125,650	10,471	10,390	(81)	-1%	73,296	72,170	(1,126)	-2%
HCVP Asset Management Fee	2,474,223	206,185	204,852	(1,333)	-1%	1,443,297	1,362,595	(80,702)	-6%
Operating Subsidy	4,158,850	346,571	335,949	(10,622)	-3%	2,425,996	2,375,729	(50,267)	-2%
Investment Income	7,050	588	(96)	(684)	-116%	4,113	461	(3,651)	-89%
CY Transfers	517,283	43,107	134,874	91,767	213%	301,748	91,160	(210,588)	-70%
Other Income	936,217	78,018	66,803	(11,215)	-14%	546,127	686,026	139,900	26%
<b>Total Operating Revenue</b>	<b>\$ 46,799,410</b>	<b>\$ 3,899,951</b>	<b>\$4,547,219</b>	<b>\$ 647,269</b>	<b>17%</b>	<b>\$ 27,299,656</b>	<b>\$ 28,391,275</b>	<b>\$1,091,619</b>	<b>4%</b>
<b>Operating Expenses</b>									
Administration	\$ 6,602,315	\$ 550,193	\$ 542,147	\$ (8,046)	-1%	\$ 3,851,350	\$ 3,773,687	\$ (77,664)	-2%
Tenant Services	976,626	81,386	68,862	(12,523)	-15%	569,699	472,984	(96,715)	-17%
Utilities	1,520,020	126,668	118,864	(7,804)	-6%	886,678	884,988	(1,690)	0%
Ordinary maintenance & operations	5,897,110	491,426	563,882	72,456	15%	3,439,981	3,132,605	(307,376)	-9%
Protective Services	158,140	13,178	19,587	6,409	49%	92,248	124,400	32,152	35%
General expense	2,533,650	211,138	185,759	(25,378)	-12%	1,477,963	1,392,749	(85,214)	-6%
Housing Assistance Payments	26,480,562	2,206,714	2,315,318	108,604	5%	15,446,995	15,661,867	214,872	1%
Debt Service	257,120	21,427	21,587	160	1%	149,987	151,109	1,122	1%
CY Reserves	2,373,867	197,822	711,214	513,392	260%	1,384,756	2,796,885	1,412,129	102%
<b>Total Operating Expense</b>	<b>\$ 46,799,410</b>	<b>\$ 3,899,951</b>	<b>\$4,547,220</b>	<b>\$ 647,269</b>	<b>17%</b>	<b>\$ 27,299,656</b>	<b>\$ 28,391,273</b>	<b>\$1,091,617</b>	<b>4%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>		<b>-</b>	<b>2</b>	<b>2</b>	

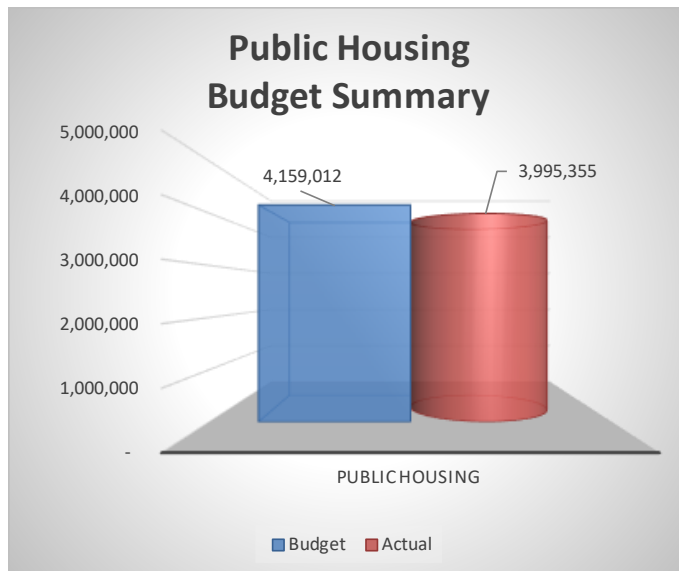
## B. CENTRAL OFFICE



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

Overall, as of July 31, 2021, the Central Office had a surplus of \$36K or 1.25% over the projected budget.

## 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 July 31, 2021, Public Housing (PH) was \$163K or 3.9% under budget and had a net "restricted reserve" of \$497K. Eight (8) Amps had a surplus totaling \$582K and three (3) Amps had a deficit totaling \$85K.

### 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 July 31, 2021, Public Housing- AMP 1 generated a reserve of \$15,628, 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 July 31, 2021, Public Housing-AMP 3 generated reserves of \$339,811, 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 July 31, 2021, Public Housing- AMP 4 generated reserves of \$55,134, 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 July 31, 2021, Public Housing- AMP 5 generated a deficit of \$16,731, which is \$3,358 or 25% over 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 July 31, 2021, Public Housing- AMP 6 generated a deficit of \$63,274, which is \$38,908 or 159% over 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 July 31, 2021, Public Housing- AMP 7 generated a deficit of \$5,787, which is \$26,305 or 82% under the projected deficit. reserves.

#### **VII. 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 July 31, 2021, Public Housing- AMP 8 generated a reserve of \$5,492, which is restricted to the Limited Partnership.

