



Alexandria Redevelopment and Housing Authority

**Monthly Report  
to the Board of Commissioners**

Keith Pettigrew  
Chief Executive Officer

**JUNE 28, 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, June 28, 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, MAY 24, 2021.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, JUNE 28, 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, May 24, 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**  
                                  **Merrick Malone, Commissioner**  
                                  **Salena Zellers, Commissioner**

**THOSE ABSENT:**           **Kevin Harris, Commissioner**

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

Chairman Kleeblatt called the meeting to order at 7:15 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 that Mr. Hines informed him that everything in the building is going well. He noted that Mr. Hines inquired as to when the visitation restrictions would be lifted. Mr. Pettigrew informed Mr. Hines that the staff would be preparing a reopening strategy in conjunction with the Governors orders and the recommendations from the Alexandria Health Department in the next month or two. The strategy would also include whether some aspect of security would remain.

Chairman Kleeblatt asked did not some of the residents request security in the building even before COVID?

Mr. Pettigrew responded yes.

Chairman Kleeblatt said okay. So, this is perhaps one of those things where we have got residents on both sides of the coin.

Mr. Pettigrew responded yes.

Commissioner Flemming added yes, I think there is a definite division there.

Mr. Pettigrew said we will provide an update at the June meeting.

Chairman Kleeblatt said very good.

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

Mr. Pettigrew said that Commissioner Harris shared via text during the Executive Session that he was not going to make it to the Public Board meeting.

Chairman Kleeblatt said okay.

Commissioner Flemming asked that the Board be informed of various meetings the Resident Association have with various community groups, so they could attend. Her comment was echoed by all the Commissioners.

Mr. Pettigrew responded I will make that note for you.

Commissioner Flemming said thank you.

Chairman Kleeblatt said thank you.

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

- No Items Submitted

## **ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, APRIL 26, 2021:**

Chairman Kleeblatt presented the minutes for Monday, April 26, 2021. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Zellers. The motion was approved with (7) Yeas, and (0) Nays.

## **ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, MAY 24, 2021:**

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



### Vaccines

We have 133 residents that have been fully vaccinated in Ladrey to date. We will update you about any increase at the next meeting.

### Town Hall meetings

We will be resuming the town hall meetings next Wednesday with Dr. Gaddy. We wanted to give her a little time to get acclimated given Dr. Haering's departure. We are excited about reconvening the meetings.

### Lineage

All the units are occupied, and residents and the neighborhood have provided very positive feedback.

### Section 18

The Madden RFPs responses are due on June 11th. We will begin working on a draft RFP for Ladrey. We are preparing to begin physical needs assessments on Park Place and Saxony in preparation for subsidy conversion toward the end of the year.

### Asset Management

We received 48 additional emergency housing vouchers from HUD. These vouchers are part of HUD's COVID Relief initiatives. Rent payments continue to fluctuate.

### Security at Ladrey

The security at Ladrey continues to go well. We will begin exploring alternate plans in anticipation of the expiration of COVID restrictions.

### Central Facilities and Maintenance

We had 1,449 work orders; all emergency work orders have been abated. We are currently preparing for REAC.

### Resident Services

Resident Services continues to conduct outreach activity.

Chairman Kleeblatt said thank you for your reporting. Has there been any feedback from the residents now that the Lineage is full?

Mr. Pettigrew responded that the feedback has been positive.

Chairman Kleeblatt added, now that we are full, it probably would make sense to issue a press release.

Mr. Pettigrew responded we will take care of it right away.

Mr. Pettigrew said that concludes my report. Mr. Chairman. Are there any other questions?

Chairman Kleeblatt responded none for me. Any other questions from anyone else? Thank you, Mr. Pettigrew for your 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:**

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:42 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 7:45 pm. At 8:44 pm the Board reconvened in public session.

Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Bauman moved to adjourn, seconded by Commissioner Ballard, 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 8:46 pm.



## I. EXECUTIVE SUMMARY

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

## ASSET MANAGEMENT

- Occupancy / Rent Collection

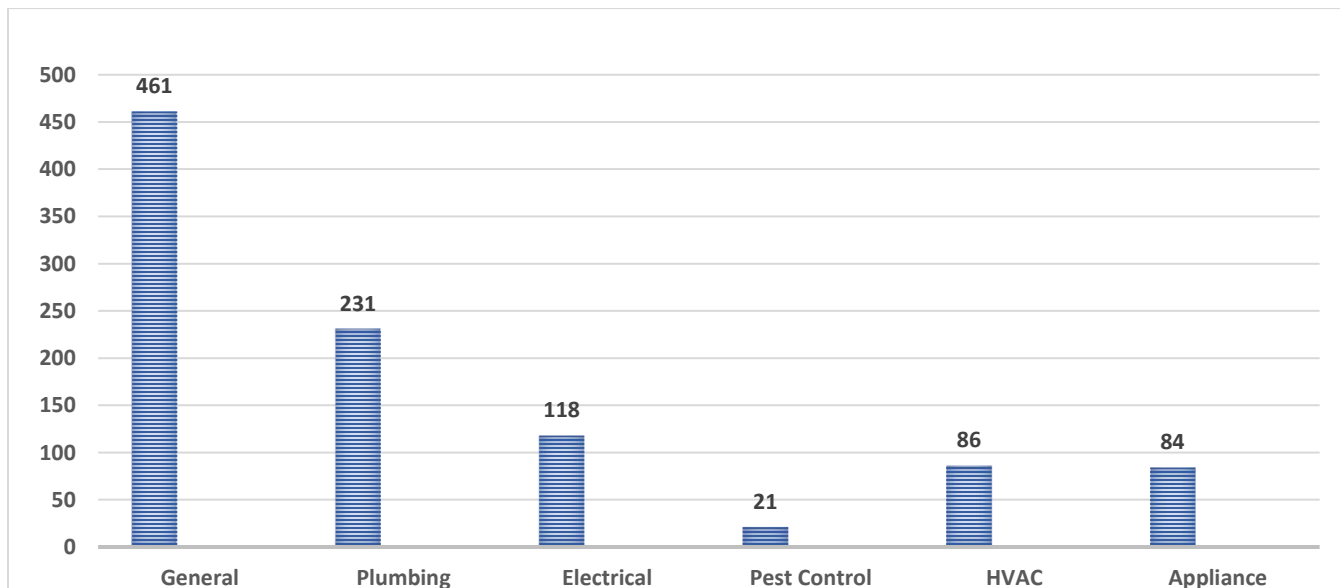
	Public Housing Apr. 2021	Public Housing May 2021	MOD Rehab Apr. 2021	MOD Rehab May 2021	Market Rate Apr. 2021	Market Rate May 2021
Occupancy	98%	98%	98%	99%	96%	99%
Rent Collection	80%	79%	94%	89%	70%	68%

- Lease-Ups

New Lease-Ups	April 2021	May 2021
Tenant-based (HCVP)	29	22
Number of requests for tenancy	33	22
Project-based voucher	0	1
Moderate Rehabilitation	0	0

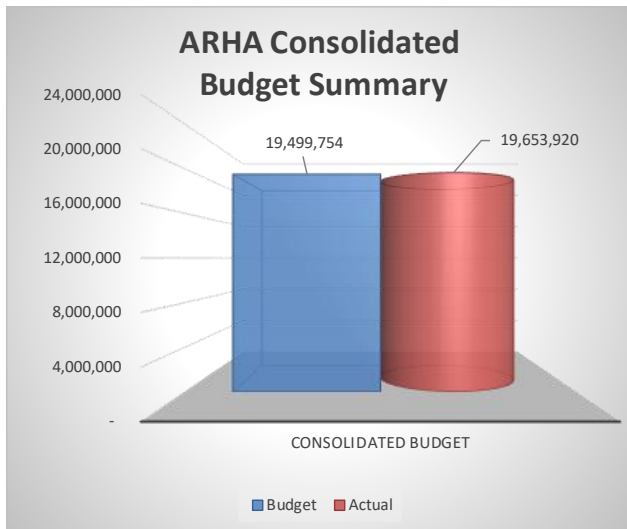
## CENTRAL FACILITIES

Work Orders Activity Total 1,001



## FINANCE

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



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

Consolidated operations were \$154K or less than 1% under the projected budget.

