



Alexandria Redevelopment and Housing Authority

**Monthly Report  
to the Board of Commissioners**

Keith Pettigrew  
Chief Executive Officer

**JULY 26, 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, July 26, 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, JUNE 28, 2021.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, JULY 26, 2021.**
5. **CONSENT DOCKET**
6. **ACTION DOCKET**
7. **NEW BUSINESS**
8. **ANNOUNCEMENTS**
9. **ADJOURNMENT**
10. **EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.**

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**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**

**REGULARLY SCHEDULED BOARD MEETING**

**401 WYTHE STREET, ALEXANDRIA, VA 22314**

(Virtual Meeting)

**Monday, June 28, 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**  
                                  **Salena Zellers, Commissioner**

**THOSE ABSENT:**           **Merrick Malone, 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 stated, according to Mr. Hines, all is well. The staff held several meetings with the Ladrey residents to talk about the lifting of the restrictions as well as modified security plans, which will be discussed later.

Chairman Kleeblatt said, okay, that is good to hear.

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

Commissioner Harris announced that the Safety Committee conducted another community walk-thru at Andrew Adkins over the weekend.

He also noted that the ARA is developing a job survey for residents. This will assist with future employment opportunities and serve as a referral repository.

Mr. Pettigrew asked Commissioner Harris, in the future, if he would provide the other Commissioners with dates and times of future events so they can schedule to attend.

Commissioner Harris responded sure.

Chairman Kleeblatt said speaking on my own behalf, I think it is important for Commissioners to be made aware of ARA events so we can make plans to attend when possible.

Commissioner Harris responded absolutely. I agree with you on that.

Chairman Kleeblatt responded very good. Also, on the survey and the job training, as we move into redevelopment, I appreciate the legwork up front because we can readily identify residents that are trained in various trades. They are going to be well positioned to secure work as part of some of our redevelopment efforts. So, I appreciate you taking the first step of many to get that started.

Commissioner Harris said that's the idea.

Chairman Kleeblatt said thank you.

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

- **Ms. Estela Herrera**

Ms. Herrera raised a concern about the smoking in Ladrey, specifically the smell of marijuana.

She stated that she lives on the 8<sup>th</sup> floor and the smoke rises from down below into her apartment.

She also noted that the smoking tends to occur more often on the weekends.

Mr. Pettigrew asked Ms. Janell Diaz, Asset Management Director, to address Ms. Herrera's complaint regarding marijuana and smoke?

Ms. Diaz stated that Michelle Chapman, the Property Manager at Ladrey, does follow up on smoking complaints. She acknowledged the complaint but stated that the origin of the smoking cannot be identified.

Mr. Pettigrew instructed Ms. Diaz to explore alternative schedules that include unannounced weekend coverage.

Ms. Diaz responded okay.

Ms. Herrera responded thank you very much and have a good night.

Mr. Pettigrew said you're welcome.



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### **ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, MAY 24, 2021:**

Chairman Kleeblatt presented the minutes for Monday, May 24, 2021. Commissioner Bailey moved to accept the minutes; the motion was seconded by Commissioner Flemming. The motion was approved with (7) Yeas, and (0) Nays.

### **ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, JUNE 28, 2021:**

#### Vaccine Updates

We continue to encourage residents to get fully vaccinated.

Ms. Gaynelle Diaz, RACS Director, said that the number of fully vaccinated in Ladrey is 135.

Mr. Pettigrew added we continue to canvass the properties to encourage residents to get fully vaccinated. Also, we recently partnered with The Bloom on a vaccination event.

Ms. Diaz stated that another vaccination event was recently held at Charles Houston Recreation Center on Friday. She stated, according to the Health Department, 23 residents were vaccinated.

Mr. Pettigrew asked when are we going to conduct events on the West Side?

Ms. Diaz responded we are working with the Health Department to get several events scheduled. We have identified two locations: William Ramsey and the Southern Towers.

#### Section 18

We will provide Section 18 updates during the Executive Session.

#### Asset Management

Ms. Diaz has identified qualified applicants for the 48-emergency vouchers we recently received from HUD.

#### Security at Ladrey

As noted earlier, staff developed a revised security plan for Ladrey. Based on meetings with the residents, we feel the need to maintain some semblance of security through the end of the year. I have asked Mr. Derek McDaniel, Finance Director, to confirm the costs and find the funds.

Mr. Pettigrew noted that Commissioner Flemming suggested we strongly consider some form of weekend coverage.

Ms. Diaz stated that the plan includes a combination of armed security on weekends and residents checking visitors in during the week.



Vice Chairwoman Androh asked are the current security contractor's guards armed?

Mr. Pettigrew responded yes.

Vice Chairwoman Androh expressed concern about our use of residents and any potential liability.

Mr. Pettigrew responded our current security have guns and we asked for guns from the very beginning. The residents will not be armed. They will just be just signing visitors in.

Vice Chairwoman Androh said thank you.

Mr. Pettigrew stated that obviously we cannot continue to keep the security on indefinitely. Also, we'll run out of the COVID money before the end-of-the year. We are trying to manage our funds as best we can. So, this is probably the best that we can do.

Commissioner Bailey said, if nothing else, the resident workers should be equipped with a flashlight and cellphone.

Mr. Pettigrew said that is a good recommendation.

Chairman Kleeblatt asked Commissioner Flemming are you supportive of the schedule?

Commissioner Flemming responded yes. I am delighted that we are maintaining some security presence through the end of the year. I think it is very important. I would like to think it could keep going, but I know it cannot. So, I think this is a good compromise for now and we will see what happens.

Commissioner Flemming thanked the staff for all that they have done and noted it has been a great thing over there. So, I really appreciate all your staff for paying attention to this.

Mr. Pettigrew said thank you.

### Town Hall Meetings

We will resume the Town Hall calls after the 4th of July.

Commissioner Bauman asked are the meetings in partnership with the Resident Association?

Mr. Pettigrew responded no. They are separate.

Commissioner Bauman suggested that it may make more sense to include the ARA in the meetings from a coordination and inclusion standpoint.

Commissioner Harris responded that the focus of the meetings is different, and it would not be productive to combine them.

Commissioner Bauman responded okay. I just figured it may be an opportunity for better resident involvement, communication, and coordination.



Commissioner Harris added that some of the topics discussed are vastly different.

Commissioner Flemming added that I have been on a number of those calls over the months, I think it is very effective to have Keith and the leadership team right there to talk with the residents. They know they are going to get an answer and there is a list taken, and I assume good follow up on it. So, it is actually very effective in terms of allowing the residents to be able to have their concerns heard. The CEO and the whole leadership team is sitting there waiting to hear what problem you have, and we will solve it quickly. So, it is a great thing that he's instituted with the COVID.

Mr. Pettigrew said thank you commissioner Flemming.

Mr. Pettigrew continued to present the Executive Summary.

#### Maintenance and Facilities

We had 144 emergency and urgent work orders and they were all abated. I reminded Ms. Juwahn Brown to ensure the A/Cs are working now that summer is here.

#### Resident Services

Ms. Diaz and her team continue to do an excellent job. I mean, she is out there, and I continue to hear wonderful things about her and her work with our team.

So, Chairman Kleeblatt this concludes 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:**

- No Items Submitted

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:46 pm.

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

A motion was made by Vice Chairwoman Androh, seconded by Commissioner Bailey, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:48 pm. At 9:43 pm the Board reconvened in public session.



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Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Bauman moved to adjourn, seconded by Commissioner Bailey, 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 9:46 pm.