#### **VIII. 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 July 31, 2021, Public Housing- AMP 9 generated a reserve of \$27,610, which is restricted to the Limited Partnership.

#### **IX. 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 July 31, 2021, Public Housing- AMP 10 generated a reserve of \$13,381, which is restricted to the Limited Partnership.

#### **X. 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.

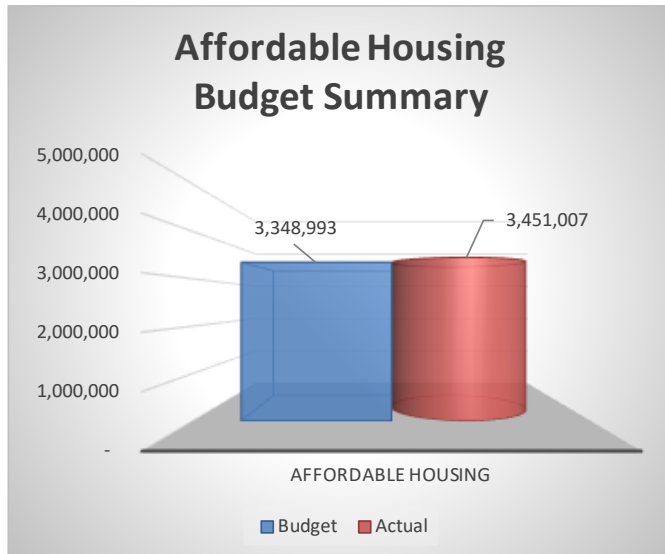
For the period ending July 31, 2021, Public Housing- AMP 11 generated a reserve of \$24,536, which is restricted to the Limited Partnership and is used to fund replacement reserves.

#### **XI. 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 July 31, 2021, Public Housing- AMP 12 generated a reserve of \$101,247, 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 July 31, 2021, ARHA's Affordable Housing was \$102K or 3% over budget and had a net CY operating reserves of \$705K.

Three (3) properties, James Bland V, Quaker Hill, and Princess Square generated restricted reserves of \$411K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$299K. One (1) property

Pendleton Park generated a deficit of (\$5K).

## 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 July 31, 2021, JB V generated a reserve of \$151,288, 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 July 31, 2021, Miller Homes generated an (unrestricted) reserve of \$72,987 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 July 31, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$226,374, 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 July 31, 2021, Quaker Hill generated a restricted reserve of \$76,551, 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.

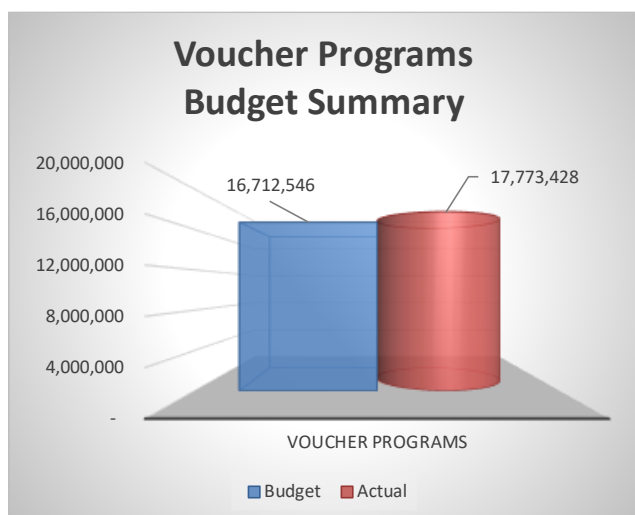
For the period ending July 31, 2021, Princess Square generated a restricted reserve of \$183,511, which is restricted to fund replacement reserves.

#### **VI. PENDLETON PARK**

This property consists of 24 LIHTC rental units.

For the period ending July 31, 2021, Pendleton Park generated a deficit of \$5,368, which was not anticipated, and staff is monitoring expenses closely.

### **VOUCHER PROGRAMS SUMMARY**



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

As of July 31, 2021, ARHA's Voucher Program was 1.06MM or 6.35% over the projected budget.

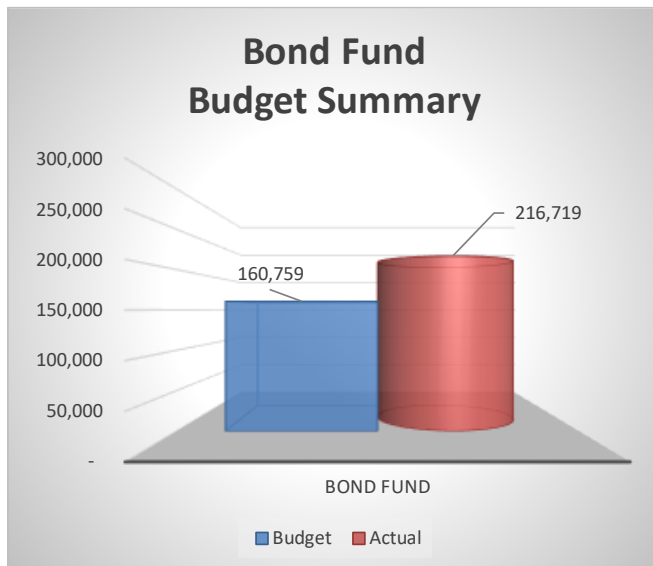
#### **I. HOUSING CHOICE VOUCHER PROGRAM**

For the period ending July 31, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$877325, which is restricted to HCVP.