- Current Year (CY) operating transfers totaled \$95K, which was \$120K or 55% under the projected budget.
- CY reserves totaled \$1.9MM, of which \$1.35MM is restricted and \$556K is unrestricted.

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

## DEVELOPMENT

### LINEAGE

At Lineage, the Development team is closing out the project- now that the building is fully operational. They are working with the GC on completing the final punch list and obtaining an Operations & Maintenance manual. In addition, the team is working with Enterprise to meet the term sheet conditions for final tax credit equity investment that will pay off the construction loan.

The team will be reviewing the 3 development proposals for Madden, planning for the renovations at Park and Saxony so that we can convert the operating subsidy, processing the information required for the RAD conversions, and setting in motion processes for the re-syndication of BWR and Chatham Square. Moreover, they are also working with the city and state to obtain Pre-development grants to support our activities.

### TAX CREDIT PORTFOLIO

May 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 has been scheduled for June. Property insurance renewal coverage application for BWR is underway. Boston Financial has begun their annual tenant file review which will include James Bland I, James Bland II, Old Dominion, and West Glebe. Boston Financial has also scheduled an exterior inspection of James Bland V.



Boston Financial has also completed their review of the audited financial statements for James Bland I, James Bland II, James Bland IV, James Bland V, and Old Dominion. Based on their review, Boston Financial has completed the calculation of the 2020 distributions in accordance with the Partnership's documents.

The final draw request has been submitted to Virginia Housing for the Ladrey predevelopment loan which will close out the \$100,000 loan.

## RESIDENT SERVICES

The Animal Welfare League of Alexandria (AWLA) resumed their annual Pet Vaccination Clinic at Tancil Court. AWLA provided vaccinations for pets, along with pet food, pet supplies, and nail trimmings for free. This year, AWLA invited other participants to provide health and wellness information for both pets and their owners. Other exhibitors included:

- ALIVE providing shelf stable food bags.
- InspireLit providing free books to kids and adults.
- Nature Center providing information on summer events.
- Senior Services of Alexandria providing information for Seniors.
- Alexandria Health Department providing appointments for Covid-19 vaccinations.
- St. Joseph's Church providing clothing.
- Workforce Development providing employment information.

## UPCOMING MEETINGS AND EVENTS

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

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

## II. ASSET MANAGEMENT



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

	Indicator	April 2021	May 2021	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	98%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	97%	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 98%. Individual Performance data by property is as follows:

PUBLIC HOUSING	April 2021	May 2021
Samuel Madden	95%	97%
Andrew Adkins	97%	96%
Ladrey Highrise	96%	96%
Scattered Sites I	92%	98%
Scattered Sites II	93%	94%
Scattered Sites III	98%	98%
Saxony Square	100%	100%
Park Place	100%	100%
Chatham Square	98%	98%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	97%	100%
West Glebe	100%	98%
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:

	April 2021	May 2021
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	98%	98%
Project Based Section 8	99%	99%
Low Rent Public Housing	98%	98%
Market Rate (Affordable Dwelling Units)	97%	98%

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for April 2021:

	April 2021	May 2021
Homeownership	18	17
Homeownership New this Month	0	0
Family Unification	37	37
Portable Vouchers Paid	147	150
Tenant Protection	62	61
All Other Vouchers	1,316	1,318
Number of Vouchers Under Lease on the last day of the month	1,578	1,582
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	45	49
Portable Vouchers Administered	18	18
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 04/30/2021	Total Occupied units 05/31/2021	Current # Vacant
Princess Square	68	61	67	1
Quaker Hill	60	59	58	2
Hopkins-Tancil	108	107	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	22	24	0
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
<b>TOTALS</b>	<b>330</b>	<b>319</b>	<b>324</b>	<b>5</b>



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

<b>Developments</b>	<b>Total # of Units</b>	<b>Total Units Occupied 04/30/2021</b>	<b>Total Units Occupied 05/31/2021</b>	<b>Current # Vacant</b>
Ladrey Building	169	162	161	8
Chatham Square.	52	51	51	1
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	62	63	2
A. Adkins Homes	89	86	85	4
Scattered Sites 410	50	46	49	1
Scattered Site 411	30	28	28	2
Scattered Site 412	41	40	40	1
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	48	47	1
Old Dominion	36	35	36	0
<b>TOTALS:</b> (Values are rounded up/down)	<b>751</b>	<b>729</b>	<b>731</b>	<b>20</b>



## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list April 2021	Currently Active on the Waiting list May 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	192	71
(2) bedroom	102	36
(3) bedroom	100	30
(4) bedroom	0	0
<b>Total</b>	<b>394</b>	<b>137</b>
<b>General Public Housing</b>		
(1) bedroom	4,588	4,584
(2) bedroom	3,425	1,200
(3) bedroom	2,065	1,202
(4) bedroom	188	188
<b>Total</b>	<b>10,266</b>	<b>7,174</b>
<b>Elderly / Disabled</b>		
(1) bedroom	303	300
<b>Total</b>	<b>303</b>	<b>300</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>40,310</b>	<b>37,226</b>



## H. CERTIFICATIONS ACTIVITY

<b>HOUSING CHOICE VOUCHER</b>	<b>April 2021</b>	<b>May 2021</b>
Pre-Admission/Eligibility	5	0
Request for Tenancy Approval	29	22
New Move-in/Change of Unit/Port-in	29	22
Interim Change	48	45
Annual Reexamination	93	69
End of Participation	1	1
<b>PUBLIC HOUSING</b>		
Pre-Admission/Eligibility	10	3
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	6	11
Interim Change	9	13
Annual Reexamination	68	66
End of Participation	10	6
<b>MODERATE REHABILITATION</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	5	5
Annual Reexamination	7	8
End of Participation	1	0
<b>PROJECT BASED VOUCHER</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	1
New Move-in/Change of Unit/Port-in	0	1
Interim Change	3	3
Annual Reexamination	8	6
End of Participation	1	0
<b>TOTAL CERTIFICATIONS COMPLETED</b>	<b>333</b>	<b>282</b>

## I. INSPECTIONS

Inspections	April 2021	May 2021
# of annual/return Inspections	60	70
# of Initial/Re-inspections	33	20
# of Final Failed Inspections	0	1
# of Abatements	0	1
# of Emergency/Special Inspections	1	2
# of Missed Inspections (no show)	7	11
# of quality control inspections conducted	5	8

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	April 2021	May 2021
Recertifications	35	31
Intake Certifications	50	35

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

Number of Recertification's Files with Errors /Recert Info *	April 2021	May 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	April 2021	May 2021
Bar Notices issued	28	33
Late Notices	0	0
Unlawful Detainers	0	0
Evictions (legal)	1	0
Evictions (drugs)	0	0



## K. RENT COLLECTION

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

	April 2021	May 2021
Samuel Madden	35%	33%
Andrew Adkins	65%	39%
Ladrey High-Rise	97%	96%
Scattered Sites I	85%	80%
Scattered Sites II	71%	77%
Scattered Sites III	76%	79%
Saxony Square	100%	100%
Park Place	91%	99%
Chatham Square	87%	89%
Braddock	96%	96%
Whiting	71%	68%
Reynolds	89%	89%
Old Dominion	87%	96%
West Glebe	78%	95%
James Bland I	74%	65%
James Bland II*	70%	58%
James Bland IV*	80%	69%
Lineage	0%	100%
<b>TOTAL</b>	<b>80%</b>	<b>79%</b>
<b>MARKET RATE</b>		
Quaker Hill	50%	48%
Princess Square*	94%	62%
Miller Homes	70%	85%
Pendleton Park	75%	60%
James Bland V	61%	56%
Lineage	0%	100%
<b>TOTAL</b>	<b>70%</b>	<b>68%</b>
<b>MOD/PBV</b>		
Hopkins-Tancil	94%	89%
<b>TOTAL</b>	<b>94%</b>	<b>89%</b>

\*Additional Rent Collection Information: (May 2021)