## I. EXECUTIVE SUMMARY

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

## ASSET MANAGEMENT

- Occupancy / Rent Collection**

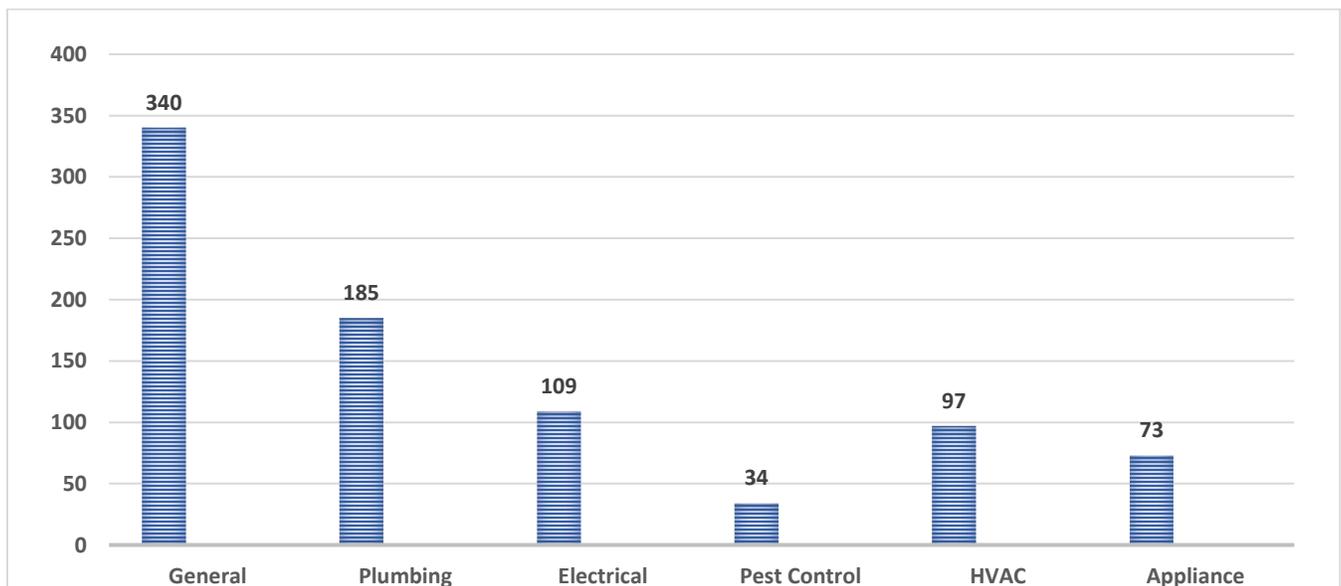
	Public Housing May 2021	Public Housing June 2021	MOD Rehab May 2021	MOD Rehab June 2021	Market Rate May 2021	Market Rate June 2021
Occupancy	98%	99%	99%	98%	99%	99%
Rent Collection	79%	77%	89%	96%	68%	74%

- Lease-Ups**

New Lease-Ups	May 2021	June 2021
Tenant-based (HCVP)	22	15
Number of requests for tenancy	22	24
Project-based voucher	1	0
Moderate Rehabilitation	0	1

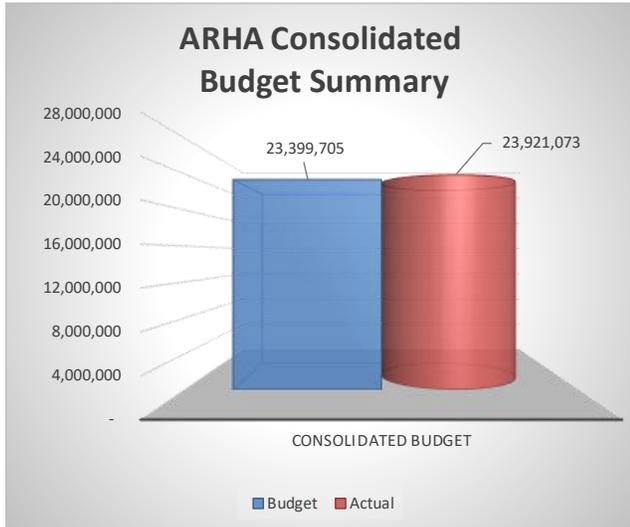
## CENTRAL FACILITIES

Work Orders Activity Total 838



## FINANCE

### Budget Highlights as of June 30, 2021:



The budget versus actual comparisons as of June 30, 2021, is based on ARHA's FY2021 approved budget.

Consolidated operations were \$521K or less than 2.23% over the projected budget.

- Current Year (CY) operating transfers totaled \$95K, which was \$101K or 60% under the projected budget.

- CY reserves totaled \$2.2MM, of which \$1.64MM is restricted and \$585K is unrestricted.

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

## DEVELOPMENT

### LINEAGE

Due to supply chain issues that the general contractor has faced on this project, construction closeout is expected in July. Project closeout is on track to be completed on or before the end of September.

### SAMUEL MADDEN

The three proposals received in June were reviewed by the evaluation panel. Additional questions were submitted to the bidders for additional information before final recommendation can be provided to the CEO and the Board.

### LADREY HIGH RISE PLANNING

The final language of the RFP for Ladrey was circulated to the Board for additional review and approval for release.



## **PARK PLACE/SAXONY**

The repositioning of the operating subsidy at Park and Saxony are progressing. The development team will present the schedule, scope, and design approach to the renovation of each unit.

## **TAX CREDIT PORTFOLIO**

June month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. The Pendleton Park investor property inspection and file review was completed with no issues documented. All documents and files have been submitted to Boston Financial for their annual tenant file review which will include James Bland I, James Bland II, Old Dominion, and West Glebe. Boston Financial also completed an exterior inspection of James Bland V with no issues documented.

## **RESIDENT SERVICES**

Two ARHA residents have been awarded \$6,000 scholarships for the upcoming school year, thanks to the Resident Scholarship Program from the Housing Authority Insurance (HAI) Group. This is the second consecutive year Natasha Cross has been selected for the funding. She is a single parent in her senior year at George Mason University where she majors in Individualized Studies. The scholarship will allow her to take additional classes each semester toward completion of her bachelor's degree and allow her to focus more on her studies and less on the financial burden of taking care of her family.

Yonael Tekleberhan, a senior at Virginia Commonwealth University, majoring in Business is the second awardee. Tekleberhan is the son of immigrants from Ethiopia, whose parents have always encouraged him to work and study hard to accomplish the American Dream. This scholarship will provide the additional financial support he needs to complete his degree.

## UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
August 3, 2021	National Night Out	Ladrey High-Rise: 300 Wythe St. <ul style="list-style-type: none"> <li>• Hopkins Tancil/Ruby Tucker Family Ctr: 322 Tancil Court</li> <li>• Old Town Commons / Andrew Adkins / Charles Houston Rec. Ctr: 901 Wythe St. (parking lot)</li> <li>• Princess Square: 1400 Princess St.</li> <li>• Quaker Hill: 100 block of Ellsworth St.</li> <li>• Glebe Park/Old Dominion (Casa Chirilagua): 4109 Mt. Vernon Avenue</li> </ul>	5:00 to 8:00 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	May 2021	June 2021	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH) (*)	98%	99%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	99%	99%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	.69%	.48%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

**B. OCCUPANCY RATE**

Public Housing had an average occupancy rate of 99%. Individual Performance data by property is as follows:

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



### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for June 2021:

	May 2021	June 2021
Homeownership	17	17
Homeownership New this Month	0	0
Family Unification	37	37
Portable Vouchers Paid	150	151
Tenant Protection	61	63
All Other Vouchers	1,318	1,313
Number of Vouchers Under Lease on the last day of the month	1,582	1580
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	49	46
Portable Vouchers Administered	18	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 05/31/2021	Total Occupied units 06/30/2021	Current # Vacant
Princess Square	68	66	67	1
Quaker Hill	60	58	59	1
Hopkins-Tancil	108	106	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
<b>TOTALS</b>	<b>376</b>	<b>370</b>	<b>372</b>	<b>4</b>



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

<b>Developments</b>	<b>Total # of Units</b>	<b>Total Units Occupied 05/31/2021</b>	<b>Total Units Occupied 06/30/2021</b>	<b>Current # Vacant</b>
Ladrey Building	169	161	166	3
Chatham Square.	52	51	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	63	61	4
A. Adkins Homes	89	85	86	3
Scattered Sites 410	50	49	50	0
Scattered Site 411	30	28	28	2
Scattered Site 412	41	40	41	0
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	47	48	0
Old Dominion	36	36	36	0
<b>TOTALS:</b> (Values are rounded up/down)	<b>751</b>	<b>731</b>	<b>739</b>	<b>12</b>

## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list May 2021	Currently Active on the Waiting list June 2021
<b>HCVP</b>	13,731	13,731
<b>Total</b>	<b>13,731</b>	<b>13,731</b>
<b>MOD Rehab</b>		
(1) bedroom	71	60
(2) bedroom	36	36
(3) bedroom	30	30
(4) bedroom	0	0
<b>Total</b>	<b>137</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	300	285
<b>Total</b>	<b>300</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>37,226</b>	<b>37,200</b>



## H. CERTIFICATIONS ACTIVITY

<b>HOUSING CHOICE VOUCHER</b>	<b>May 2021</b>	<b>June 2021</b>
Pre-Admission/Eligibility	0	2
Request for Tenancy Approval	22	24
New Move-in/Change of Unit/Port-in	22	15
Interim Change	45	41
Annual Reexamination	69	75
End of Participation	1	3
<b>PUBLIC HOUSING</b>		
Pre-Admission/Eligibility	3	6
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	11	12
Interim Change	13	21
Annual Reexamination	66	63
End of Participation	6	4
<b>MODERATE REHABILITATION</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	1
Interim Change	5	3
Annual Reexamination	8	11
End of Participation	0	1
<b>PROJECT BASED VOUCHER</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	3	1
Annual Reexamination	6	8
End of Participation	0	0
<b>TOTAL CERTIFICATIONS COMPLETED</b>	<b>282</b>	<b>282</b>