## II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending July 31, 2021, Mod-Rehab operated with a surplus of \$97,828 which is restricted to the Mod Rehab Program.

## E. BOND FUND SUMMARY



As of July 31, 2021, ARHA's Bond Fund had \$174K 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 JULY 31, 2021

	Total Actual	Total Budget	Over / (Under) Budget	Total C.O. & Public Housing Actual	*Central Office (C.O.)			Public Housing AMP 1		
					Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b><u>Operating Revenue</u></b>										
Dwelling Rent	2,456,475	2,427,017	29,459	1,448,805	-	-	-	313,828	322,992	(9,164)
Rental Assistance	2,331,734	2,311,517	20,217	-	-	-	-	-	-	-
Governmental Grants	16,600,856	15,417,828	1,183,028	-	-	-	-	-	-	-
Local Grants	99,918	121,231	(21,313)	99,918	99,918	121,231	(21,313)	-	-	-
Management/Fee for Service	2,172,997	2,081,713	91,284	2,172,997	2,172,997	2,081,713	91,284	-	-	-
Bookkeeping Fee	141,154	145,775	(4,622)	141,154	141,154	145,775	(4,622)	-	-	-
Asset Management Fee	72,170	73,296	(1,126)	72,170	72,170	73,296	(1,126)	-	-	-
HCVP Asset Management Fee	1,362,595	1,443,297	(80,702)	225,434	225,434	240,538	(15,104)	-	-	-
Operating Subsidy	2,375,729	2,425,996	(50,267)	2,375,729	-	-	-	493,443	502,833	(9,390)
Investment Income	461	4,113	(3,651)	210	14	58	(44)	66	1,867	(1,801)
CY Transfers	91,160	301,748	(210,588)	85,792		37,745	(37,745)	-	6,084	(6,084)
Other Income	686,026	546,127	139,900	327,912	243,080	217,992	25,088	39,663	46,317	(6,653)
<b>Total Operating Revenue</b>	<b>28,391,275</b>	<b>27,299,656</b>	<b>1,091,619</b>	<b>6,950,120</b>	<b>2,954,766</b>	<b>2,918,347</b>	<b>36,419</b>	<b>847,001</b>	<b>880,093</b>	<b>(33,092)</b>
<b><u>Operating Expenses</u></b>										
Administration	3,773,687	3,851,350	(77,664)	2,305,980	1,108,619	1,128,843	(20,224)	215,816	215,530	286
Tenant Services	472,984	569,699	(96,715)	252,337	172,778	211,167	(38,389)	39,583	39,288	295
Utilities	884,988	886,678	(1,690)	604,608	40,316	41,708	(1,393)	179,841	200,958	(21,118)
Ordinary maintenance & operations	3,132,605	3,439,981	(307,376)	1,938,326	885,446	1,001,026	(115,581)	225,757	292,892	(67,134)
Protective Services	124,400	92,248	32,152	118,990	6,000	1,149	4,851	83,573	44,042	39,531
General expense	1,392,749	1,477,963	(85,214)	793,145	387,714	406,000	(18,286)	86,803	87,383.33	(581)
Housing Assistance Payments	15,661,867	15,446,995	214,872	-	-	-	-	-	-	-
Debt Service	151,109	149,987	1,122	-	-	-	-	-	-	-
CY Reserves	2,796,885	1,384,756	1,412,129	936,733	353,894	128,453	225,441	15,628	-	15,628
<b>Total Operating Expense</b>	<b>28,391,273</b>	<b>27,299,656</b>	<b>1,091,617</b>	<b>6,950,119</b>	<b>2,954,766</b>	<b>2,918,347</b>	<b>36,419</b>	<b>847,000</b>	<b>880,093</b>	<b>(33,092)</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>1</b>	<b>-</b>	<b>2</b>	<b>1</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>



## I. YT D BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JULY 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
<b><u>Operating Revenue</u></b>									
Dwelling Rent	253,923	239,750	14,173	358,609	361,667	(3,058)	20,364	18,375	1,989
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	784,113	803,746	(19,633)	358,579	365,517	(6,938)	10,956	11,171	(215)
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	123,909	(123,909)	16,731	13,373	3,358
Other Income	13,794	10,792	3,002	7,460	12,250	(4,790)	105	-	105
<b>Total Operating Revenue</b>	<b>1,051,830</b>	<b>1,054,288</b>	<b>(2,458)</b>	<b>724,648</b>	<b>863,342</b>	<b>(138,695)</b>	<b>48,156</b>	<b>42,919</b>	<b>5,237</b>
<b><u>Operating Expenses</u></b>									
Administration	187,286	186,150	1,135	285,869	281,730	4,139	30,867	19,947	10,920
Tenant Services	3,150	9,567	(6,417)	8,346	1,266	7,080	6	53	(47)
Utilities	230,767	236,250	(5,483)	103,868	109,783	(5,916)	9,742	10,033	(292)
Ordinary maintenance & operations	202,018	281,225	(79,207)	195,424	313,457	(118,033)	780	6,067	(5,287)
Protective Services	17,319	17,588	(269)	-	3,033	(3,033)	-	-	-
General expense	71,479	74,241	(2,762)	76,007	114,858	(38,851)	6,761	6,819	(58)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	339,811	249,267	90,544	55,134	39,215	15,919	-	-	-
<b>Total Operating Expense</b>	<b>1,051,829</b>	<b>1,054,288</b>	<b>(2,458)</b>	<b>724,648</b>	<b>863,342</b>	<b>(138,694)</b>	<b>48,156</b>	<b>42,919</b>	<b>5,237</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>