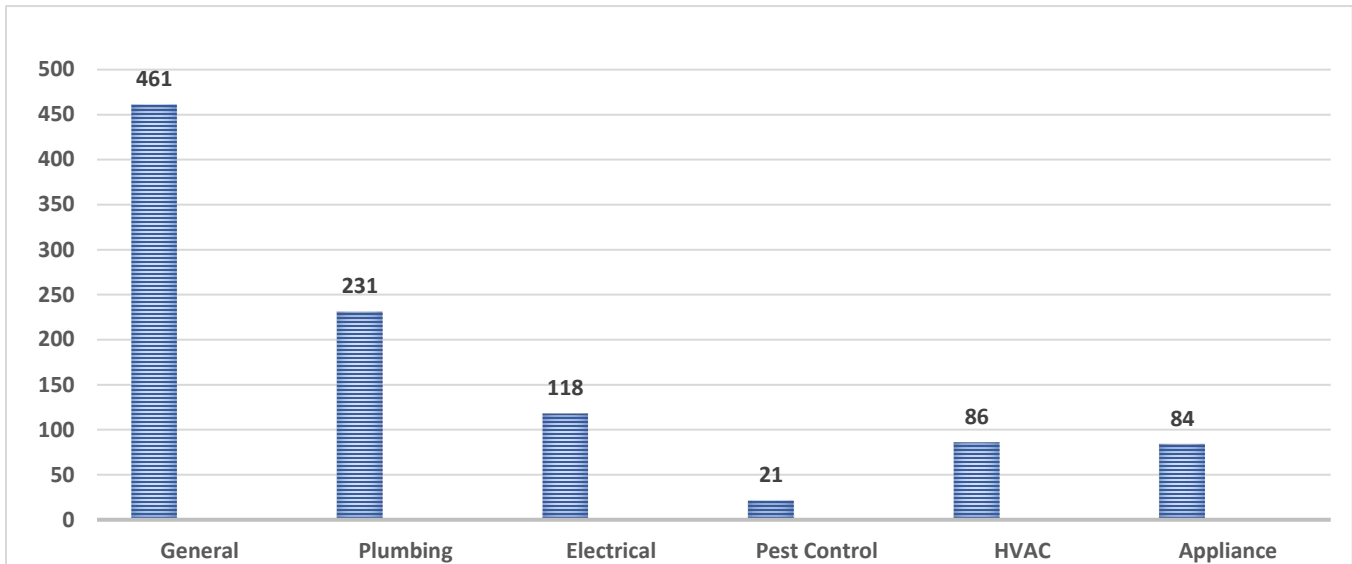
(18 Units) James Bland II  
 (44 Units) James Bland IV  
 (68 Units) Princess Square

Out of 18 units (02) families rent portion is \$0 and (04) failed to pay rent.  
 Out of 44 units (07) families rent portion is \$0 and (07) failed to pay rent.  
 Out of 68 units (18) families rent portion is \$0 and (12) failed to pay rent.

### **III. CENTRAL FACILITIES**



## A. WORK ORDERS ACTIVITY TOTAL 1,001



## 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	2	0	0	0	0	0	2	0	3
Alexandria Crossing (Old Dominion & West Glebe)	45	29	16	4	15	11	120	91	755
Andrew Adkins	18	10	5	2	4	5	44	238	547
BWR (Braddock, Whiting & Reynolds)	58	59	20	1	5	17	160	22	319
Chatham Square	11	2	5	1	2	3	24	139	535
Hopkins-Tancil	25	18	11	4	7	7	72	55	801
James Bland I, II, IV	50	33	19	1	2	18	123	152	553
James Bland V	8	4	2	0	4	1	19	36	342
Ladrey Highrise	62	13	7	5	12	3	102	88	741
Miller Homes	2	4	0	0	2	0	8	17	144
Park Place & Saxony Sq.	2	7	1	1	1	2	14	13	153
Pendleton Park	8	2	2	0	1	1	14	11	125
Princess Square	50	20	3	1	12	2	88	69	572
Quaker Hill	36	9	9	1	5	2	62	46	343
Samuel Madden	50	14	12	0	8	5	89	182	448
Scattered Sites I, II, III	34	7	6	0	6	7	60	290	827
<b>TOTAL</b>	<b>461</b>	<b>231</b>	<b>118</b>	<b>21</b>	<b>86</b>	<b>84</b>	<b>1,001</b>	<b>1,449</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 – 6/1 & 6/15
  - Andrew Adkins – 6/4 & 6/16
  - Samuel Madden – 6/11 & 6/25
  - Princess Square – 6/8 & 6/22
  - Chatham Square – 6/3 & 6/22
  - Ladrey floors 7-11 – 6/23
  - Ladrey floors 1-6 – 6/24

### **Annual Uniform Physical Condition Standard (UPCS) Inspections:**

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

## IV. FINANCE



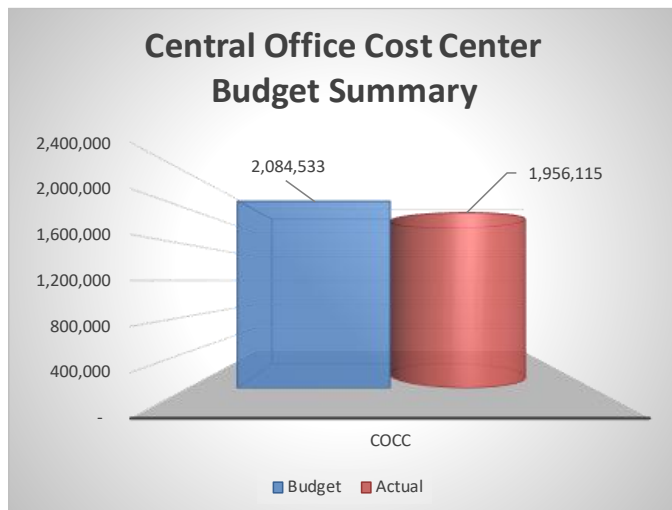


## A. FINANCIAL SUMMARY

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

	Annual Budget	May 31, 2021				FY 2021 YTD (Jan. 1, 2021 - May 31, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b><u>Operating Revenue</u></b>									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 358,738	\$ 12,022	3%	\$ 1,733,583	\$ 1,687,525	\$ (46,058)	-3%
Rental Assistance	3,962,600	330,217	324,976	(5,241)	-2%	1,651,083	1,674,289	23,206	1%
Governmental Grants	26,430,562	2,202,547	2,668,224	465,677	21%	11,012,734	11,360,576	347,842	3%
Local Grants	207,825	17,319	10,820	(6,499)	-38%	86,594	43,279	(43,315)	-50%
Management/Fee for Service	3,568,650	297,388	341,030	43,643	15%	1,486,938	1,427,847	(59,091)	-4%
Bookkeeping Fee	249,900	20,825	20,124	(701)	-3%	104,125	100,690	(3,436)	-3%
Asset Management Fee	125,650	10,471	10,219	(252)	-2%	52,354	51,461	(893)	-2%
HCVP Asset Management Fee	2,474,223	206,185	196,503	(9,683)	-5%	1,030,926	948,936	(81,991)	-8%
Operating Subsidy	4,158,850	346,571	332,632	(13,939)	-4%	1,732,854	1,707,149	(25,706)	-1%
Investment Income	7,050	588	81	(507)	-86%	2,938	468	(2,469)	-84%
CY Transfers	517,283	43,107	87,432	44,325	103%	215,535	95,364	(120,171)	-56%
Other Income	936,217	78,018	122,611	44,593	57%	390,090	556,338	166,247	43%
<b>Total Operating Revenue</b>	<b>\$ 46,799,410</b>	<b>\$ 3,899,951</b>	<b>\$4,473,390</b>	<b>\$ 573,439</b>	<b>15%</b>	<b>\$ 19,499,754</b>	<b>\$ 19,653,920</b>	<b>\$ 154,166</b>	<b>1%</b>
<b><u>Operating Expenses</u></b>									
Administration	\$ 6,602,315	\$ 550,193	\$ 524,278	\$ (25,915)	-5%	\$ 2,750,965	\$ 2,660,267	\$ (90,698)	-3%
Tenant Services	976,626	81,386	47,249	(34,137)	-42%	406,928	297,134	(109,794)	-27%
Utilities	1,520,020	126,668	152,728	26,060	21%	633,342	657,637	24,295	4%
Ordinary maintenance & operations	5,897,110	491,426	487,385	(4,040)	-1%	2,457,129	2,093,905	(363,224)	-15%
Protective Services	158,140	13,178	20,510	7,332	56%	65,892	73,898	8,006	12%
General expense	2,533,650	211,138	220,380	9,242	4%	1,055,688	999,390	(56,297)	-5%
Housing Assistance Payments	26,480,562	2,206,714	2,194,849	(11,864)	-1%	11,033,568	10,855,843	(177,724)	-2%
Debt Service	257,120	21,427	21,587	160	1%	107,133	107,935	802	1%
CY Reserves	2,373,867	197,822	804,423	606,601	307%	989,111	1,907,913	918,802	93%
<b>Total Operating Expense</b>	<b>\$ 46,799,410</b>	<b>\$ 3,899,951</b>	<b>\$4,473,391</b>	<b>\$ 573,440</b>	<b>15%</b>	<b>\$ 19,499,754</b>	<b>\$ 19,653,922</b>	<b>\$ 154,167</b>	<b>1%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>		<b>-</b>	<b>(1)</b>	<b>(1)</b>	