## I. INSPECTIONS

Inspections	May 2021	June 2021
# Of annual/return Inspections	70	90
# Of Initial/Re-inspections	20	24
# Of Final Failed Inspections	1	0
# Of Abatements	1	0
# Of Emergency/Special Inspections	2	0
# Of Missed Inspections (no show)	11	7
# Of quality control inspections conducted	8	12

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	May 2021	June 2021
Recertifications	31	32
Intake Certifications	35	39

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

Number of Recertification's Files with Errors /Recert Info *	May 2021	June 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	May 2021	June 2021
Bar Notices issued	0	0
Late Notices	35	40
Unlawful Detainers	0	0
Evictions (legal)	1	0
Evictions (drugs)	0	0



## K. RENT COLLECTION

ARHA properties collected cash at **82%** of rent charged for June 2021. Individual performance by property is as follows:

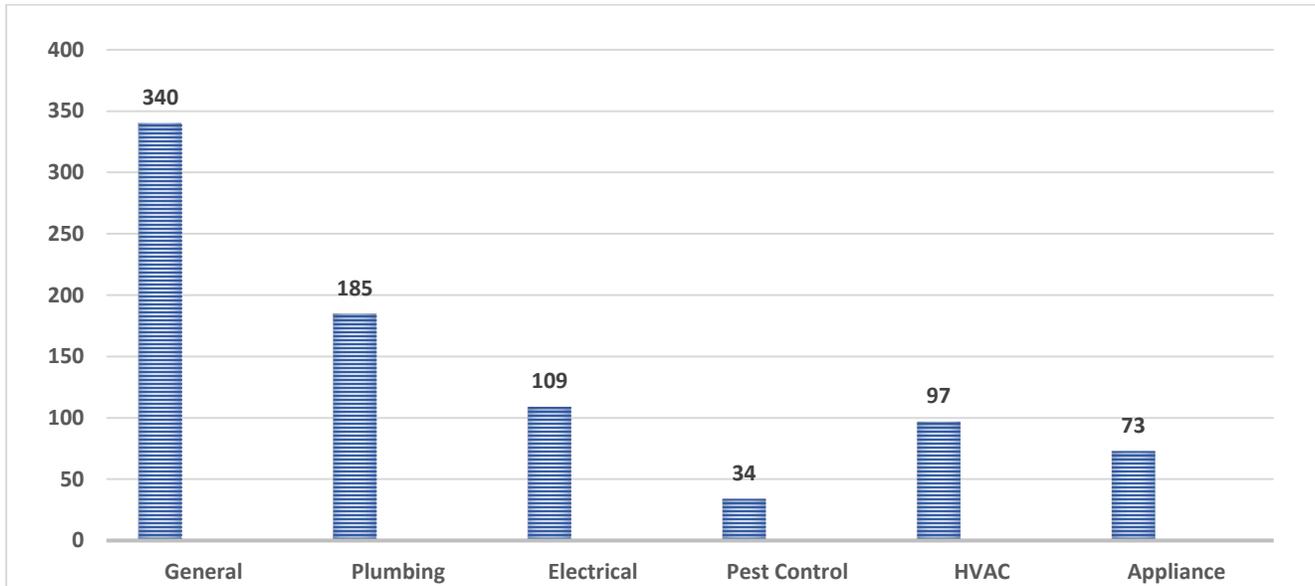
	May 2021	June 2021
Samuel Madden	33%	43%
Andrew Adkins	38%	64%
Ladrey High-Rise	96%	98%
Scattered Sites I	80%	100%
Scattered Sites II	77%	74%
Scattered Sites III	78%	64%
Saxony Square	100%	100%
Park Place	85%	94%
Chatham Square	89%	84%
Braddock	96%	97%
Whiting	67%	64%
Reynolds	89%	79%
Old Dominion	96%	96%
West Glebe	95%	90%
James Bland I	65%	66%
James Bland II*	59%	34%
James Bland IV	67%	81%
<b>TOTAL</b>	<b>77%</b>	<b>77%</b>
<b>MARKET RATE</b>		
Quaker Hill	48%	49%
Princess Square	64%	65%
Miller Homes	85%	91%
Pendleton Park	55%	85%
James Bland V	53%	78%
<b>TOTAL</b>	<b>61%</b>	<b>74%</b>
<b>MOD/PBV</b>		
Hopkins-Tancil	95%	96%
<b>TOTAL</b>	<b>95%</b>	<b>96%</b>

\*Additional Rent Collection Information: (June 2021)

(18 Units) James Bland II      Out of 18 units (2) families rent portion is \$0 and (6) 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	2	3
Alexandria Crossing (Old Dominion & West Glebe)	8	15	10	2	8	9	52	120	755
Andrew Adkins	71	32	22	5	4	11	145	44	547
BWR (Braddock, Whiting & Reynolds)	19	4	4	0	5	1	33	160	319
Chatham Square	25	7	4	0	5	3	44	24	535
Hopkins-Tancil	22	16	5	12	18	4	77	72	801
James Bland I, II, IV	17	13	4	1	7	3	45	123	553
James Bland V	12	11	5	1	5	1	35	19	342
Ladrey Highrise	32	15	9	4	6	7	73	102	741
Miller Homes	2	3	1	0	2	1	9	8	144
Park Place & Saxony Sq.	2	10	0	2	1	2	17	14	153
Pendleton Park	8	4	7	0	1	3	23	14	125
Princess Square	22	7	7	3	2	4	45	88	572
Quaker Hill	22	7	5	0	10	4	48	62	343
Samuel Madden	61	23	21	0	13	13	131	89	448
Scattered Sites I, II, III	17	18	5	4	10	7	61	60	827
<b>TOTAL</b>	<b>340</b>	<b>185</b>	<b>109</b>	<b>34</b>	<b>97</b>	<b>73</b>	<b>838</b>	<b>1,001</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 July 2021.
- The Ladrey Highrise, 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 – 7/6 & 7/7
  - Andrew Adkins – 7/9
  - Samuel Madden – 7/30
  - Princess Square – 7/26
  - Chatham Square – 7/8
  - Ladrey floors 7-11 – 7/27
  - Ladrey floors 1-6 – 7/28

### **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 when they are announced.

## IV. FINANCE

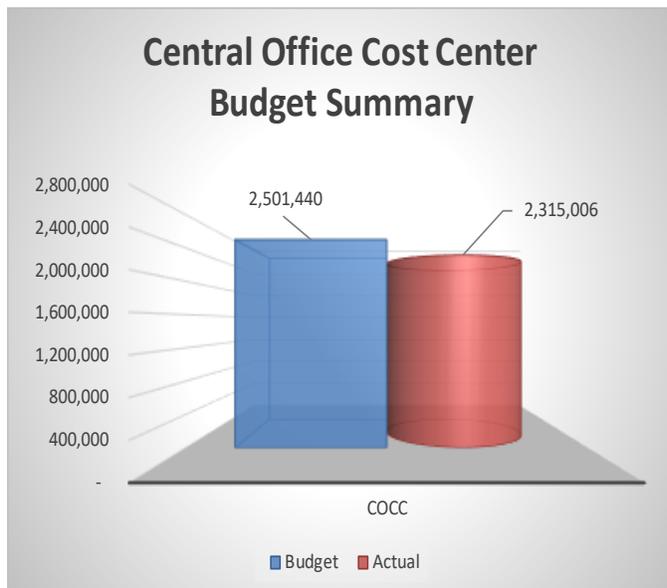


## A. FINANCIAL SUMMARY

*Alexandria Redevelopment & Housing Authority  
FY 2021 Budget vs Actual  
For the Period Ending June 30, 2021*