## I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JULY 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
<b><u>Operating Revenue</u></b>									
Dwelling Rent	115,481	107,567	7,914	86,156	87,208	(1,052)	28,023	42,000	(13,977)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	123,014	125,417	(2,403)	116,065	118,300	(2,235)	110,448	112,583	(2,135)
Investment Income	-	-	-	-	-	-	65	245	(180)
CY Transfers	63,274	24,366	38,908	5,787	32,092	(26,305)	-	-	-
Other Income	4,574	1,808	2,766	1,656	2,042	(386)	70	-	70
<b>Total Operating Revenue</b>	<b>306,343</b>	<b>259,158</b>	<b>47,186</b>	<b>209,664</b>	<b>239,642</b>	<b>(29,979)</b>	<b>138,606</b>	<b>154,828</b>	<b>(16,223)</b>
<b><u>Operating Expenses</u></b>									
Administration	124,713	125,895	(1,182)	70,702	70,315	387	52,753	60,118	(7,365)
Tenant Services	26,836	22,808	4,027	56	414	(358)	1,337	478	859
Utilities	1,043	963	80	2,553	3,716	(1,162)	9,322	17,908	(8,586)
Ordinary maintenance & operations	113,996	75,950	38,046	93,445	119,350	(25,905)	51,414	62,563	(11,149)
Protective Services	-	-	-	1,890	2,100	(210)	210	292	(82)
General expense	39,755	33,542	6,213	41,017	37,368	3,649	18,077	13,271	4,807
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	6,379	(6,379)	5,492	198	5,294
<b>Total Operating Expense</b>	<b>306,343</b>	<b>259,158</b>	<b>47,185</b>	<b>209,664</b>	<b>239,642</b>	<b>(29,979)</b>	<b>138,605</b>	<b>154,828</b>	<b>(16,223)</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>



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

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
			Over / (Under)			Over / (Under)			Over / (Under)
	Actual	Budget	Budget	Actual	Budget	Budget	Actual	Budget	Budget
<b><u>Operating Revenue</u></b>									
Dwelling Rent	36,371	41,300	(4,929)	36,898	30,625	6,273	52,229	46,900	5,329
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	175,305	178,704	(3,399)	61,356	62,533	(1,177)	48,020	48,942	(922)
Investment Income	64	193	(128)	-	-	-	-	-	-
CY Transfers	-	-	-	-	4,229	(4,229)	-	-	-
Other Income	708	3,004	(2,297)	70	204	(134)	290	1,867	(1,577)
<b>Total Operating Revenue</b>	<b>212,448</b>	<b>223,201</b>	<b>(10,753)</b>	<b>98,324</b>	<b>97,592</b>	<b>732</b>	<b>100,539</b>	<b>97,708</b>	<b>2,831</b>
<b><u>Operating Expenses</u></b>									
Administration	61,744	66,908	(5,165)	40,851	36,003	4,848	41,593	35,443	6,149
Tenant Services	151	408	(257)	21	146	(125)	21	158	(136)
Utilities	5,792	6,213	(421)	1,274	1,167	108	2,868	2,625	243
Ordinary maintenance & operations	88,800	107,596	(18,796)	30,299	47,833	(17,534)	19,923	34,067	(14,143)
Protective Services	630	3,500	(2,870)	2,520	2,917	(397)	2,610	2,917	(307)
General expense	27,721	26,104	1,617	9,978	9,526	452	8,988	9,917	(929)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	27,610	12,472	15,138	13,381	-	13,381	24,536	12,583	11,954
<b>Total Operating Expense</b>	<b>212,448</b>	<b>223,201</b>	<b>(10,753)</b>	<b>98,324</b>	<b>97,592</b>	<b>733</b>	<b>100,539</b>	<b>97,708</b>	<b>2,831</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>