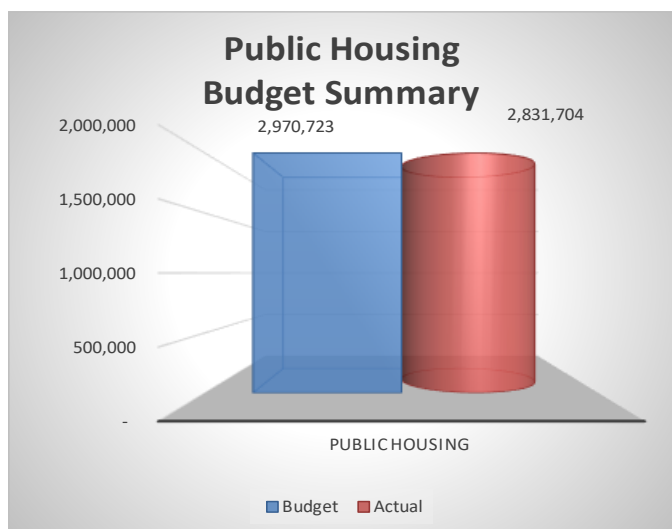
## B. CENTRAL OFFICE



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

Overall, as of May 31, 2021, the Central Office was \$128K or 6% under budget with a surplus of \$114K.

## 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 May 31, 2021, Public Housing (PH) was \$139K or 4.6% under budget and had a net “restricted reserve” of \$419K. Eight (8) Amps had a surplus totaling \$473K and three (3) Amps had a deficit totaling \$54K.

### 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 May 31, 2021, Public Housing- AMP 1 generated a reserve of \$31,148, 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 May 31, 2021, Public Housing-AMP 3 generated reserves of \$270,271, 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 May 31, 2021, Public Housing- AMP 4 generated reserves of \$69,049, 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 May 31, 2021, Public Housing- AMP 5 generated a deficit of \$5.834, which is \$3,718 or 39% 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 May 31, 2021, Public Housing- AMP 6 generated a deficit of \$46,549, which is \$29,145 or 167% 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.



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For the period ending May 31, 2021, Public Housing- AMP 7 generated a reserve of \$6,412, which is restricted to the Limited Partnership and is used to fund replacement 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 May 31, 2021, Public Housing- AMP 8 generated a deficit of \$1,738, which was not projected and is being caused by a rental income being under the projected budget.

**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 May 31, 2021, Public Housing- AMP 9 generated a reserve of \$18,967, 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 May 31, 2021, Public Housing- AMP 10 generated a reserve of \$3,016, 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.

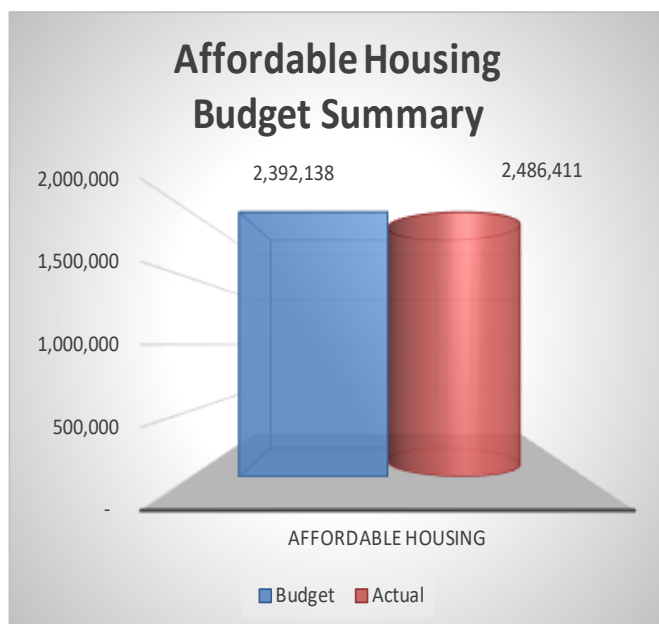
For the period ending May 31, 2021, Public Housing- AMP 11 generated a reserve of \$14,438 which is restricted to the Limited Partnership and is used to fund replacement reserves.

**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 May 31, 2021, Public Housing- AMP 12 generated a reserve of \$60,649, 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 May 31, 2021, ARHA's Affordable Housing was \$94K or 3.9% over budget and had a net CY operating reserves of \$557K.

Three (3) properties, James Bland V, Quaker Hill, and Princess Square generated restricted reserves of \$350K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$248K. One (1) property Pendleton Park generated a deficit of (\$41K).

### 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 May 31, 2021, JB V generated a reserve of \$117,057, 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 May 31, 2021, Miller Homes generated an (unrestricted) reserve of \$41,632, 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 May 31, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$206,354, 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 May 31, 2021, Quaker Hill generated a restricted reserve of \$137,758, 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.

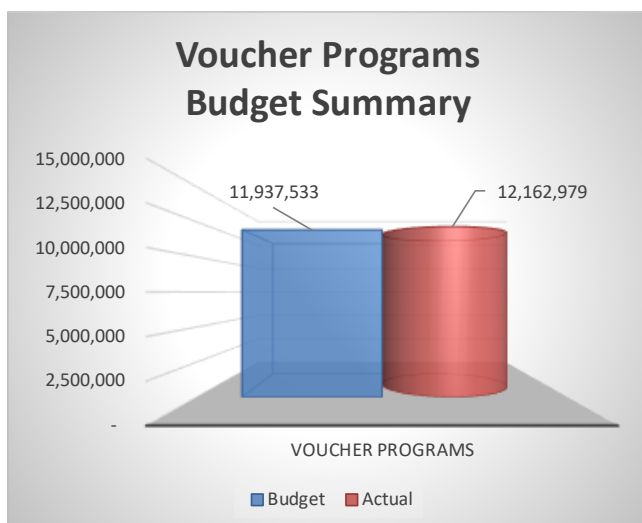
For the period ending May 31, 2021, Princess Square generated a restricted reserve of \$95,602, which is restricted to fund replacement reserves.

#### VI. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending May 31, 2021, Pendleton Park generated a deficit of \$41,243, 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 May 31, 2021, ARHA's Voucher Program was \$225K or 2% over the projected budget.