	Annual Budget	June 30, 2021				FY 2021 YTD (Jan. 1, 2021 - June 30, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b><u>Operating Revenue</u></b>									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 371,187	\$ 24,471	7%	\$ 2,080,300	\$ 2,058,580	\$ (21,720)	-1%
Rental Assistance	3,962,600	330,217	322,879	(7,338)	-2%	1,981,300	1,997,168	15,868	1%
Governmental Grants	26,430,562	2,202,547	2,391,824	189,277	9%	13,215,281	14,023,888	808,607	6%
Local Grants	207,825	17,319	10,820	(6,499)	-38%	103,913	54,098	(49,814)	-48%
Management/Fee for Service	3,568,650	297,388	319,776	22,388	8%	1,784,325	1,685,448	(98,877)	-6%
Bookkeeping Fee	249,900	20,825	20,214	(611)	-3%	124,950	120,904	(4,047)	-3%
Asset Management Fee	125,650	10,471	10,319	(152)	-1%	62,825	61,780	(1,045)	-2%
HCVP Asset Management Fee	2,474,223	206,185	178,641	(27,544)	-13%	1,237,112	1,157,743	(79,369)	-6%
Operating Subsidy	4,158,850	346,571	332,632	(13,939)	-4%	2,079,425	2,039,780	(39,645)	-2%
Investment Income	7,050	588	79	(509)	-87%	3,525	558	(2,967)	-84%
CY Transfers	517,283	43,107	136,891	93,784	218%	258,642	101,904	(156,738)	-61%
Other Income	936,217	78,018	62,886	(15,132)	-19%	468,109	619,223	151,115	32%
<b>Total Operating Revenue</b>	<b>\$ 46,799,410</b>	<b>\$ 3,899,951</b>	<b>\$4,158,147</b>	<b>\$ 258,196</b>	<b>7%</b>	<b>\$ 23,399,705</b>	<b>\$ 23,921,073</b>	<b>\$ 521,368</b>	<b>2%</b>
<b><u>Operating Expenses</u></b>									
Administration	\$ 6,602,315	\$ 550,193	\$ 540,151	\$ (10,042)	-2%	\$ 3,301,158	\$ 3,092,373	\$ (208,785)	-6%
Tenant Services	976,626	81,386	83,466	2,081	3%	488,313	384,807	(103,506)	-21%
Utilities	1,520,020	126,668	108,487	(18,181)	-14%	760,010	766,124	6,114	1%
Ordinary maintenance & operations	5,897,110	491,426	510,148	18,722	4%	2,948,555	2,658,605	(289,950)	-10%
Protective Services	158,140	13,178	30,915	17,737	135%	79,070	104,813	25,743	33%
General expense	2,533,650	211,138	268,038	56,901	27%	1,266,825	1,206,990	(59,835)	-5%
Housing Assistance Payments	26,480,562	2,206,714	2,262,829	56,115	3%	13,240,281	13,346,549	106,268	1%
Debt Service	257,120	21,427	21,587	160	1%	128,560	129,522	962	1%
CY Reserves	2,373,867	197,822	332,527	134,705	68%	1,186,934	2,231,290	1,044,357	88%
<b>Total Operating Expense</b>	<b>\$ 46,799,410</b>	<b>\$ 3,899,951</b>	<b>\$4,158,148</b>	<b>\$ 258,197</b>	<b>7%</b>	<b>\$ 23,399,705</b>	<b>\$ 23,921,072</b>	<b>\$ 521,367</b>	<b>2%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>		<b>-</b>	<b>1</b>	<b>1</b>	

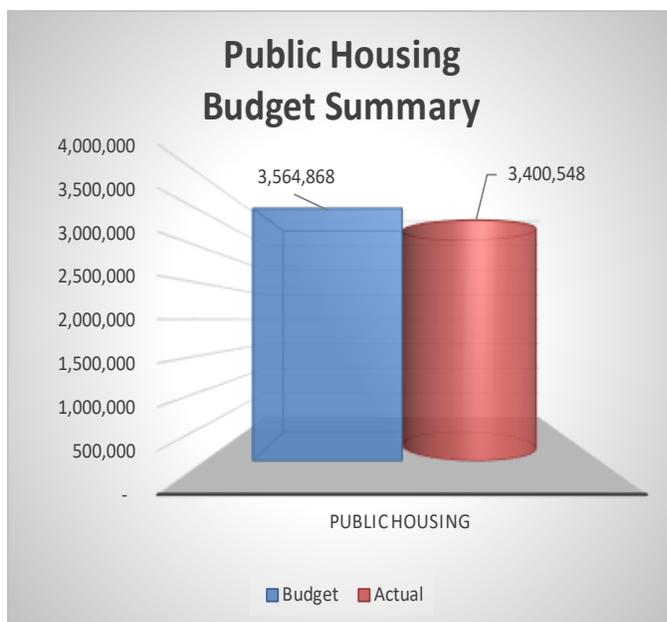
## B. CENTRAL OFFICE



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

Overall, as of June 30, 2021, the Central Office was \$186K or 7.45% under budget but had a surplus of \$103K.

## 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 June 30, 2021, Public Housing (PH) was \$164K or 4.6% under budget and had a net “restricted reserve” of \$475K. Eight (8) Amps had a surplus totaling \$535K and three (3) Amps had a deficit totaling \$60K.

### 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.



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For the period ending June 30, 2021, Public Housing- AMP 1 generated a reserve of \$25,070, 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 June 30, 2021, Public Housing-AMP 3 generated reserves of \$321,593, 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 June 30, 2021, Public Housing- AMP 4 generated reserves of \$53,133, 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 June 30, 2021, Public Housing- AMP 5 generated a deficit of \$7,560, which is \$3,903 or 34% 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 June 30, 2021, Public Housing- AMP 6 generated a deficit of \$48,273, which is \$27,388 or 131% over the projected deficit.

## **VI. PUBLIC HOUSING- AMP 7**

Public Housing- AMP 7 is associated with three (3) HUD project numbers which includes



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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 June 30, 2021, Public Housing- AMP 7 generated a deficit of \$3,618, which is \$23,890 or 87% 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 June 30, 2021, Public Housing- AMP 8 generated a reserve of \$420, 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 June 30, 2021, Public Housing- AMP 9 generated a reserve of \$26,998, 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 June 30, 2021, Public Housing- AMP 10 generated a reserve of \$7,302, 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.

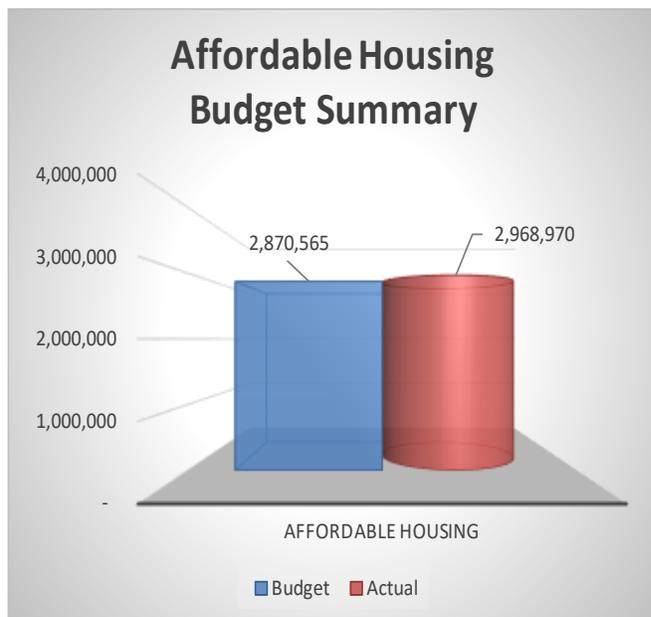
For the period ending June 30, 2021, Public Housing- AMP 11 generated a reserve of \$19,589 which is restricted to the Limited Partnership and is used to fund replacement reserves.

#### **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 June 30, 2021, Public Housing- AMP 12 generated a reserve of \$80,810, 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 June 30, 2021, ARHA's Affordable Housing was \$98K or 3.4% over budget and had a net CY operating reserves of \$680K.

Three (3) properties, James Bland V, Quaker Hill, and Princess Square generated restricted reserves of \$419K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$303K. One (1) property Pendleton Park generated a deficit of (\$42K).

### 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 June 30, 2021, JB V generated a reserve of \$134,832, 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 June 30, 2021, Miller Homes generated an (unrestricted) reserve of \$57,732, 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 June 30, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$245,814, 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 June 30, 2021, Quaker Hill generated a restricted reserve of \$151,780, 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.

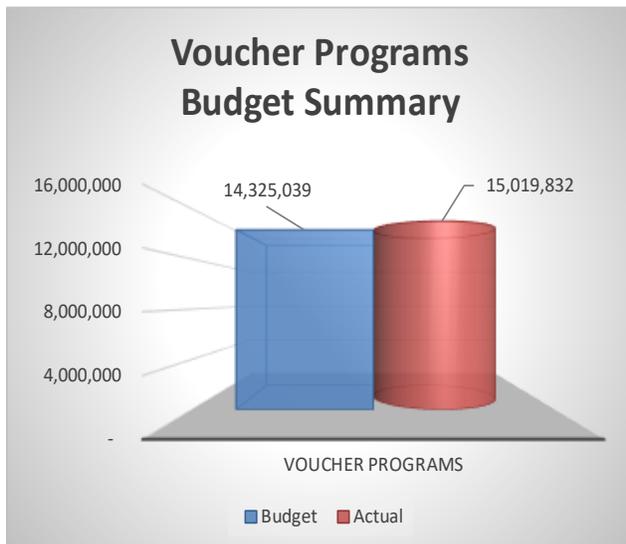
For the period ending June 30, 2021, Princess Square generated a restricted reserve of \$133,132, which is restricted to fund replacement reserves.

#### VI. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending June 30, 2021, Pendleton Park generated a deficit of \$42,453, which was not anticipated. Staff is reviewing maintenance expenses charged to the property.

### VOUCHER PROGRAMS SUMMARY



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

As of June 30, 2021, ARHA's Voucher Program was 694K or 4.85% over the projected budget.