## I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JULY 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
<b><u>Operating Revenue</u></b>									
Dwelling Rent	146,924	135,333	11,591	122,178	131,717	(9,539)	62,978	69,592	(6,614)
Rental Assistance	-	-	-	348,920	335,300	13,620	118,427	98,000	20,427
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	94,431	96,250	(1,819)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	16,443	14,659	1,783	17,483	15,371	2,112	195	2,625	(2,430)
<b>Total Operating Revenue</b>	<b>257,798</b>	<b>246,243</b>	<b>11,555</b>	<b>488,581</b>	<b>482,388</b>	<b>6,194</b>	<b>181,600</b>	<b>170,217</b>	<b>11,383</b>
<b><u>Operating Expenses</u></b>									
Administration	85,168	83,061	2,107	106,386	108,016	(1,630)	52,278	54,804	(2,526)
Tenant Services	51	-	51	37,101	42,933	(5,833)	-	12	(12)
Utilities	17,223	23,217	(5,994)	15,559	26,250	(10,691)	656	554	101
Ordinary maintenance & operations	31,024	96,483	(65,460)	134,591	183,108	(48,518)	51,600	44,660	6,940
Protective Services	4,238	4,667	(428)	4,500	7,117	(2,617)	-	12	(12)
General expense	18,846	22,808	(3,962)	39,157	41,883	(2,726)	4,080	5,454	(1,374)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	101,247	16,007	85,240	151,288	73,080	78,208	72,987	64,721	8,266
<b>Total Operating Expense</b>	<b>257,798</b>	<b>246,243</b>	<b>11,555</b>	<b>488,581</b>	<b>482,388</b>	<b>6,194</b>	<b>181,600</b>	<b>170,217</b>	<b>11,383</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>-</b>	<b>-</b>



## I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JULY 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
<b><u>Operating Revenue</u></b>									
Dwelling Rent	250,609	219,742	30,867	264,248	294,583	(30,335)	222,397	189,000	33,397
Rental Assistance	736,712	722,458	14,254	449,624	444,675	4,949	533,099	567,000	(33,901)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	3	23	(20)	86	292	(205)	84	-	84
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	3,510	5,367	(1,857)	70,616	4,725	65,891	5,628	6,767	(1,139)
<b>Total Operating Revenue</b>	<b>990,834</b>	<b>947,590</b>	<b>43,244</b>	<b>784,575</b>	<b>744,275</b>	<b>40,300</b>	<b>761,207</b>	<b>762,767</b>	<b>(1,559)</b>
<b><u>Operating Expenses</u></b>									
Administration	131,720	135,654	(3,934)	215,936	220,436	(4,500)	77,653	92,406	(14,753)
Tenant Services	64,645	71,983	(7,338)	583	5,833	(5,250)	490	3,967	(3,477)
Utilities	155,849	96,250	59,599	2,491	2,479	12	77,484	76,417	1,067
Ordinary maintenance & operations	367,795	292,833	74,961	330,611	133,408	197,203	221,895	289,042	(67,147)
Protective Services	665	1,167	(502)	-	-	-	245	1,750	(1,505)
General expense	43,786	63,992	(20,206)	104,201	107,829	(3,628)	142,411	145,075	(2,664)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	54,201	53,083	1,118	57,519	57,528	(9)
CY Reserves	226,374	285,711	(59,337)	76,551	221,206	(144,655)	183,511	96,583	86,929
<b>Total Operating Expense</b>	<b>990,834</b>	<b>947,590</b>	<b>43,244</b>	<b>784,575</b>	<b>744,275</b>	<b>40,300</b>	<b>761,207</b>	<b>762,767</b>	<b>(1,559)</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>



I. **YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JULY 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)			(Under)			(Under)			(Under)
	Actual	Budget	Budget	Actual	Budget	Budget	Actual	Budget	Budget	Actual	Budget	Budget
<b><u>Operating Revenue</u></b>												
Dwelling Rent	85,260	88,667	(3,407)	-	-	-	-	-	-	-	-	-
Rental Assistance	144,952	144,083	869	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	15,789,746	14,654,536	1,135,210	811,109	763,292	47,818	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	1,047,036	1,115,259	(68,223)	90,125	87,500	2,625	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(70)	23	(93)	78	1,225	(1,147)	37	70	(33)	32	117	(85)
CY Transfers	5,368	-	5,368		59,951	(59,951)		-	-	-	-	-
Other Income	8,699	8,983	(284)	35,296	30,713	4,584	-	-	-	216,688	160,642	56,045
<b>Total Operating Revenue</b>	244,209	241,757	2,453	16,872,157	15,861,684	1,010,473	901,271	850,862	50,410	216,719	160,759	55,960
<b><u>Operating Expenses</u></b>												
Administration	42,221	44,648	(2,427)	788,493	810,600	(22,107)	38,846	52,967	(14,121)	14,174	21,875	(7,701)
Tenant Services	-	-	-	89,572	153,385	(63,813)	-	-	-	28,257	5,833	22,423
Utilities	28,341	30,188	(1,847)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	83,034	54,542	28,492	4,754	3,879	875	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
General expense	51,225	53,900	(2,675)	210,054	210,117	(63)	4,690	7,875	(3,185)	-	-	-
Housing Assistance Payments	-	-	-	14,901,959	14,683,703	218,256	759,908	763,292	(3,384)	-	-	-
Debt Service	39,389	39,375	14	-	-	-	-	-	-	-	-	-
CY Reserves	-	19,104	(19,104)	877,325	-	877,325	97,828	26,728	71,100	174,288	133,051	41,237
<b>Total Operating Expense</b>	244,209	241,757	2,453	16,872,157	15,861,684	1,010,473	901,272	850,862	50,410	216,719	160,759	55,960
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>0</b>



