



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

NOVEMBER 18, 2019



BOARD OF COMMISSIONERS REGULARLY MONTHLY MEETING

**Alexandria Redevelopment and Housing Authority
401 Wythe Street, Alexandria, VA 22314
(Large Conference Room)**

Monday, November 18, 2019 at 7:00 pm

AGENDA

1. **PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES**
 - Ladrey Advisory Residents Board (RAB) – Amos Simms, 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, OCTOBER 21, 2019.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, NOVEMBER 18, 2019.**
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

(Large Conference Room)

MONDAY, OCTOBER 21, 2019 at 7:00 P.M.

THOSE PRESENT: Daniel Bauman, Chairman
Peter Kleeblatt, Vice Chairman
Anitra Androh, Commissioner
Christopher Ballard, Commissioner
Carter Flemming, Commissioner
Kevin Harris, Commissioner
Merrick Malone, Commissioner
Karl Sandberg, Commissioner
Salena Zellers, Commissioner

THOSE ABSENT: N/A

RECORDER: Cynthia Dickerson

The Vice Chairman called the meeting to order at 7:03 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. Amos Simms**

Mr. Simms greeted the Board and stated that he didn't have much to say since Commissioner Harris will update everyone in regards the Ladrey nominations.

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

Mr. Harris greeted everyone in attendance and reported the following:

- The nominees for the President, Vice-President and Treasurer of the Ladrey Senior Advisory Board have been confirmed. The elections will be held November 13, 2019.
- ARA attended the Alexandria Health Department workshop. The discussion centered around health initiative strategies for the coming year.

Commissioner Zellers ask how long are the terms?

Ms. Diana Murphy answered 3 (three) years.

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

Ms. Estela Herrera

Ms. Herrera greeted the Board. She thanked maintenance for resolving her maintenance request. She also expressed concern about another resident's behavior.

Commissioner Malone noted that he is concerned about this allegation and requested that someone follow-up.

Mr. Pettigrew responded we will.

Ms. Janeka Codgell

Ms. Codgell greeted the Board and expressed her displeasure with the Resident Association (ARA), specifically the hours of operation of the Resident Association Office, as well as the ARA's lack of participation with the community.

Mr. Pettigrew noted that he met with Ms. Codgell regarding her issues with the ARA and that he recommended that she request a meeting with the ARA Board.

ITEM 3. VOTE TO APPROVE THE AMENDED MINUTES FOR REGULAR SCHEDULED BOARD MEETING HELD THURSDAY, JULY 22, 2019:

Mr. Pettigrew explained that it was a simple mistake that should not have happened. Commissioner Harris was listed as being both present and absent. The minutes have been amended.

Chairman Bauman presented the amended minutes for Thursday, July 22, 2019. Commissioner Sandberg moved to accept the amended minutes; the motion was seconded by Commissioner Androh. The motion was approved with (7) Yeas, and (0) Nays.

ITEM 4. VOTE TO APPROVE MINUTES FOR REGULAR SCHEDULED BOARD MEETING HELD MONDAY, SEPTEMBER, 30, 2019:

Chairman Bauman presented the minutes for Monday, September 30, 2019. Commissioner Malone moved to accept the minutes; the motion was seconded by Commissioner Ballard. The motion was approved with (7) Yeas, and (0) Nays.

ITEM 5. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF MONDAY OCTOBER 21, 2019:

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

Asset Management: Rent collections and occupancy continue to be above the high performer threshold of 95%.

Facilities: There were a total of 2,073 work orders for the month of September, 2019.

Finance: Our revenue continues to be higher than the projected budget.

Development: Ramsey Homes is coming along slowly but surely. The weather continues to be a challenge. We anticipate capping the water issue this week and pushing hard toward getting the project out of the ground as soon as possible.

The Tax Credit Portfolio investors completed their audits. There were no findings. We're just waiting for the closeout letter.

Residents Services: Staff participated in the Alexandria Public Schools Strategic Planning Meeting.

Mr. Pettigrew highlighted the ARHA 80th Anniversary. He thanked the residents, staff and Commissioners for attending.

Commissioner Malone thanked the staff, noting that they did an outstanding job event planning and fundraising. Chairman Bauman concurred.

Commissioner Zellers asked about the rodent concerns at Samuel Madden.