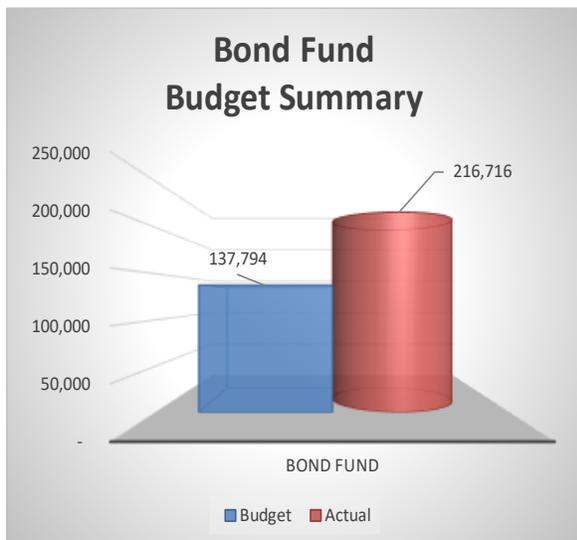
## I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending June 30, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$598,915, which is restricted to HCVP.

## II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending June 30, 2021, Mod-Rehab operated with a surplus of \$92,004 which is restricted to the Mod Rehab Program.

## E. BOND FUND SUMMARY



As of June 30, 2021, ARHA's Bond Fund had \$78K 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 JUNE 30, 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
<b><u>Operating Revenue</u></b>									
Dwelling Rent	2,058,580	2,080,300	(21,720)	-	-	-	266,675	276,850	(10,175)
Rental Assistance	1,997,168	1,981,300	15,868	-	-	-	-	-	-
Governmental Grants	14,023,888	13,215,281	808,607	-	-	-	-	-	-
Local Grants	54,098	103,913	(49,814)	54,098	103,913	(49,814)	-	-	-
Management/Fee for Service	1,685,448	1,784,325	(98,877)	1,685,448	1,784,325	(98,877)	-	-	-
Bookkeeping Fee	120,904	124,950	(4,047)	120,904	124,950	(4,047)	-	-	-
Asset Management Fee	61,780	62,825	(1,045)	61,780	62,825	(1,045)	-	-	-
HCVP Asset Management Fee	1,157,743	1,237,112	(79,369)	191,486	206,175	(14,689)	-	-	-
Operating Subsidy	2,039,780	2,079,425	(39,645)	-	-	-	423,666	431,000	(7,334)
Investment Income	558	3,525	(2,967)	12	50	(38)	56	1,600	(1,544)
CY Transfers	101,904	258,642	(156,738)	-	32,353	(32,353)	-	5,215	(5,215)
Other Income	619,223	468,109	151,115	201,279	186,850	14,429	36,266	39,700	(3,434)
<b>Total Operating Revenue</b>	<b>23,921,073</b>	<b>23,399,705</b>	<b>521,368</b>	<b>2,315,006</b>	<b>2,501,440</b>	<b>(186,434)</b>	<b>726,663</b>	<b>754,365</b>	<b>(27,702)</b>
<b><u>Operating Expenses</u></b>									
Administration	3,092,373	3,301,158	(208,785)	894,335	967,580	(73,245)	186,110	184,740	1,370
Tenant Services	384,807	488,313	(103,506)	146,674	181,000	(34,326)	34,459	33,675	784
Utilities	766,124	760,010	6,114	38,672	35,750	2,922	153,881	172,250	(18,369)
Ordinary maintenance & operations	2,658,605	2,948,555	(289,950)	791,183	858,023	(66,839)	186,636	251,050	(64,414)
Protective Services	104,813	79,070	25,743	5,970	985	4,985	67,630	37,750	29,880
General expense	1,206,990	1,266,825	(59,835)	334,717	348,000	(13,283)	72,879	74,900.00	(2,021)
Housing Assistance Payments	13,346,549	13,240,281	106,268	-	-	-	-	-	-
Debt Service	129,522	128,560	962	-	-	-	-	-	-
CY Reserves	2,231,290	1,186,934	1,044,357	103,455	110,103	(6,648)	25,070	-	25,070
<b>Total Operating Expense</b>	<b>23,921,072</b>	<b>23,399,705</b>	<b>521,367</b>	<b>2,315,006</b>	<b>2,501,440</b>	<b>(186,434)</b>	<b>726,664</b>	<b>754,365</b>	<b>(27,701)</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>1</b>	<b>-</b>	<b>1</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 JUNE 30, 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	216,203	205,500	10,703	306,818	310,000	(3,182)	17,324	15,750	1,574
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	673,232	688,925	(15,694)	307,873	313,300	(5,427)	9,407	9,575	(168)
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	106,208	(106,208)	7,560	11,463	(3,903)
Other Income	13,609	9,250	4,359	2,835	10,500	(7,665)	105	-	105
<b>Total Operating Revenue</b>	<b>903,044</b>	<b>903,675</b>	<b>(631)</b>	<b>617,526</b>	<b>740,008</b>	<b>(122,482)</b>	<b>34,396</b>	<b>36,788</b>	<b>(2,392)</b>
<b><u>Operating Expenses</u></b>									
Administration	158,623	159,558	(934)	245,332	241,483	3,850	19,494	17,098	2,396
Tenant Services	2,725	8,200	(5,475)	8,160	1,085	7,075	-	45	(45)
Utilities	194,752	202,500	(7,748)	88,018	94,100	(6,082)	8,371	8,600	(229)
Ordinary maintenance & operations	151,167	241,050	(89,883)	159,874	268,678	(108,803)	777	5,200	(4,423)
Protective Services	15,935	15,075	860	-	2,600	(2,600)	-	-	-
General expense	58,247	63,635	(5,388)	63,008	98,450	(35,442)	5,754	5,845	(91)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	321,593	213,658	107,936	53,133	33,613	19,521	-	-	-
<b>Total Operating Expense</b>	<b>903,043</b>	<b>903,675</b>	<b>(632)</b>	<b>617,525</b>	<b>740,008</b>	<b>(122,482)</b>	<b>34,396</b>	<b>36,788</b>	<b>(2,392)</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 JUNE 30, 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	98,044	92,200	5,844	72,403	74,750	(2,347)	22,822	36,000	(13,178)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	105,619	107,500	(1,881)	99,652	101,400	(1,748)	94,830	96,500	(1,670)
Investment Income	-	-	-	-	-	-	55	210	(155)
CY Transfers	48,273	20,885	27,388	3,618	27,508	(23,890)	-	-	-
Other Income	2,904	1,550	1,354	1,156	1,750	(594)	70	-	70
<b>Total Operating Revenue</b>	<b>254,840</b>	<b>222,135</b>	<b>32,705</b>	<b>176,829</b>	<b>205,408</b>	<b>(28,579)</b>	<b>117,777</b>	<b>132,710</b>	<b>(14,933)</b>
<b><u>Operating Expenses</u></b>									
Administration	107,332	107,910	(578)	61,161	60,270	891	46,768	51,530	(4,762)
Tenant Services	18,450	19,550	(1,100)	-	355	(355)	1,200	410	790
Utilities	1,043	825	218	2,083	3,185	(1,102)	8,385	15,350	(6,965)
Ordinary maintenance & operations	98,663	65,100	33,563	76,683	102,300	(25,617)	45,594	53,625	(8,031)
Protective Services	-	-	-	1,620	1,800	(180)	180	250	(70)
General expense	29,351	28,750	601	35,282	32,030	3,252	15,230	11,375	3,855
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	5,468	(5,468)	420	170	250
<b>Total Operating Expense</b>	<b>254,839</b>	<b>222,135</b>	<b>32,704</b>	<b>176,829</b>	<b>205,408</b>	<b>(28,579)</b>	<b>117,777</b>	<b>132,710</b>	<b>(14,933)</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 JUNE 30, 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
<b><u>Operating Revenue</u></b>									
Dwelling Rent	30,150	35,400	(5,250)	31,764	26,250	5,514	43,272	40,200	3,072
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	150,515	153,175	(2,660)	52,679	53,600	(921)	41,230	41,950	(720)
Investment Income	55	165	(110)	-	-	-	-	-	-
CY Transfers	-	-	-	-	3,625	(3,625)	-	-	-
Other Income	708	2,575	(1,868)	70	175	(105)	290	1,600	(1,310)
<b>Total Operating Revenue</b>	<b>181,427</b>	<b>191,315</b>	<b>(9,888)</b>	<b>84,513</b>	<b>83,650</b>	<b>863</b>	<b>84,792</b>	<b>83,750</b>	<b>1,042</b>
<b><u>Operating Expenses</u></b>									
Administration	54,379	57,350	(2,971)	36,692	30,860	5,832	37,326	30,380	6,946
Tenant Services	-	350	(350)	-	125	(125)	-	135	(135)
Utilities	5,171	5,325	(154)	1,210	1,000	210	1,861	2,250	(389)
Ordinary maintenance & operations	70,943	92,225	(21,282)	28,751	41,000	(12,249)	16,177	29,200	(13,023)
Protective Services	540	3,000	(2,460)	2,160	2,500	(340)	2,220	2,500	(280)
General expense	23,396	22,375	1,021	8,398	8,165	233	7,619	8,500	(881)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	26,998	10,690	16,308	7,302	-	7,302	19,589	10,785	8,804
<b>Total Operating Expense</b>	<b>181,427</b>	<b>191,315</b>	<b>(9,888)</b>	<b>84,513</b>	<b>83,650</b>	<b>863</b>	<b>84,792</b>	<b>83,750</b>	<b>1,042</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 JUNE 30, 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	123,908	116,000	7,908	101,889	112,900	(11,011)	52,340	59,650	(7,310)
Rental Assistance	-	-	-	299,472	287,400	12,072	101,470	84,000	17,470
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	81,078	82,500	(1,422)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	13,756	12,565	1,191	14,375	13,175	1,200	195	2,250	(2,055)
<b>Total Operating Revenue</b>	<b>218,742</b>	<b>211,065</b>	<b>7,677</b>	<b>415,736</b>	<b>413,475</b>	<b>2,261</b>	<b>154,005</b>	<b>145,900</b>	<b>8,105</b>
<b><u>Operating Expenses</u></b>									
Administration	74,228	71,195	3,033	93,154	92,585	569	43,925	46,975	(3,050)
Tenant Services	-	-	-	29,610	36,800	(7,190)	-	10	(10)
Utilities	14,757	19,900	(5,143)	13,405	22,500	(9,095)	826	475	351
Ordinary maintenance & operations	29,357	82,700	(53,343)	107,512	156,950	(49,438)	48,098	38,280	9,818
Protective Services	3,878	4,000	(122)	3,900	6,100	(2,200)	-	10	(10)
General expense	15,712	19,550	(3,838)	33,323	35,900	(2,577)	3,424	4,675	(1,251)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	80,810	13,720	67,090	134,832	62,640	72,192	57,732	55,475	2,257
<b>Total Operating Expense</b>	<b>218,742</b>	<b>211,065</b>	<b>7,677</b>	<b>415,737</b>	<b>413,475</b>	<b>2,262</b>	<b>154,005</b>	<b>145,900</b>	<b>8,105</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>(0)</b>