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

Project Name	# of Units	January	March	June	July	August	Total	Tenant Avg. Rental Income/Unit
<b>Public Housing Units</b>								
*Ladrey High-rise	170	48,170	44,613	45,246	47,307	47,371	\$ 367,357	\$ 272
*Samuel Madden	66	12,668	12,154	11,858	11,587	12,005	\$ 97,067	\$ 187
*Andrew Adkins	90	20,145	25,063	26,577	25,181	24,426	\$ 193,186	\$ 271
*4-10 Scattered Sites	50	17,156	15,388	18,081	18,362	17,518	\$ 133,847	\$ 335
*4-11 Scattered Sites	30	9,805	9,538	8,548	7,702	7,366	\$ 69,436	\$ 289
*4-12 Scattered Sites	41	13,583	15,055	14,411	14,646	14,274	\$ 116,322	\$ 355
*Park Place	38	12,142	11,700	11,263	11,081	10,855	\$ 91,584	\$ 301
*Saxony Square	5	2,268	3,055	3,040	3,040	3,040	\$ 23,105	\$ 578
*Chatham Square	52	16,082	14,987	17,424	17,437	18,593	\$ 132,917	\$ 320
*Braddock	6	1,737	894	974	974	2,433	\$ 9,283	\$ 193
*Whiting	24	5,875	3,905	5,606	5,764	5,359	\$ 39,749	\$ 207
*Reynolds	18	7,973	6,617	6,885	7,015	7,041	\$ 55,172	\$ 383
*Old Dominion	36	7,495	4,776	5,198	5,201	5,108	\$ 40,845	\$ 142
*West Glebe	48	6,151	6,122	5,652	6,221	6,839	\$ 49,213	\$ 128
*James Bland I	18	3,270	4,720	5,456	5,134	4,727	\$ 39,297	\$ 273
*James Bland II	18	6,040	7,290	8,000	8,957	8,042	\$ 60,164	\$ 418
*James Bland IV	44	17,553	20,810	22,678	23,016	22,489	\$ 166,481	\$ 473
<b>**Total Public Housing</b>	<b>754</b>	<b>\$ 208,113</b>	<b>206,687</b>	<b>216,897</b>	<b>218,625</b>	<b>217,486</b>	<b>\$ 1,685,025</b>	<b>\$ 301</b>





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

Project Name	# of Units	January	March	June	July	August	Total	Tenant Avg. Rental Income/Unit
<b>Non-Public Housing Units</b>								
*Quaker Hill LP	60	43,518	40,924	41,522	38,339	42,663	\$ 328,900	\$ 685
-Renal Assistance		62,148	64,232	64,105	65,045	60,907	\$ 509,174	
Pendleton Park I	20	10,815	12,283	12,631	13,342	11,733	\$ 95,007	\$ 594
-Renal Assistance		17,605	18,219	16,821	17,773	13,958	\$ 136,501	
Pendleton Park II	4	1,186	1,054	1,054	949	949	\$ 8,354	\$ 261
-Renal Assistance		8,669	2,470	2,590	2,694	2,694	\$ 26,927	
Hopkins Tancil (Mod Rehab)	111	33,544	30,055	33,857	35,280	36,896	\$ 267,933	\$ 307
-Renal Assistance		99,217	105,818	100,603	99,518	97,526	\$ 813,441	
*James Bland V	54	21,332	18,572	16,587	19,546	18,850	\$ 149,839	\$ 347
-Renal Assistance		44,865	50,353	52,882	50,263	50,075	\$ 392,941	
*Miller Homes	16	10,912	9,554	11,207	11,207	11,303	\$ 83,735	\$ 654
-Renal Assistance		14,970	16,905	16,957	16,957	16,861	\$ 132,217	
*Princess Square	69	25,023	27,567	42,632	42,898	44,762	\$ 282,644	\$ 520
-Renal Assistance		79,757	77,330	71,590	75,366	74,319	\$ 601,059	
Total Non-Public Housing	334	\$ 473,561	475,336	485,038	489,177	483,496	\$ 3,828,672	481
<b>Totals</b>	<b>1088</b>	<b>\$ 681,674</b>	<b>\$ 682,023</b>	<b>\$ 701,935</b>	<b>\$ 707,802</b>	<b>\$ 700,982</b>	<b>\$ 5,513,697</b>	

Total Monthly Average- (Actual)

\$ 689,212

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.

## V. DEVELOPMENT

## **I. DEVELOPMENT**

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

#### **1. CONSTRUCTION**

But for the installation of two benches in the green space area, adding some lawn sprinkler heads, and additional correction in the rear alley to the building requested by BAR, construction on this project has been completed. Staff has one last issue to resolve with BAR and the City for issuance of a final Certificate of Occupancy.

#### **2. PROJECT CLOSEOUT**

The general contractor will submit the final payment application and lien release certificates this week. Simultaneously with submission of the pay app to our investment partners, we will provide to our accountants for completion of the cost certification. Completion of cost certification and other ARHA obligations under the Limited Partnership Agreement will permit Enterprise to release the final tax credit equity and allow us to pay off the construction loan on or before the September 28, 2021, deadline.