Mr. Pettigrew acknowledged the concern. He noted that in light of the concerns, he has instructed staff to treat the property monthly, as opposed to quarterly.

Commissioner Zellers said I'm assuming that the pest control people are filling up holes in the walls, under the sinks and all of it.

Mr. Pettigrew responded yes.

Commissioner Zellers said it is a lot of construction and I'm sure that is contributing to the problem.

Commissioner Zellers said I was looking at the resident activities and engagement enrollment information and what sticks out to me is that we have 65 participants under the age of 18. So, I guess you might want to focus on trying to improve that. And the easiest way to do that is to work with the Charles Houston Advisory Council and the Teen Center. The neighborhood really wants to help, especially with the kids.

Ms. Diaz noted that she will.

Commissioner Zellers said thank you.

Is there are there any other questions or comments or concerns around the Executive Summary?

Mr. Pettigrew concluded the Executive Summary report and Chairman Bauman requested a motion to accept the Executive Summary Report. Commissioner Androh moved to accept the Executive Summary Report. The motion was seconded by Commissioner Sandberg. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Executive Summary Report as of Monday, October 21, 2019.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 7:28 pm.

ITEM 6. CONSENT DOCKET:

- No Items Submitted

ITEM 7. ACTION DOCKET:

- No Items Submitted

ITEM 8. NEW BUSINESS:

- No Items Submitted

ITEM 9. ANNOUNCEMENTS:

- No Items Submitted

ITEM 10. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Androh, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:29 pm. At 8:10 pm the Board reconvened in public session.

Thereupon, Chairman Bauman asked for a motion to adjourn the meeting. Commissioner Ballard moved to adjourn, seconded by Commissioner Androh, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:10 pm.

I. EXECUTIVE SUMMARY

Below are several key operational activities and notable highlights for October 2019:

ASSET MANAGEMENT

- **Occupancy / Rent Collection**

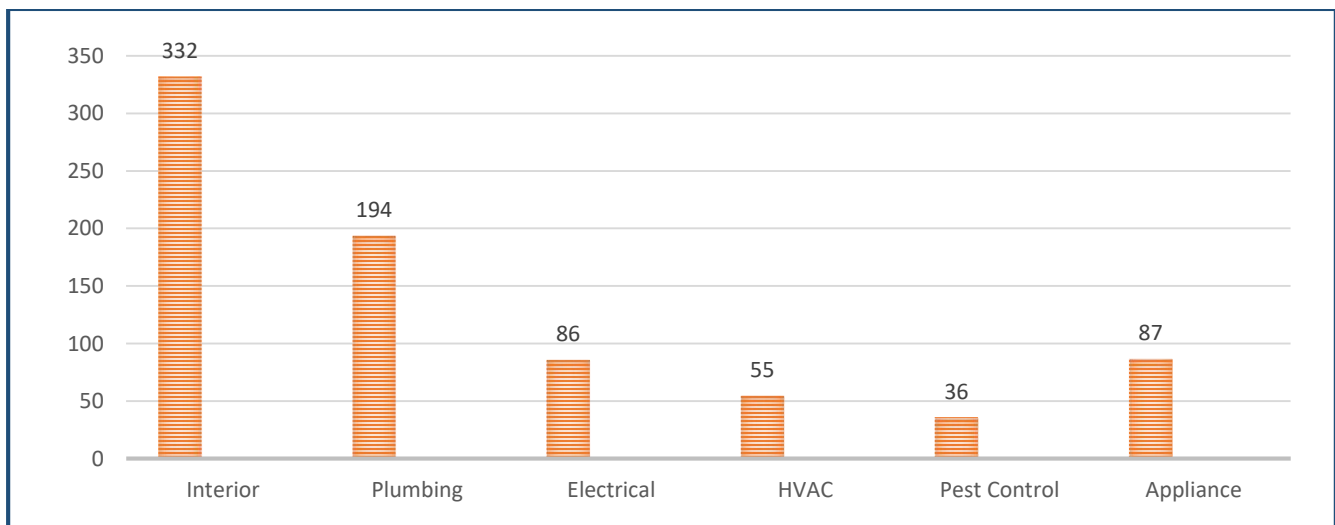
	Public Housing Sept 2019	Public Housing Oct 2019	MOD Rehab Sept 2019	MOD Rehab Oct 2019	Market Rate Sept 2019	Market Rate Oct 2019
Occupancy	97%	98%	99%	99%	95%	98%
Rent Collection	98%	98%	99%	98%	98%	98%