## I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 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	192,458	188,350	4,108	225,909	252,500	(26,591)	185,338	162,000	23,338
Rental Assistance	631,149	619,250	11,899	383,433	381,150	2,283	457,110	486,000	(28,890)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	3	20	(17)	154	250	(96)	70	-	70
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	2,670	4,600	(1,930)	69,311	4,050	65,261	5,588	5,800	(213)
<b>Total Operating Revenue</b>	<b>826,280</b>	<b>812,220</b>	<b>14,060</b>	<b>678,808</b>	<b>637,950</b>	<b>40,858</b>	<b>648,106</b>	<b>653,800</b>	<b>(5,694)</b>
<b><u>Operating Expenses</u></b>									
Administration	110,387	116,275	(5,888)	184,590	188,945	(4,355)	63,472	79,205	(15,733)
Tenant Services	47,225	61,700	(14,475)	358	5,000	(4,642)	300	3,400	(3,100)
Utilities	137,997	82,500	55,497	2,474	2,125	349	69,063	65,500	3,563
Ordinary maintenance & operations	247,595	251,000	(3,405)	212,741	114,350	98,391	210,569	247,750	(37,181)
Protective Services	570	1,000	(430)	-	-	-	210	1,500	(1,290)
General expense	36,691	54,850	(18,159)	80,407	92,425	(12,018)	122,058	124,350	(2,292)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	46,458	45,500	958	49,302	49,310	(8)
CY Reserves	245,814	244,895	919	151,780	189,605	(37,825)	133,132	82,785	50,347
<b>Total Operating Expense</b>	<b>826,280</b>	<b>812,220</b>	<b>14,060</b>	<b>678,808</b>	<b>637,950</b>	<b>40,858</b>	<b>648,106</b>	<b>653,800</b>	<b>(5,694)</b>
<b>ADJUSTED NET INCOME(LOSS)</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>



I. **YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 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)	
<b>Operating Revenue</b>													
Dwelling Rent	71,264	76,000	(4,736)	-	-	-	-	-	-	-	-	-	-
Rental Assistance	124,534	123,500	1,034	-	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	13,318,253	12,561,031	757,222	705,634	654,250	51,384	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	887,851	955,937	(68,085)	78,406	75,000	3,406	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	16	20	(4)	75	1,050	(975)	32	60	(28)	28	100	(72)	
CY Transfers	42,453	-	42,453	-	51,387	(51,387)	-	-	-	-	-	-	-
Other Income	7,769	7,700	69	29,581	26,325	3,256	-	-	-	216,688	137,694	78,994	
<b>Total Operating Revenue</b>	<b>246,035</b>	<b>207,220</b>	<b>38,815</b>	<b>14,235,761</b>	<b>13,595,729</b>	<b>640,032</b>	<b>784,072</b>	<b>729,310</b>	<b>54,762</b>	<b>216,716</b>	<b>137,794</b>	<b>78,922</b>	
<b>Operating Expenses</b>													
Administration	37,939	38,270	(331)	591,466	694,800	(103,334)	33,511	45,400	(11,889)	12,149	18,750	(6,601)	
Tenant Services	-	-	-	69,790	131,473	(61,683)	-	-	-	25,857	5,000	20,857	
Utilities	24,155	25,875	(1,720)	-	-	-	-	-	-	-	-	-	
Ordinary maintenance & operations	75,629	46,750	28,879	100,656	3,325	97,331	-	-	-	-	-	-	
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	
General expense	74,552	46,200	28,352	182,908	180,100	2,808	4,034	6,750	(2,716)	-	-	-	
Housing Assistance Payments	-	-	-	12,692,026	12,586,031	105,995	654,523	654,250	273	-	-	-	
Debt Service	33,762	33,750	12	-	-	-	-	-	-	-	-	-	
CY Reserves	-	16,375	(16,375)	598,915	-	598,915	92,004	22,910	69,094	178,710	114,044	64,667	
<b>Total Operating Expense</b>	<b>246,036</b>	<b>207,220</b>	<b>38,816</b>	<b>14,235,761</b>	<b>13,595,729</b>	<b>640,032</b>	<b>784,072</b>	<b>729,310</b>	<b>54,762</b>	<b>216,716</b>	<b>137,794</b>	<b>78,922</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>	<b>0</b>	<b>-</b>	<b>0</b>	



## J. RENT ROLL – FOR THE PERIOD ENDING JUNE 30, 2021

Project Name	# of Units	January	February	March	April	May	June	July	Total	Tenant Avg. Rental Income/Unit
<b>Public Housing Units</b>										
*Ladrey High-rise	170	48,170	45,646	44,613	44,649	44,355	45,246	47,307	\$ 319,986	\$ 270
*Samuel Madden	66	12,668	11,962	12,154	12,626	12,207	11,858	11,587	\$ 85,062	\$ 187
*Andrew Adkins	90	20,145	20,748	25,063	25,444	25,602	26,577	25,181	\$ 168,760	\$ 271
*4-10 Scattered Sites	50	17,156	14,381	15,388	15,884	17,077	18,081	18,362	\$ 116,329	\$ 332
*4-11 Scattered Sites	30	9,805	9,607	9,538	8,343	8,527	8,548	7,702	\$ 62,070	\$ 296
*4-12 Scattered Sites	41	13,583	14,487	15,055	14,974	14,892	14,411	14,646	\$ 102,048	\$ 356
*Park Place	38	12,142	11,678	11,700	11,760	11,105	11,263	11,081	\$ 80,729	\$ 303
*Saxony Square	5	2,268	2,567	3,055	3,055	3,040	3,040	3,040	\$ 20,065	\$ 573
*Chatham Square	52	16,082	15,040	14,987	16,513	16,841	17,424	17,437	\$ 114,324	\$ 314
*Braddock	6	1,737	1,011	894	630	630	974	974	\$ 6,850	\$ 163
*Whiting	24	5,875	4,044	3,905	3,700	5,496	5,606	5,764	\$ 34,390	\$ 205
*Reynolds	18	7,973	5,315	6,617	7,163	7,163	6,885	7,015	\$ 48,131	\$ 382
*Old Dominion	36	7,495	3,839	4,776	4,521	4,707	5,198	5,201	\$ 35,737	\$ 142
*West Glebe	48	6,151	5,423	6,122	7,129	5,676	5,652	6,221	\$ 42,374	\$ 126
*James Bland I	18	3,270	5,144	4,720	5,390	5,456	5,456	5,134	\$ 34,570	\$ 274
*James Bland II	18	6,040	6,772	7,290	7,306	7,757	8,000	8,957	\$ 52,122	\$ 414
*James Bland IV	44	17,553	19,622	20,810	19,177	21,136	22,678	23,016	\$ 143,992	\$ 468
<b>**Total Public Housing</b>	<b>754</b>	<b>\$ 208,113</b>	<b>\$ 197,286</b>	<b>206,687</b>	<b>208,264</b>	<b>211,667</b>	<b>216,897</b>	<b>218,625</b>	<b>\$ 1,467,539</b>	<b>\$ 299</b>