The financials for Lineage have shown that May, June, and July operating account cash flows. These three consecutive months of stabilized operations allows us to meet one of the conditions for release of final LIHTC equity into the deal.

Once we reach the above milestones and sustain our current occupancy levels, we are then in line to meet our construction loan terms and make full payment on or before the end of September. Staff continues to work closely with Enterprise and Capital One to ensure that we are meeting our obligations under the LIHTC term sheet.

## **I. PARK SQUARE/SAXONY RENOVATIONS AND REPOSITIONING**

Together with the architect procured for this project, the CEO and the Development staff obtained the required approvals from the Saxony and Park Place HOA Boards. They also met with residents of both properties to review the Mood Boards, the proposed renovation schedule and minor relocation that will be required at Park Place. Currently, lead time items such as appliances, fixtures, tiles, flooring, and cabinets are being pre-ordered so that when the work commences, these items will be stored and provided to the contractors. In addition, subcontractors are being procured so that the team can determine the firms who can do the work.

Development staff has reached out to the HUD Field Office to commence the process for converting the operating subsidies on the units once the residents return to the renovated units.

## **J. SAMUEL MADDEN REDEVELOPMENT**

The evaluation panel submitted to the CEO its recommendation for selection of a firm for redevelopment of the Samuel Madden public housing community. Once the Board votes on the selection, then Development staff will commence negotiating a Term Sheet for ultimate review by the Development Committee of the Board.

## **K. CHATHAM SQUARE/BWR RE-SYNDICATION**

Development staff surveyed a sample of units at the three BWR locations and Chatham Square to confirm the physical needs assessments that had previously been conducted. Based on these site visits we have edited the PNAs and have reached out to the firm who prepared these reports so that the work required inside and outside of the units reflects those conclusions from Development staff. The Limited Partner for Chatham Square is on target to withdraw from the existing partnership in late September.

## **L. LADREY PLANNING**

Development Staff incorporated Board comments into a final RFP draft. At its regular Board meeting in July, the Board reached consensus to incorporate in the RFP an onsite one-for-one replacement of existing units. In addition, Development staff incorporated into the RFP issues that required clarification in the previous RFP process.

## **M. CITY AND STATE FUNDING**

ARHA made a formal request to the City's housing office for planning funds. These funds will be earmarked for soft costs associated with the planning for work at Park/Saxony, Chatham/BWR, Ladrey and Madden. In addition, Development staff is working with Virginia Housing to submit applications for predevelopment and capacity building funds for pipeline projects.

## **N. TAX CREDIT PORTFOLIO**

July month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. The 12<sup>th</sup> month Eviction Data was submitted to Virginia Housing for all tax credit properties. Boston Financial provided the calculation of the 2020 distributions in accordance with the Partnership's documents and are being reviewed for payment. Follow up questions from Boston Financial for their annual tenant file review have been addressed and awaiting comments or closure. Boston Financial also completed an exterior inspection of James Bland V with no issues documented. The 2nd quarter investor financial report for Chatham Square has been submitted.

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	30	0
Chatham Square	25	0
Samuel Madden	31	0
Andrew Adkins	22	0
James Bland V	75	0
Princess Square	6	0
Ladrey	24	0
HCVF	70	0
Scattered Sites	31	0
City-wide	46	0
<b>TOTAL</b>	<b>360</b>	<b>0</b>

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.

### 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 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. (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 21<sup>st</sup> Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting 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 April broken down by property.

Household Contacts Numbers Reached Property July 1 – July 31, 2021	
Hopkins-Tancil	90
Chatham Square	32
Samuel Madden	43
Andrew Adkins	59
James Bland /OTC	82
Princess Square	29
Ladrey Highrise	164
West Glebe/Old Dominion	22
Pendleton Park/Park Place	32
Scattered Sites	27
HCVP/City-wide	48
<b>Total</b>	<b>629</b>

### C. VOLUNTEERS

Currently there are 59 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of June, volunteers assisted with tutoring and enrichment sessions, conducted read aloud sessions, assisted with food distributions, conducted virtual workshops, 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.
59	0	51	\$1,374.96

### D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation - YTD	52	73
Number of Households with Positive Escrow Accounts	N/A	51
Number of Households to Successfully Graduate – YTD	N/A	1



## SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	July 2021	YTD
Healthcare & Medical	22	540
Financial Assistance/Literacy Education	131	548
Daily Living Skills/Entitlements	2	22
Transportation	85	758
Enrollments/Registrations/Assessments	3	32
Adult Basic Education/Literacy/GED	1	6
Job Training Skills/Programs/Certifications	2	28
Childcare Services	5	62
Other	3	49
<b>TOTAL</b>	<b>254</b>	<b>2,045</b>

## E. PARTNERSHIPS

Provider / Partner	Event/Activity – July 2021	# Participants Served
ACPS	Breakfast/Lunch Food Distribution	81 Families (726 Meals)
Division of Aging & Adult Services (DAAS)	Meal on Wheels	7
Division of Aging & Adult Services (DAAS)	Frozen Meal Delivery Program	5
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	375
ALIVE	End of Month Food (Modified)	115
Capital Area Food Bank	Mobile Market	122
Russell Temple CME Church	Thursday Bags	60
ALIVE	Weekend Bags for Students/Families	120
Alexandria Health Dept.	Vaccination Clinic @ Ruby Tucker	18 Vaccinated
<b>Total</b>	<b>9</b>	<b>1,548</b>