- **Lease-Ups**

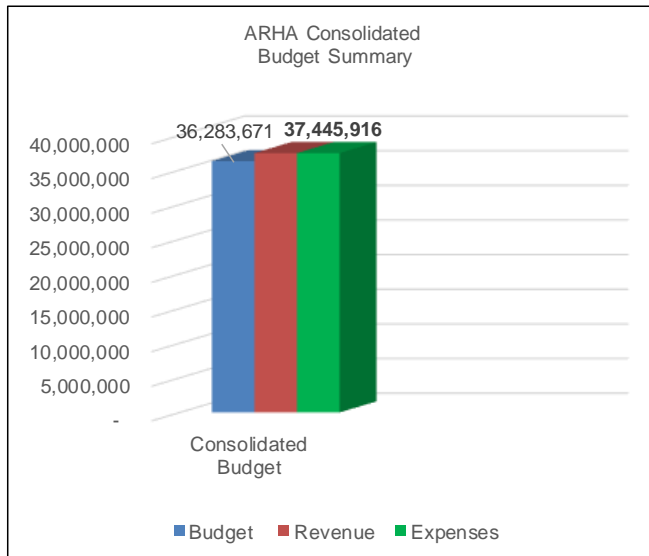
New Lease-Ups	September 2019	October 2019
Tenant-based (HCVP)	11	2
Number of request for tenancy	11	2
Project-based voucher	0	0
Moderate Rehabilitation	1	0

CENTRAL FACILITIES

Activity Total = 790



FINANCE



As of October 31, 2019 revenue and expenses were \$1.16MM or 3.2% higher than the projected budget. ARHA generated CY reserves of \$2.5MM of which \$1.6MM are restricted and \$889K is unrestricted.

DEVELOPMENT

RAMSEY HOMES

As of the end of October the project will be over 25% completed. During this month the general contractor encountered unsuitable soil requiring the placement of additional foundation supports. It is expected that concrete for all the footers and foundations will be poured by the first week of November. While the general contractor continued to work on the foundation in the final portion of the basement, approximately two thirds of the concrete for the garage slab and of the first floor podium were poured as of the end of this month.

Due in large part to cost increases attributable to delays in the predevelopment phase of the project, cost escalators, and additional expenses for unforeseen conditions, on October 22 the City Council unanimously approved an additional loan to the project of \$1.4M.

TAX CREDIT PORTFOLIO

The investors for Pendleton Park and Chatham Square have completed their annual audit consisting of site visits and file review. There were no findings associated with Chatham Square and we are responding to follow up questions received regarding Pendleton Park.

The VHDA audit is underway for James Bland I, James Bland II, Chatham, Quaker Hill, and BWR. The audit includes a physical inspection of the asset as well as a review of the resident files and accounting records. The review of the resident files is complete as well as the physical inspections. No major items were found and we have responded to all items noted during the file review and inspections and expect close-out letters shortly.

RESIDENT SERVICES

The Ruby Tucker Center has been a factory of mini scientist by assembling pieces together to make electricity. Ladrey High-Rise children were chemists studying the different phases of matter through slime experiments. Jefferson Houston School has implemented more physical activities such as soccer and basketball. They also have tuned into the children's creative writing and encouraged them to write poetry. Each site has made reading essential and has implemented a book club for each site. The Sunshine Garden with our 3-5 grade has ended with our last tomato harvest and sweet potato harvest of 112 lbs. We ended this month with a Trunk or Treat to celebrate the holidays with the children.



ACPS and ARHA have made it an effort to increase parent participation in the Link Club. We orchestrated a parent meet and greet with staff and the Principle of Jefferson Houston. This allowed parents to voice their concerns or ask any question relating to their children in school and the Link Club program. It was an excellent turn out and we plan on organizing many more in the near future.

HUMAN RESOURCES



ARHA Jobs and Career Training Fair

On October 17th from 10:00 AM – 3:00 PM, ARHA sponsored a Jobs, Training and Career Fair at the Charles Houston Recreation Center, in partnership with the City of Alexandria Office of Workforce Development. The Fair was open to all ARHA residents and promoted throughout ARHA's housing communities. ARHA sponsored this fair in cooperation with our HUD Section 3 program which requires us to provide our public housing residents opportunities for job training, employment and contracts.