## J. RENT ROLL – FOR THE PERIOD ENDING JUNE 30, 2021

Project Name	# of Units	January	February	March	April	May	June	July	Total	Tenant Avg. Rental Income/Unit
<b>Non-Public Housing Units</b>										
*Quaker Hill LP	60	43,518	41,846	40,924	40,460	39,628	41,522	38,339	\$ 286,237	\$ 682
-Renal Assistance		62,148	64,178	64,232	65,719	62,840	64,105	65,045	\$ 448,267	
Pendleton Park I	20	10,815	11,610	12,283	10,608	11,985	12,631	13,342	\$ 83,274	\$ 595
-Renal Assistance		17,605	18,433	18,219	16,998	16,694	16,821	17,773	\$ 122,543	
Pendleton Park II	4	1,186	1,054	1,054	1,054	1,054	1,054	949	\$ 7,405	\$ 264
-Renal Assistance		8,669	2,630	2,470	2,590	2,590	2,590	2,694	\$ 24,233	
Hopkins Tancil (Mod Rehab)	111	33,544	30,584	30,055	34,348	33,369	33,857	35,280	\$ 231,037	\$ 303
-Renal Assistance		99,217	104,752	105,818	105,424	100,583	100,603	99,518	\$ 715,915	
*James Bland V	54	21,332	16,544	18,572	18,929	19,479	16,587	19,546	\$ 130,989	\$ 347
-Renal Assistance		44,865	47,174	50,353	49,724	47,605	52,882	50,263	\$ 342,866	
*Miller Homes	16	10,912	9,346	9,554	10,103	10,103	11,207	11,207	\$ 72,432	\$ 647
-Renal Assistance		14,970	16,855	16,905	16,356	16,356	16,957	16,957	\$ 115,356	
*Princess Square	69	25,023	25,191	27,567	34,059	40,512	42,632	42,898	\$ 237,882	\$ 500
-Renal Assistance		79,757	75,599	77,330	75,841	71,257	71,590	75,366	\$ 526,740	
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 473,561</b>	<b>\$ 465,796</b>	<b>475,336</b>	<b>482,213</b>	<b>474,055</b>	<b>485,038</b>	<b>489,177</b>	<b>\$ 3,345,176</b>	<b>477</b>
<b>Totals</b>	<b>1088</b>	<b>\$ 681,674</b>	<b>\$ 663,082</b>	<b>\$ 682,023</b>	<b>\$ 690,477</b>	<b>\$ 685,722</b>	<b>\$ 701,935</b>	<b>\$ 707,802</b>	<b>\$ 4,812,715</b>	
Total Monthly Average- (Actual)									\$ 687,531	
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 AT N. PATRICK STREET**

### **1. CONSTRUCTION**

The project continues to be 99% complete with the general contractor making incremental progress on addressing each of the outstanding punch list items. Staff has one last issue to resolve with BAR and the City for issuance of a final Certificate of Occupancy. The general contractor ran into staffing issues and has committed to completing the punch list by the end of July; except for replacement/repair of windows since the manufacturer is located in Canada and due to supply chain issues has not provided a target completion date.

### **2. PROJECT CLOSEOUT**

The preliminary cost certification has been submitted to Enterprise for review. Submission of a completed preliminary cost cert allows us to shorten the time frame for completion of the final. This will allow us to meet the September 28, 2021, deadline for paying off the construction loan. This is the goal to meet our obligations under the LIHTC term sheet with Enterprise so that the project can have its final equity pay in.

The financials for Lineage have shown May and June cash flow. We have met our target of two consecutive months of a performing asset. We anticipate a positive cash flow for July. If this were to occur, we would meet our obligations for three months of stabilized operations which would allow us to meet one of the conditions for release of final LIHTC equity into the deal.

Staff continues to work with the general contractor to finalize the final payment invoice.

By reaching the above milestone and sustaining our occupancy levels, we anticipate meeting all the conditions for the final equity investment on or about the end of August. Failing to meet our goal in August, 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.

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

Chatham Square: The Richman Group is the investor. We have provided our due diligence accounting and other information and expect exit of the limited partner in September. This property has received the CHAP for conversion of the units to RAD subsidies for resyndication. Staff will be visiting a sample of units in July to confirm the Physical Needs Assessment (PNA) that was completed by our procured third-party consultant.

BWR: Enterprise was the investor in this project and exited the partnership in April 2021. This property has received the CHAP for conversion of the units to RAD subsidies for resyndication. Staff will be visiting a sample of units in July to confirm the Physical Needs Assessment (PNA) that was completed by our procured third-party consultant.

### **C. PARK SQUARE/SAXONY SECTION 18 TRANSITION**

Development and Maintenance staff have surveyed each unit design at Park and visited the Saxony property to review determine the scope of work for each unit. The team prepared a story board, scope, budget, and schedule for the renovations. The schedule continues to be refined with the goal of completing all units prior to Thanksgiving of this year. Once the units have been renovated, ARHA will submit an application for conversion of the units to Project Based Section 8 certificates consistent with the Section 18 approval previously received.

### **D. SAMUEL MADDEN REDEVELOPMENT**

The three proposals submitted on June 11 were reviewed by the evaluation panel. The panel consisted of two ARHA staff, a Madden resident and two development consultants. Each of the potential development partner firms made oral presentations to the panel on June 22. Additional questions were submitted to the bidders for additional information before final recommendation can be provided to the CEO and the Board.

### **E. LADREY PLANNING**

The Development Staff received input from the Board of Commissioners and incorporated those comments into a final RFP draft. The one outstanding issues, whether to incorporate in the RFP a preference for onsite one-for-one replacement will be discussed at Board meeting.

### **F. CITY AND STATE FUNDING**

ARHA has met with the City's housing office and with Virginia Housing to explore funding opportunities for the planning, predevelopment, and gap financing of current and future development projects. In addition, we have started to explore capacity building funds for staff development, especially in the resident services and leasing areas.

With the City we have explored the possibility of receiving Planning funds to assist us cover some of the sunk costs for deals. For example, we need to spend funds on financial and legal reviews prior to determining a deal, obtain engineering reports to submit the application for Cameron Valley, etc. We also educated the City that ARHA's development approach has changed. We informed them that in order to participate in the cash flow of the entire project, ARHA would have to provide predevelopment funds consistent with our share of the development deal. That would not replace the development partner's responsibility for funding their portion of the deal.

We expect to submit proposals to Virginia Housing within the next three months and continue to discuss with the City our funding needs throughout the summer.

## **G. AMAZON HOUSING EQUITY FUND PLANNING**

A representative of the DC Metro Amazon office will be visiting various ARHA sites on July 20. At this meeting our goal is to discuss generally the ARHA development pipeline, the repositioning approach, and our commitment to resident development. We will have additional information in upcoming reports.

## **H. TAX CREDIT PORTFOLIO**

June month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. The Pendleton Park investor property inspection and file review was completed with no issues documented. All documents and files have been submitted to Boston Financial for their annual tenant file review which will include James Bland I, James Bland II, Old Dominion, and West Glebe. Boston Financial also completed an exterior inspection of James Bland V with no issues documented.

## **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	1
Princess Square	6	0
Ladrey	26	0
HCVP	70	0
Scattered Sites	31	0
City-wide	46	0
<b>TOTAL</b>	<b>362</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 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 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	June 1 – June 30, 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	24
HCVP/City-wide	48
<b>Total</b>	<b>625</b>

### C. VOLUNTEERS

Currently there are 68 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.
68	0	48	\$1,294.08

### 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	June 2021	YTD
Healthcare & Medical	65	518
Financial Assistance/Literacy Education	176	417
Daily Living Skills/Entitlements	1	20
Transportation	78	673
Enrollments/Registrations/Assessments	3	29
Adult Basic Education/Literacy/GED	1	5
Job Training Skills/Programs/Certifications	2	26
Childcare Services	14	57
Other	3	46
<b>TOTAL</b>	<b>292</b>	<b>1,791</b>

## E. PARTNERSHIPS

Provider / Partner	Event/Activity – June 2021	# Participants Served
ACPS	Breakfast/Lunch Food Distribution	81 Families (712 Meals)
Division of Aging & Adult Services (DAAS)	Meal on Wheels	7
Division of Aging & Adult Services (DAAS)	Frozen Meal Delivery Program	12
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	481
ALIVE	End of Month Food (Modified)	127
Russell Temple CME Church	Thursday Bags	240
Alfred Street Baptist Church	Food Boxes with Essential Supplies/Gift Cards	11
ALIVE	Weekend Bags for Students/Families	90
Alexandria Health Dept. & RPCA – Alex Community Day	Resource Information for Families and Vaccination Clinics	470 (81 Vaccinated)
<b>Total</b>	<b>9</b>	<b>1,519</b>

## F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$35,000	\$ 17,258.00	\$ 0	\$103,238.79

## 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 51.

### General Program Updates

Almaz Abara graduated from the Family Self-Sufficiency (FSS) program in June 2021. Abara said the workshops were informative and helped her to improve her academic and language skills. While in the program, she completed her goals of completing ESL classes and earning her GED. She wants to use the escrow she earned in the program to purchase her first home.