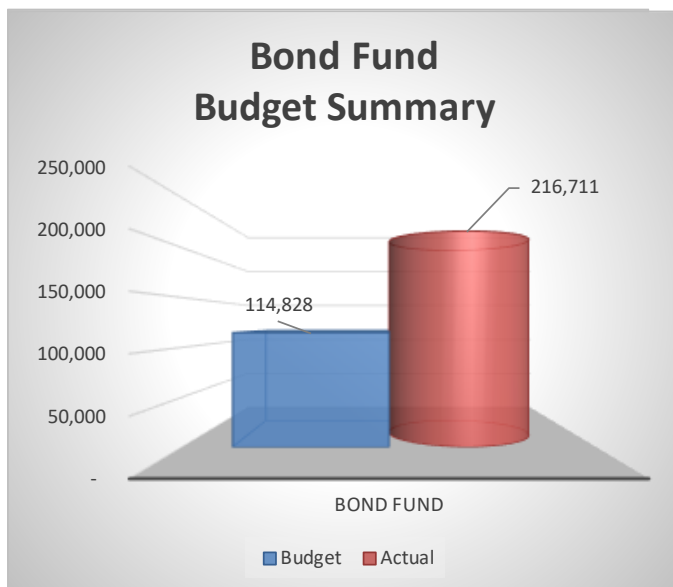
## I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending May 31, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$482,387, which is restricted to HCVP.

## II. MOD REHAB PROJECT-BASED VOUCHERS

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

## E. BOND FUND SUMMARY



As of May 31, 2021, ARHA's Bond Fund had \$101K 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 MAY 31, 2021

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b><u>Operating Revenue</u></b>									
Dwelling Rent	1,687,525	1,733,583	(46,058)	-	-	-	221,374	230,708	(9,334)
Rental Assistance	1,674,289	1,651,083	23,206	-	-	-	-	-	-
Governmental Grants	11,360,576	11,012,734	347,842	-	-	-	-	-	-
Local Grants	43,279	86,594	(43,315)	43,279	86,594	(43,315)	-	-	-
Management/Fee for Service	1,427,847	1,486,938	(59,091)	1,427,847	1,486,938	(59,091)	-	-	-
Bookkeeping Fee	100,690	104,125	(3,436)	100,690	104,125	(3,436)	-	-	-
Asset Management Fee	51,461	52,354	(893)	51,461	52,354	(893)	-	-	-
HCVP Asset Management Fee	948,936	1,030,926	(81,991)	162,000	171,813	(9,813)	-	-	-
Operating Subsidy	1,707,149	1,732,854	(25,706)	-	-	-	348,578	359,167	(10,589)
Investment Income	468	2,938	(2,469)	10	42	(32)	47	1,333	(1,286)
CY Transfers	95,364	215,535	(120,171)	-	26,960	(26,960)	-	4,346	(4,346)
Other Income	556,338	390,090	166,247	170,830	155,708	15,122	30,390	33,083	(2,694)
<b>Total Operating Revenue</b>	<b>19,653,920</b>	<b>19,499,754</b>	<b>154,166</b>	<b>1,956,115</b>	<b>2,084,533</b>	<b>(128,418)</b>	<b>600,389</b>	<b>628,638</b>	<b>(28,249)</b>
<b><u>Operating Expenses</u></b>									
Administration	2,660,267	2,750,965	(90,698)	776,547	806,317	(29,770)	154,661	153,950	711
Tenant Services	297,134	406,928	(109,794)	118,754	150,833	(32,079)	24,156	28,063	(3,907)
Utilities	657,637	633,342	24,295	33,664	29,792	3,873	133,517	143,542	(10,024)
Ordinary maintenance & operations	2,093,905	2,457,129	(363,224)	633,542	715,019	(81,477)	150,794	209,208	(58,415)
Protective Services	73,898	65,892	8,006	2,175	821	1,354	46,152	31,458	14,694
General expense	999,390	1,055,688	(56,297)	277,356	290,000	(12,644)	59,961	62,416.67	(2,455)
Housing Assistance Payments	10,855,843	11,033,568	(177,724)	-	-	-	-	-	-
Debt Service	107,935	107,133	802	-	-	-	-	-	-
CY Reserves	1,907,913	989,111	918,802	114,077	91,752	22,325	31,148	-	31,148
<b>Total Operating Expense</b>	<b>19,653,922</b>	<b>19,499,754</b>	<b>154,167</b>	<b>1,956,115</b>	<b>2,084,533</b>	<b>(128,418)</b>	<b>600,389</b>	<b>628,638</b>	<b>(28,249)</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 MAY 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	177,319	171,250	6,069	254,355	258,333	(3,979)	14,284	13,125	1,159
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	568,035	574,104	(6,070)	267,490	261,083	6,407	8,756	7,979	776
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	88,506	(88,506)	5,834	9,552	(3,718)
Other Income	9,139	7,708	1,430	2,645	8,750	(6,105)	105	-	105
<b>Total Operating Revenue</b>	<b>754,493</b>	<b>753,063</b>	<b>1,430</b>	<b>524,490</b>	<b>616,673</b>	<b>(92,183)</b>	<b>28,979</b>	<b>30,656</b>	<b>(1,678)</b>
<b><u>Operating Expenses</u></b>									
Administration	131,838	132,965	(1,127)	208,295	201,235	7,059	16,755	14,248	2,507
Tenant Services	2,600	6,833	(4,233)	-	904	(904)	-	38	(38)
Utilities	164,436	168,750	(4,314)	75,756	78,417	(2,660)	7,000	7,167	(166)
Ordinary maintenance & operations	125,245	200,875	(75,630)	119,617	223,898	(104,281)	426	4,333	(3,908)
Protective Services	12,839	12,563	277	-	2,167	(2,167)	-	-	-
General expense	47,264	53,029	(5,765)	51,772	82,042	(30,270)	4,797	4,871	(74)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	270,271	178,048	92,223	69,049	28,010	41,039	-	-	-
<b>Total Operating Expense</b>	<b>754,492</b>	<b>753,063</b>	<b>1,430</b>	<b>524,489</b>	<b>616,673</b>	<b>(92,184)</b>	<b>28,978</b>	<b>30,656</b>	<b>(1,678)</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 MAY 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	80,620	76,833	3,787	58,938	62,292	(3,354)	17,648	30,000	(12,352)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	86,448	89,583	(3,136)	81,630	84,500	(2,870)	79,019	80,417	(1,398)
Investment Income	-	-	-	-	-	-	46	175	(129)
CY Transfers	46,549	17,404	29,145	-	22,923	(22,923)	1,738	-	1,738
Other Income	2,369	1,292	1,077	1,156	1,458	(302)	70	-	70
<b>Total Operating Revenue</b>	<b>215,985</b>	<b>185,113</b>	<b>30,873</b>	<b>141,724</b>	<b>171,173</b>	<b>(29,449)</b>	<b>98,520</b>	<b>110,592</b>	<b>(12,071)</b>
<b><u>Operating Expenses</u></b>									
Administration	91,186	89,925	1,261	51,130	50,225	905	41,054	42,942	(1,887)
Tenant Services	16,725	16,292	433	-	296	(296)	-	342	(342)
Utilities	942	688	254	2,098	2,654	(556)	7,986	12,792	(4,806)
Ordinary maintenance & operations	83,307	54,250	29,057	51,367	85,250	(33,883)	36,642	44,688	(8,045)
Protective Services	-	-	-	1,350	1,500	(150)	150	208	(58)
General expense	23,825	23,958	(133)	29,367	26,692	2,675	12,688	9,479	3,209
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	6,412	4,556	1,856	-	142	(142)
<b>Total Operating Expense</b>	<b>215,985</b>	<b>185,113</b>	<b>30,873</b>	<b>141,724</b>	<b>171,173</b>	<b>(29,449)</b>	<b>98,521</b>	<b>110,592</b>	<b>(12,071)</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 MAY 31, 2021**