UPCOMING MEETINGS AND EVENTS

The upcoming 2019 Board Meetings and other event dates are as follow:

Date	Event
December 16	Board Meeting
December 17	Santa's Winter Wonderland Evening of Appreciation
December 18	Santa's Winter Wonderland

II. ASSET MANAGEMENT

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

	Indicator	Sept 2019	Oct 2019	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	97%	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)	95%	98%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	1.09%	1.09%		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 97%. Individual Performance data by property is as follows:

PUBLIC HOUSING	Sept 2019	Oct 2019
Samuel Madden	99%	99%
Andrew Adkins	98%	98%
Ladrey Highrise	99%	99%
Scattered Sites I	100%	100%
Scattered Sites II	97%	94%
Scattered Sites III	98%	98%
Saxony Square	80%	80%
Park Place	98%	95%
Chatham Square	98%	98%
Braddock & Whiting	100%	100%
Reynolds	95%	95%
Old Dominion	100%	100%
West Glebe	98%	98%
James Bland I, II, IV	99%	99%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	Sept 2019	Oct 2019
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	99%	99%
Project Based Section 8	100%	100%
Low Rent Public Housing	97%	98%
Market Rate (Affordable Dwelling Units)	95%	98%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for October 2019:

	Sept 2019	Oct 2019
Homeownership	18	18
Homeownership New this Month	0	0
Family Unification	37	34
Portable Vouchers Paid	265	204
Tenant Protection	67	64
All Other Vouchers	1221	1221
Number of Vouchers Under Lease on the last day of the month	1608	1537
HA Owned Units Leased – included in the units lease above	180	178
New Vouchers issued but not under contract as of the last day of the month	0	0
Portable Vouchers Administered	42	44
Number of Vouchers Covered by Project-Based AHAPs and HAPs	76	77

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 9/30/19	Total Occupied units 10/31/19	# Vacant
Princess Square	68	61	64	4
Quaker Hill	60	59	59	1
Hopkins-Tancil	108	106	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	23	24	0
Old Town Commons V	54	54	54	0
TOTALS	330	319	323	7

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 9/30/19	Total Units Occupied 10/31/19	# Vacant
Ladrey Building	169	167	166	3
Chatham Square.	52	51	51	1
Old Town Commons I	18	17	17	1
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	64	64	1
A. Adkins Homes	89	87	87	2
Scattered Sites 410	50	50	50	0
Scattered Site 411	30	29	28	2
Scattered Site 412	41	40	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	17	18	0
Saxony Square	5	4	4	1
Park Place	38	37	36	2
West Glebe	48	47	47	1
Old Dominion	36	36	36	0
TOTALS: (values are rounded up/down)	751	739	736	15

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Sept 2019	Currently Active on the Waiting list Oct 2019
HCVF	1,540	1,540
Total	1,540	1,540
MOD Rehab		
(1) bedroom	295	295
(2) bedroom	200	177
(3) bedroom	187	190
(4) bedroom	1	1
Total	683	663
General Public Housing		
(1) bedroom	795	795
(2) bedroom	544	543
(3) bedroom	215	218
(4) bedroom	1	1
Total	1,555	1,557
Elderly / Disabled		
(1) bedroom	490	486
Total	490	486
BWR		
(2) bedroom	540	536
(3) bedroom	223	206
Total	763	742
Chatham Square		
(2) bedroom	519	515
(3) bedroom	180	166
Total	699	681
West Glebe / Old Dominion		
(1) bedroom	419	412
(2) bedroom	601	551
(3) bedroom	162	166
(4) bedroom	1	1
Total	1,183	1,130
OTC I, II, IV		
(2) bedroom	419	413
(3) bedroom	245	246
Total	664	659

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Sept 2019	Oct 2019
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	11	2
New Move-in/Change of Unit/Port-in	11	2
Interim Change	50	60
Annual Reexamination	77	112
End of Participation	1	4
PUBLIC HOUSING		
Pre-Admission/Eligibility	6	3
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	4	2
Interim Change	18	23
Annual Reexamination	69	39
End of Participation	7	6
MODERATE REHABILITATION		
Pre-Admission/Eligibility	2	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	6	8
Annual Reexamination	5	7
End of Participation	2	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	3	7
Annual Reexamination	2	8
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	279	283