Friday, June 18<sup>th</sup>, was the last day of LINK Club after school programming for the 2020-2021 school year, which culminated in an end of school year picnic and book fair at Jefferson Houston. The break didn't last long, as the first session of summer camp started on June 28<sup>th</sup>. LINK Club will sponsor a three-week camp for K-2<sup>nd</sup> graders, where they will engage in art and science activities, summer reading groups, yoga and creative dance classes, and weekly swimming at Old Town Pool.

Two ARHA residents have been awarded \$6,000 scholarships for the upcoming school year, thanks to the Resident Scholarship Program from the Housing Authority Insurance (HAI) Group. This is the second consecutive year Natasha Cross has been selected for the funding. She is a single parent in her senior year at George Mason University where she majors in Individualized Studies. The scholarship will allow her to take additional classes each semester toward completion of her bachelor's degree and allow her to focus more on her studies and less on the financial burden of taking care of her family.

Yonael Tekleberhan, a senior at Virginia Commonwealth University, majoring in Business is the second awardee. Tekleberhan is the son of immigrants from Ethiopia, whose parents have always encouraged him to work and study hard to accomplish the American Dream. This scholarship will provide the additional financial support he needs to complete his degree.

Other recent ARHA graduates that were awarded scholarships to continue their studies include:

- Cadence Claypoole – Full Scholarship to Columbia College Chicago
- Kianni Bracey-Kelly – Full Scholarship to Old Dominion University
- Noah Abay – George Mason University Scholars Program and
- Serenity Talley - \$3,000 Scholarship from each of the following - Beat The Odds, The Arlington LINKS Club, and Michigan State University.

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

- Vaccination Clinics conducted by the Alexandria Health Department @ Ruby Tucker Family Center – July 27<sup>th</sup> and August 17<sup>th</sup> – 6:00pm
- National Night Out – Six ARHA sponsored sites – August 3<sup>rd</sup> – 5:00pm
  - Ladrey High-rise
  - Ruby Tucker/Tancil Court
  - Princess Square
  - Quaker Hill/Yale Drive
  - Charles Houston Recreation Center
  - Casa Chirilagua (Old Dominion/West Glebe)
- Backpack & School Supply Distribution Event w/Firefighter & Friends – August 22<sup>nd</sup>
  - Charles Houston Recreation Center 9:00 am – 12:00 pm
  - Samuel Tucker Elementary School 1:00 pm – 3:00 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



END OF SCHOOL YEAR COOKOUT AND BOOK FAIR



**HAI SCHOLARSHIP WINNERS**

**YONAEK TEKLEBERHAN**

**NATASHA CROSS**



**FSS GRADUATE, ALMAZ ABARA**

## VII. CONSENT DOCKET

## VIII. ACTION DOCKET

## IX. OTHER BUSINESS

## X.NEWS ARTICLES / ANNOUNCEMENTS

# ALX NOW

## NEWS

### ARHA documents outline affordable housing organization’s shift toward rental-assistance

Vernon Miles July 13, 2021 at 4:45pm



Alexandria Redevelopment and Housing Authority’s (ARHA) newly released [Annual Agency Plan](#) outlines the public agencies [ongoing efforts](#) at modernization and acquisition of affordable units in Old Town, with a particular focus on being more involved in rental-assistance programs.

The plan outlines areas of change for the organization, with the organization required to explain new activities in the current fiscal year. This year, one of those categories involves changes in “Mixed Finance Modernization or Development”. In its explanation, the document explained that ARHA is continuing to work on demolition of older units under Housing and Urban Development code [Section 18](#) and [rental assistance demonstration](#) — rental assistance that ensures existing low-income units remain affordable — of others.

“To date, the repositioning has resulted in HUD Section 18 approval of 213 units (Ladrey, Park and Saxony). ARHA has received CHAPS for the RAD conversion of 220 units (James Bland I, James Bland II, Old Dominion, West Glebe, Chatham Square and BWR),” ARHA said. “The goal is to reposition as many properties as possible over the next five years so that ARHA can voluntarily convert its portfolio of units when there are less than 250 remaining public housing units. ARHA is implementing the repositioning policy consistent with HUD rules requiring that tenant protections remain in place and that tenant share of rent will not change beyond the current 30% of household income.”

The documents also noted that ARHA has selected 11 potential development partners to increase the overall number of affordable units by making units available to households earning between 30-60% of area median income.

The next big project for ARHA will be the [redevelopment](#) of the Ladrey building that will replace the existing units with units kept affordable through housing vouchers in addition to other residential development.

“In 2021, the Board of Commissioners will issue a redevelopment opportunity for the combined site of the existing Ladrey building together with the adjacent former ARHA site,” ARHA said. “The goal is to construct a multifamily building to house the existing 170 units at Ladrey by converting the units to project-based vouchers (HUD has approved the Section 18 reposition for this property) and add additional affordable and market rate units. The building will have an onsite management office, amenity space for use by all the residents, underground parking and units that meet current building codes.”

In the annual plan, ARHA said the push for more rental assistance can offer more flexibility and can supplement the public housing with [project-based vouchers](#) — units where residents pay some costs and ARHA makes up the remaining difference in utility and rental costs.

“Through the Rental Assistance Demonstration (RAD) program, ARHA will continue to own its properties and provide its residents with expanded choices and opportunities,” the public agency said. “ARHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population. The RAD program offers ARHA an opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source, the Project-based Voucher (PBV) program, which will be administered by the ARHA. The same families who are eligible today for public housing will be eligible for the PBV program.”

**#affordable housing #ARHA #North Old Town #Old Town # rent**



**Two ARHA residents receive \$6,000 college scholarships** — “Two Alexandria Redevelopment and Housing Authority (ARHA) residents have been awarded \$6,000 scholarships for the upcoming school year, thanks to the Resident Scholarship Program from the Housing Authority Insurance (HAI) Group. This is the second consecutive year Natasha Cross has been selected for the funding... Yonael Tekleberhan, a senior at Virginia Commonwealth University majoring in Business is the second awardee.” [\[ARHA\]](#)

# NATIONAL NIGHT OUT

## TUESDAY, AUGUST 3, 2021



National Night Out promotes neighborhood spirit, crime prevention activities, police community partnerships and neighborhood relationships in our fight for a safer nation

Bring your family, friends and neighbors for a night of fun and community building! Fun & Games, Moon Bounces, Police Vehicles, Fire Trucks, K-9 Demos and much more!

**ALL LOCATIONS  
FROM 5:00 TO 8:00 PM**

- Ladrey HighRise: 300 Wythe St.
- Hopkins Tancil/Ruby Tucker Family Ctr: 322 Tancil Court
- Old Town Commons Andrew Adkins, Charles Houston Rec. Ctr: 901 Wythe St. (parking lot)
- Princess Square 1400 Princess St.
- Quaker Hill 100 block of Ellsworth St.
- Glebe Park/Old Dominion (Casa Chirilagua): 4109 Mt. Vernon Avenue



401 Wythe Street, Alexandria, VA 22314 – Phone # 703 -549-7115 – [www.arha.us](http://www.arha.us)

# NATIONAL NIGHT OUT

## MARTES, AGOSTO 3, 2021



POLICE-COMMUNITY PARTNERSHIPS



National Night Out promueve el espíritu del vecindario, las actividades de prevención del crimen, las asociaciones de la policía comunitaria y las relaciones con los vecindarios en nuestra lucha por una nación más segura.

¡Traiga a su familia, amigos y vecinos para una noche de diversión y desarrollo comunitario! Juegos, Moon Bounces, Vehículos de la Policía, ¡Camiones de Bomberos, K-9 Demos y mucho más!

**EN TODAS LAS UBICACIONES  
DE 5:00 - 8:00 PM**

- Ladrey HighRise: 300 Wythe St.
- Hopkins Tancil/Ruby Tucker Family Ctr: 322 Tancil Court
- Old Town Commons/Andrew Adkins/Charles Houston Rec. Ctr: 901 Wythe St. (parkinglot)
- Princess Square 1400 Princess St.
- Quaker Hill 100 block of Ellsworth St.
- Glebe Park/Old Dominion (Casa Chirilagua Ctr): 4109 Mt. Vernon Avenue



Alexandria Redevelopment and Housing Authority

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