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b><u>Operating Revenue</u></b>									
Dwelling Rent	24,387	29,500	(5,113)	26,440	21,875	4,565	35,272	33,500	1,772
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	125,297	127,646	(2,349)	41,867	44,667	(2,800)	31,862	34,958	(3,097)
Investment Income	46	138	(92)	-	-	-	-	-	-
CY Transfers	-	-	-	-	3,021	(3,021)	-	-	-
Other Income	123	2,146	(2,023)	70	146	(76)	290	1,333	(1,043)
<b>Total Operating Revenue</b>	<b>149,852</b>	<b>159,429</b>	<b>(9,577)</b>	<b>68,377</b>	<b>69,708</b>	<b>(1,331)</b>	<b>67,424</b>	<b>69,792</b>	<b>(2,368)</b>
<b><u>Operating Expenses</u></b>									
Administration	47,455	47,792	(336)	31,263	25,717	5,546	30,759	25,317	5,442
Tenant Services	-	292	(292)	-	104	(104)	-	113	(113)
Utilities	4,757	4,438	320	1,144	833	310	1,686	1,875	(189)
Ordinary maintenance & operations	58,614	76,854	(18,240)	24,141	34,167	(10,025)	12,363	24,333	(11,970)
Protective Services	450	2,500	(2,050)	1,800	2,083	(283)	1,830	2,083	(253)
General expense	19,609	18,646	963	7,013	6,804	209	6,347	7,083	(736)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	18,967	8,908	10,059	3,016	-	3,016	14,438	8,988	5,451
<b>Total Operating Expense</b>	<b>149,853</b>	<b>159,429</b>	<b>(9,577)</b>	<b>68,377</b>	<b>69,708</b>	<b>(1,331)</b>	<b>67,424</b>	<b>69,792</b>	<b>(2,368)</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 MAY 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	101,042	96,667	4,375	85,302	94,083	(8,781)	40,232	49,708	(9,476)
Rental Assistance	-	-	-	246,590	239,500	7,090	84,513	70,000	14,513
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	68,169	68,750	(581)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	12,262	10,471	1,791	12,381	10,979	1,402	195	1,875	(1,680)
<b>Total Operating Revenue</b>	<b>181,472</b>	<b>175,888</b>	<b>5,585</b>	<b>344,273</b>	<b>344,563</b>	<b>(290)</b>	<b>124,940</b>	<b>121,583</b>	<b>3,357</b>
<b><u>Operating Expenses</u></b>									
Administration	63,896	59,329	4,567	80,352	77,154	3,198	37,040	39,146	(2,105)
Tenant Services	-	-	-	22,826	30,667	(7,841)	-	8	(8)
Utilities	12,381	16,583	(4,203)	11,311	18,750	(7,439)	826	396	430
Ordinary maintenance & operations	28,253	68,917	(40,663)	81,697	130,792	(49,095)	42,569	31,900	10,669
Protective Services	3,202	3,333	(131)	3,300	5,083	(1,783)	-	8	(8)
General expense	13,092	16,292	(3,200)	27,730	29,917	(2,186)	2,873	3,896	(1,023)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	60,649	11,433	49,216	117,057	52,200	64,857	41,632	46,229	(4,597)
<b>Total Operating Expense</b>	<b>181,472</b>	<b>175,888</b>	<b>5,585</b>	<b>344,273</b>	<b>344,563</b>	<b>(289)</b>	<b>124,940</b>	<b>121,583</b>	<b>3,357</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 MAY 31, 2021

	LIHTC/Pendleton Park			Housing Choice Voucher Program			Mod Rehab Project-Based			Tax Exempt Bond Income		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<b><u>Operating Revenue</u></b>												
Dwelling Rent	59,124	63,333	(4,209)	-	-	-	-	-	-	-	-	-
Rental Assistance	106,022	102,917	3,105	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	11,016,348	10,467,526	548,822	344,228	545,208	(200,980)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	748,689	796,614	(47,925)	38,247	62,500	(24,253)	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	13	17	(3)	72	875	(803)	16	50	(34)	23	83	(60)
CY Transfers	41,243	-	41,243	-	42,822	(42,822)	-	-	-	-	-	-
Other Income	6,657	6,417	241	15,379	21,938	(6,559)	-	-	-	216,688	114,745	101,943
<b>Total Operating Revenue</b>	<b>213,060</b>	<b>172,683</b>	<b>40,376</b>	<b>11,780,489</b>	<b>11,329,774</b>	<b>450,714</b>	<b>382,491</b>	<b>607,758</b>	<b>(225,268)</b>	<b>216,711</b>	<b>114,828</b>	<b>101,883</b>
<b><u>Operating Expenses</u></b>												
Administration	33,799	31,892	1,907	544,198	579,000	(34,802)	15,538	37,833	(22,295)	7,860	15,625	(7,765)
Tenant Services	-	-	-	54,243	109,561	(55,318)	-	-	-	14,522	4,167	10,355
Utilities	20,599	21,563	(963)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	69,168	38,958	30,210	11,084	2,771	8,313	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
General expense	61,359	38,500	22,859	152,927	150,083	2,843	1,993	5,625	(3,632)	-	-	-
Housing Assistance Payments	-	-	-	10,535,650	10,488,359	47,291	320,193	545,208	(225,015)	-	-	-
Debt Service	28,135	28,125	10	-	-	-	-	-	-	-	-	-
CY Reserves	-	13,646	(13,646)	482,387	-	482,387	44,767	19,092	25,675	194,329	95,036	99,293
<b>Total Operating Expense</b>	<b>213,060</b>	<b>172,683</b>	<b>40,376</b>	<b>11,780,489</b>	<b>11,329,774</b>	<b>450,714</b>	<b>382,491</b>	<b>607,758</b>	<b>(225,267)</b>	<b>216,711</b>	<b>114,828</b>	<b>101,883</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 MAY 31, 2021**

Project Name	# of Units	January	February	March	April	May	June	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	\$ 272,679	\$ 269
*Samuel Madden	66	12,668	11,962	12,154	12,626	12,207	11,858	\$ 73,475	\$ 188
*Andrew Adkins	90	20,145	20,748	25,063	25,444	25,602	26,577	\$ 143,579	\$ 269
*4-10 Scattered Sites	50	17,156	14,381	15,388	15,884	17,077	18,081	\$ 97,967	\$ 327
*4-11 Scattered Sites	30	9,805	9,607	9,538	8,343	8,527	8,548	\$ 54,368	\$ 302
*4-12 Scattered Sites	41	13,583	14,487	15,055	14,974	14,892	14,411	\$ 87,402	\$ 355
*Park Place	38	12,142	11,678	11,700	11,760	11,105	11,263	\$ 69,648	\$ 305
*Saxony Square	5	2,268	2,567	3,055	3,055	3,040	3,040	\$ 17,025	\$ 568
*Chatham Square	52	16,082	15,040	14,987	16,513	16,841	17,424	\$ 96,887	\$ 311
*Braddock	6	1,737	1,011	894	630	630	974	\$ 5,876	\$ 163
*Whiting	24	5,875	4,044	3,905	3,700	5,496	5,606	\$ 28,626	\$ 199
*Reynolds	18	7,973	5,315	6,617	7,163	7,163	6,885	\$ 41,116	\$ 381
*Old Dominion	36	7,495	3,839	4,776	4,521	4,707	5,198	\$ 30,536	\$ 141
*West Glebe	48	6,151	5,423	6,122	7,129	5,676	5,652	\$ 36,153	\$ 126
*James Bland I	18	3,270	5,144	4,720	5,390	5,456	5,456	\$ 29,436	\$ 273
*James Bland II	18	6,040	6,772	7,290	7,306	7,757	8,000	\$ 43,165	\$ 400
*James Bland IV	44	17,553	19,622	20,810	19,177	21,136	22,678	\$ 120,976	\$ 458
**Total Public Housing	754	\$ 208,113	\$ 197,286	206,687	208,264	211,667	216,897	\$ 1,248,914	\$ 296