## F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$ 0	\$ 2,285.97	\$ 0	\$105,524.76

## G. 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, utility, and security deposit assistance were 59.

### General Program Updates

For the summer, ARHA students participated in a variety of summer camps and programs. In conjunction with ACPS and our 21<sup>st</sup> Century Learning Center Grant, LINK Club offered two three-week summer sessions. The first session was for students in grades K-2<sup>nd</sup>, while the second session was for students in grades 3<sup>rd</sup> – 5<sup>th</sup> grade. The programs included a variety of activities including art, science, creative dance, yoga, gardening, and swimming.

Other summer opportunities were made possible through scholarships from different organizations that included:

- The Friends of the Animal Welfare League of Alexandria (AWLA) sponsored three students to attend the AWLA Summer Pet Camp
- Washington Sailing Marina Siebel School sponsored eight students to attend one of their Summer Sailing Camps
- Charles Houston Recreation Center received sponsorship for fourteen ARHA students to attend their summer camp program and
- ACS Counseling Services provided three students with placements in their summer mentoring and therapeutic camp.

## H. UPCOMING: TRAININGS / WORKSHOPS / COURSES / ORIENTATIONS / SPECIAL EVENTS

- Vaccination Clinic conducted by the Alexandria Health Department @ Ruby Tucker August 17<sup>th</sup> – 6:00pm
- Backpack & School Supply Distribution Event w/Firefighter & Friends – August 22nd
  - Charles Houston Recreation Center 10:00 am – 1:00 pm
  - Samuel Tucker Elementary School 2:00 pm – 4:00 pm

- Town Hall Calls – Every Wednesday in August – 12:00pm

August 4	August 11	August 18	August 25
Ladrey Highrise Park Place Saxony Square Pendleton Park	Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	Old Town Commons (JB I, II, IV, & V) West Glebe Old Dominion	Quaker Hill Miller Holmes Princess Square All Scattered Sites (I, II, III & BWR)

## I. PHOTOS

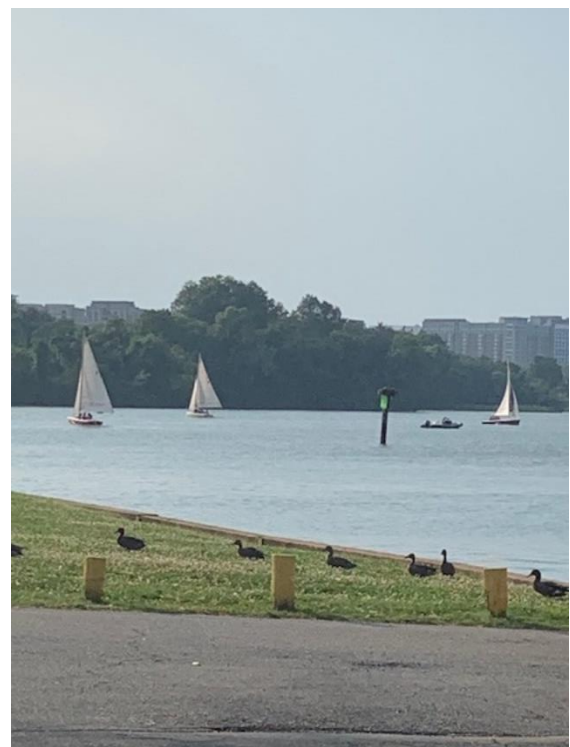


**ALEXANDRIA WELFARE LEAGUE ANIMAL LEAGUE SUMMER CAMP**



**LINK CLUB SUMMER CAMP ACTIVITIES**





**WASHINGTON SAILING MARINA SIEBEL SCHOOL SUMMER SAILING CAMP**

## **VII. CONSENT DOCKET**

## VIII. ACTION DOCKET

## **IX. OTHER BUSINESS**



**Free haircuts and school supplies giveaway events will be happening in the Alexandria area. The events will be held Sunday, August 22, 2021 at the locations and times listed below.**

**FREE HAIRCUTS & SCHOOL SUPPLY GIVEAWAY  
LOCATIONS AND TIMES:**



**Charles Houston Recreation Center**  
901 Wythe Street  
Sunday, 10 a.m. - 1 p.m.

**Samuel Tucker Elementary School**  
435 Ferdinand Day Drive  
Sunday, 2 p.m. - 4 p.m.

**(NOTE: Backpacks & School Supplies only at this location. Also, the Health Department will be on site only at this location offering vaccinations for children age 12 and over).**

**\*\*\*Please note that kids must be present to receive their backpacks and school supplies!**

**A big thanks to the following sponsors:**



- Chadwick's Restaurant
- HilcoGlobal
- Departmental Progressive Club
- Alexandria Department of Recreation & Parks
- Alexandria Toyota Dealership

**For further event information, contact Gaynelle Bowden-Diaz at 703-929-8218 or Michael Johnson at 703-898-5115.**





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