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

Project Name	# of Units	January	February	March	April	May	June	Total	Tenant Avg. Rental Income/Unit	Average
<b>Non-Public Housing Units</b>										
*Quaker Hill LP	60	43,518	41,846	40,924	40,460	39,628	41,522	\$ 247,898	\$ 689	\$ 20,658
-Renal Assistance		62,148	64,178	64,232	65,719	62,840	64,105	\$ 383,222		\$ 31,935
Pendleton Park I	20	10,815	11,610	12,283	10,608	11,985	12,631	\$ 69,932	\$ 583	\$ 5,828
-Renal Assistance		17,605	18,433	18,219	16,998	16,694	16,821	\$ 104,770		\$ 8,731
Pendleton Park II	4	1,186	1,054	1,054	1,054	1,054	1,054	\$ 6,456	\$ 269	\$ 538
-Renal Assistance		8,669	2,630	2,470	2,590	2,590	2,590	\$ 21,539		\$ 1,795
Hopkins Tancil (Mod Rehab)	111	33,544	30,584	30,055	34,348	33,369	33,857	\$ 195,757	\$ 299	\$ 16,313
-Renal Assistance		99,217	104,752	105,818	105,424	100,583	100,603	\$ 616,397		\$ 51,366
*James Bland V	54	21,332	16,544	18,572	18,929	19,479	16,587	\$ 111,443	\$ 344	\$ 9,287
-Renal Assistance		44,865	47,174	50,353	49,724	47,605	52,882	\$ 292,603		\$ 24,384
*Miller Homes	16	10,912	9,346	9,554	10,103	10,103	11,207	\$ 61,225	\$ 638	\$ 5,102
-Renal Assistance		14,970	16,855	16,905	16,356	16,356	16,957	\$ 98,399		\$ 8,200
*Princess Square	69	25,023	25,191	27,567	34,059	40,512	42,632	\$ 194,984	\$ 478	\$ 16,249
-Renal Assistance		79,757	75,599	77,330	75,841	71,257	71,590	\$ 451,374		\$ 37,615
<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>\$ 2,855,999</b>	<b>471</b>	<b>\$ 238,000</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>\$ 4,104,913</b>		<b>\$ 342,076</b>

Total Monthly Average- (Actual)

\$ 684,152

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**

With the building reaching full physical occupancy on May 15<sup>th</sup>, the general contractor continues to work on the unit, building and site punch list prepared by ARHA staff, the project architect, and the construction manager. The project is 99% complete. Staff has meetings with the city zoning and planning department to address a number of punch list items and DSUP conditions that are requirements for issuance of a final Certificate of Occupancy. The general contractor is on target to addressing the outstanding issues before the end of June.

There are a number of punch list items that require additional supplies. Due to supply chain issues impacted by Covid, these items are on order and will be installed when they arrive.

### **2. PROJECT CLOSEOUT**

The construction loan for this project has been extended to September 28, 2021. 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. To reach this final equity pay in, we must reach a number of key milestones including:

- i) 95% occupancy: working closely with our management company, 100% of the units were leased by March 31. We have not had any residents rescind their lease so we will continue to have 100% occupancy for at least this next year.
- ii) Three months of stabilized operations: having reach 100% physical occupancy in May, we understand from our management company that May will be the first month where revenues equal or exceed expenses. As a result, we are on target to have May, June, and July as the three-month goal.
- iii) Construction cost certification: on our request, Enterprise permitted us to obtain a cost certification based on the next to final payment invoice. We have procured and accounting firm to conduct the audit and we are expecting the draft audit this week. Once this preliminary cost certification is final, it will expedite review of the final payment invoice, thereby cutting down the time necessary to complete the cost cert. ARHA staff met with Carlson Construction on June 10<sup>th</sup>, and we expect submission of the final payment invoice on or prior to June 30. As a result, we expect to receive the final cost certification in July or early August.

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.

## **B. BWR RE-SYNDICATION**

In order to re-syndicate the property and get new capital into the property, we are first required to exit the current limited partners from the partnership owner entity. For BWR, the LIHTCs were syndicated by Enterprise. Working with Enterprise we were able to sign the amendment to the limited partnership agreement show the withdrawal of the Enterprise entity as the limited partner and replacing it with Premier Affordable Housing, the non-profit affiliate of ARHA. We also provided notice to HUD that the amendment was simply to replace the limited partners, not to undo the ownership entity and the corresponding HUD agreements that were signed at closing: the amendment to the Annual Contribution Contract and the Trust restricting the property's use. The withdrawal of Enterprise will be effective on June 30, 2021.

ARHA has received a CHAP for this property so that simultaneous or prior to re-syndication the operating subsidy at the property can change to RAD from the current ACC operating subsidy. Our goal from the syndication will be to secure sufficient capital to off-set any current capital expenditures and to fund the 20-year capital fund reserve required under RAD.

Once new equity is secured for this property and Chatham Square, discussed below, capital improvements will be made at each site. The goal is for occupied unit renovations so as to reduce relocation costs. We will provide more information on the financial closing and capital improvements after physical needs assessments are completed on each property.

## **C. CHATHAM SQUARE RE-SYNDICATION**

The tax credits for this property were syndicated by The Richman Group (TRG). We have been in contact and have discussed with them that ARHA has chosen to exercise its right of first refusal under the partnership agreement. TRG is currently undertaking its due diligence and ARHA is obtaining an accounting of any asset management fees owned to TRG or distributions due to the limited partners. We expect to close on this transaction for the withdrawal of the limited partners on or about the end of September 2021.

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

Development staff have put together a renovation plan for the 43 units at Park and Saxony. The goal is to renovate the units to market condition, submit an application to HUD to replace the current public housing operating subsidy with Section 8 rents.

The planning and renovation plan will be presented to the Board. The goal is to apply for Section 8 operating subsidy for these units on or before December 2021.

## **E. SAMUEL MADDEN REDEVELOPMENT**

Three proposals for the redevelopment of the Samuel Madden public housing community were submitted on June 11. The evaluation committee is comprised of four ARHA representatives and a resident from the Madden community. The three teams will make a presentation to the Evaluation Committee. The goal of this presentation is to understand the team dynamics and get an appreciation of their commitment to ARHA's goals. The evaluation committee will hold its first formal meeting after the presentations. The goal is for the evaluation committee to send to the CEO recommendations no later than August.

## **F. LADREY PLANNING**

The Development Staff continues to evaluate numerous designs and approaches to the potential release of the draft RFP for consideration by the ARHA Board. Staff anticipates circulating the draft Ladrey scope in June for Board input and potential Board vote to release the RFP in July.

## **G. TAX CREDIT PORTFOLIO**

May 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 has been scheduled for June. Property insurance renewal coverage application for BWR is underway. Boston Financial has begun their annual tenant file review which will include James Bland I, James Bland II, Old Dominion, and West Glebe. Boston Financial has also scheduled an exterior inspection of James Bland V.

Boston Financial has also completed their review of the audited financial statements for James Bland I, James Bland II, James Bland IV, James Bland V, and Old Dominion. Based on their review, Boston Financial has completed the calculation of the 2020 distributions in accordance with the Partnership's documents.

The final draw request has been submitted to Virginia Housing for the Ladrey predevelopment loan which will close out the \$100,000 loan.

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

## **VI. RESIDENT & COMMUNITY SERVICES**

## A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	34	0
Chatham Square	25	0
Samuel Madden	31	0
Andrew Adkins	22	0
James Bland V	74	0
Princess Square	6	0
Ladrey	33	0
HCVP	70	0
Scattered Sites	31	0
City-wide	46	0
<b>TOTAL</b>	<b>372</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. During the month of April, there was a slight decrease in programming enrollment due to residents who either relocated out of housing or passed away due to natural causes.

### 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.

<b>Household Contacts Numbers Reached</b>	
<b>Property</b>	<b>May 1 – May 31, 2021</b>
Hopkins-Tancil	91
Chatham Square	39
Samuel Madden	45
Andrew Adkins	57
James Bland /OTC	85
Princess Square	39
Ladrey Highrise	153
West Glebe/Old Dominion	31
Pendleton Park/Park Place	32
Scattered Sites	36
HCVP/City-wide	48
<b>Total</b>	<b>656</b>

### C. VOLUNTEERS

Currently there are 77 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of May, 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.

<b># Active Volunteers</b>	<b># New Recruits</b>	<b># of Service Hours</b>	<b>Value of Service Hrs.</b>
77		44	\$1,186.24

### D. SELF SUFFICIENCY PROGRAM STATISTICS

	<b>ROSS</b>	<b>FSS</b>
Number of Households Under Contract of Participation - YTD	56	74
Number of Households with Positive Escrow Accounts	N/A	52
Number of Households to Successfully Graduate – YTD	N/A	0



## SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	May 2021	YTD
Healthcare & Medical	67	453
Financial Assistance/Literacy Education	57	241
Daily Living Skills/Entitlements	3	19
Transportation	64	595
Enrollments/Registrations/Assessments	7	26
Adult Basic Education/Literacy/GED	2	4
Job Training Skills/Programs/Certifications	9	24
Childcare Services	20	43
Other	3	43
<b>TOTAL</b>	<b>232</b>	<b>1,448</b>

## E. PARTNERSHIPS

Provider / Partner	Event/Activity – May 2021	# Participants Served
ACPS	Breakfast/Lunch Food Distribution	81 Families (764 Meals)
Division of Aging & Adult Services (DAAS)	Meal on Wheels	7
Division of Aging & Adult Services (DAAS)	Frozen Meal Delivery Program	15
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	453
ALIVE	End of Month Food (Modified)	119
Russell Temple CME Church	Thursday Bags	160
Alfred Street Baptist Church	Food Boxes with Essential Supplies/Gift Cards	10
Capital Area Food Bank	Special Distribution by Grant	154
Third Baptist Church	Food Distribution for Parker Gray Community	100
Animal Welfare League of Alexandria	Health Clinic and Supplies for Pets along with Sign-up for Covid-19 Vaccinations	117
<b>Total</b>	<b>10</b>	<b>1,135</b>



## F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$23,319	\$ 4,375.94	\$	\$ 50,980.79

## 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 57.

### General Program Updates

As part of our annual May appreciation event for the seniors, ARHA provided meals for everyone in the Ladrey building on May 6th. In addition, a non-profit group from Washington, DC called – Feed the Fridge surprised all of the women in Ladrey with a brunch meal on Mother’s Day. The meals were individually boxed and delivered by Medium Rare Restaurant.

Charles Houston Recreation Center continued with their schedule of planned Mobil Recreation Outreach Days at various ARHA Properties. For the month of May, activities were planned Old Town Commons, Princess Square, Andrew Adkins, and Ruby Tucker. During the events, Charles Houston Staff engaged youth in outdoor activities, and provided information on Summer Camps and other family programs being offered through the Recreation Department. Additionally, 14 ARHA youth were offered scholarships to attend summer programming at Charles Houston for free. The scholarships were made possible by an anonymous group of donors from the Community.

LINK Club students are winding down the school year by prepping for their end of quarter and SOL tests. Students also chose Dodgeball/Basketball for their last set of enrichment classes, which allow an opportunity for them to get outside and enjoy the weather. Our community gardeners have also kept busy learning about cicadas and planting additional crops to include sweet potatoes and watermelons.

The Animal Welfare League of Alexandria (AWLA) resumed their annual Pet Vaccination Clinic at Tancil Court. AWLA provided vaccinations for pets, along with pet food, pet supplies, and nail trimmings for free. This year, AWLA invited other participants to provide health and wellness information for both pets and their owners. Other exhibitors included:

- ALIVE providing shelf stable food bags.
- InspireLit providing free books to kids and adults.
- Nature Center providing information on summer events.
- Senior Services of Alexandria providing information for Seniors.
- Alexandria Health Department providing appointments for Covid-19 vaccinations.
- St. Joseph’s Church providing clothing.
- Workforce Development providing employment information.

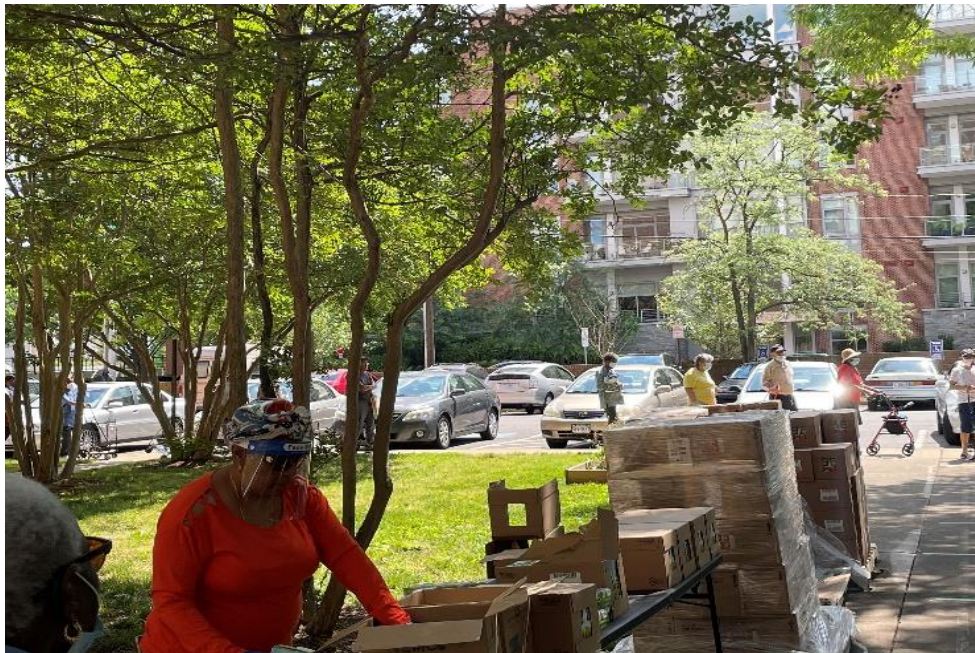
## H. UPCOMING: TRAININGS / WORKSHOPS / COURSES / ORIENTATIONS / SPECIAL EVENTS

- All Sessions Postponed Until Further Notice

## I. PHOTOS



**CHARLES HOUSTON MOBILE RECREATION OUTREACH**



**CAPITAL AREA FOOD BANK SPECIAL DISTRIBUTION**



**ANIMAL WELFARE LEAGUE OF ALEXANDRIA (AWLA) PET CLINIC**



**AWLA OTHER INFORMATION – VACCINATIONS & BOOK GIVE AWAY**



**GARDENERS ENJOYING WATERMELON & PLANTING SEEDS TO GROW THEIR OWN**



**STUDENTS PARTICIPATED IN A LESSON ABOUT CICADAS**



**STUDENTS PREPPING FOR SOL'S AND END OF SCHOOL YEAR TESTS**

## VII. CONSENT DOCKET

## VIII. ACTION DOCKET

## IX. OTHER BUSINESS

## X. NEWS ARTICLES





## NEWS RELEASE

Media Contact:  
Alison Burdo - 610.585.7626

### Final Residents Move into Lineage

*Following April's grand opening of the newly constructed building, it took less than a month for the final family to move in*

**(Alexandria, VA – June 11, 2021)** – The Alexandria Redevelopment and Housing Authority (ARHA) and Edgewood/Vantage of Maryland have welcomed the final family to the now fully occupied Lineage on North Patrick. This follows the April 20<sup>th</sup> grand opening of the 52-unit affordable apartment building on the site of the former Ramsey Homes in Alexandria's Parker-Gray Historic District.

"We feel so fortunate to have Edgewood Management managing this property. They have done a fantastic job not only leasing up the building but ensuring that residents moved smoothly into their apartments," said ARHA CEO Keith Pettigrew. "Their efforts reflect our doctrine that we are here to serve our residents, the people who drive our actions and decisions."

Among the most distinctive aspects of the 1, 2, and 3-bedroom apartments at Lineage are the large windows. Residents have commented how much they appreciate Lineage's modern amenities and the view. The building stands in stark contrast to the public housing it replaced, the 1942-era Ramsey Homes, which was demolished in 2019.



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“We at Edgewood Management are thrilled to help bring to life this affordable community to the thriving Alexandria market,” said Senior Vice President of Marketing Wendy Simpson. “Our team successfully leased up the building in record time and helped many residents and their families move into a brand-new apartment home in the middle of a pandemic. It’s a real success story.”

Lineage continues ARHA’s recent record of building mixed income communities which feature a mix of incomes from very low to working class- a stark contrast to the traditional public housing inventory of the past. It is a model that ARHA will duplicate at other sites in its 5–10-year repositioning program.

The building, which sits directly across the street from the Charles Houston Recreation Center and is a short walk to the Braddock Road Metro station, is wired for cable and internet, blocks from Old Town, and is in high demand. More than 100 households remain on the waiting list for an apartment there.

For more information on the building, please visit the Lineage [website](#).

**About Alexandria Redevelopment and Housing Authority**

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

To learn more, visit <http://www.arha.us/>.