I. INSPECTIONS

Inspections	Sept 2019	Oct 2019
# of annual/return Inspections	172	215
# of Initial/Re-inspections	22	36
# of Final Failed Inspections	0	0
# of Abatements	0	0
# of Emergency/Special Inspections	3	2
# of Missed Inspections (no show)	31	33
# of quality control inspections conducted	17	10

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	Sept 2019	Oct 2019
Recertification's	31	34
Intake Certifications	33	4

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

Number of Recertification's Files With Errors /Recert Info	Sept 2019	Oct 2019
# of Recert Files w/ Errors	3	4

2. Public Safety

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

Types	Sept 2019	Oct 2019
Bar Notices issued	5	4
Late Notices	130	124
Unlawful Detainers	25	37
Evictions (legal)	1	2
Evictions (drugs)	1	0

K. RENT COLLECTION

ARHA properties collected cash at 98% of rent charged for October 2019. Individual performance by property is as follows:

	Sept 2019	Oct 2019
Samuel Madden	88%	93%
Andrew Adkins	95%	94%
Ladrey High-Rise	98%	96%
Scattered Sites I	100%	98%
Scattered Sites II	97%	99%
Scattered Sites III	91%	100%
Saxony Square	100%	100%
Park Place	97%	94%
Chatham Square	100%	100%
Braddock	100%	100%
Whiting	100%	92%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I	100%	100%
James Bland II	95%	96%
James Bland IV	92%	100%
TOTAL	98%	98%
MARKET RATE		
Quaker Hill	98%	90%
Princess Square	93%	91%
Miller Homes	100%	100%
Pendleton Park	98%	100%
James Bland V	100%	99%
TOTAL	97%	98%
MOD/PBV		
Hopkins-Tancil	99%	98%
TOTAL	99%	98%

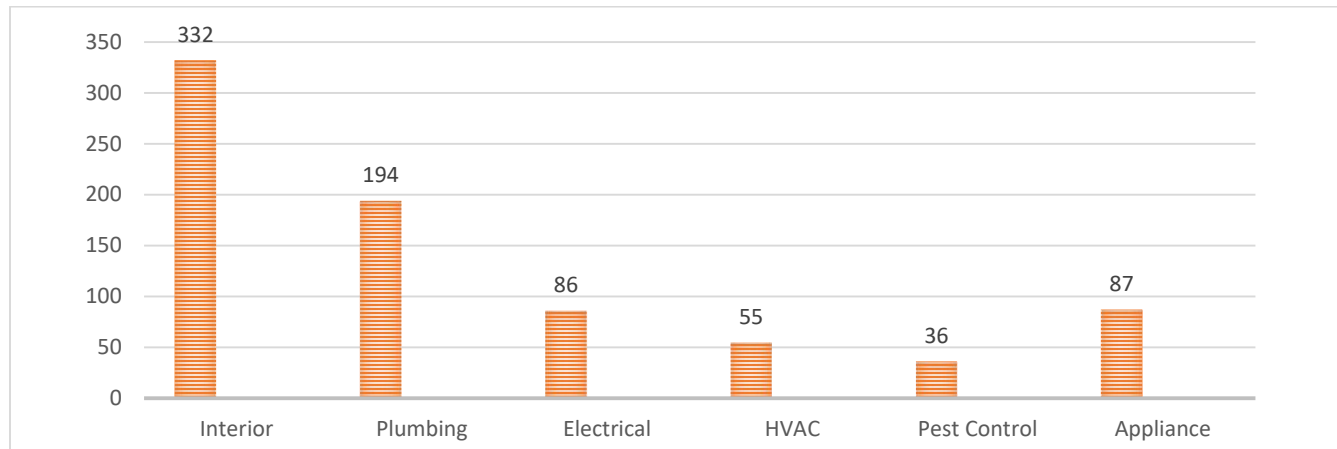
*Additional Rent Collection Information: (Oct 2019)

(24 Units) Whiting Out 24 units (6) families with rent portion \$0 and (1) failed to pay rent.

(59 Units) Quaker Hill Out of 59 Units (5) Families with rent portion \$0 and (5) failed to pay rent.

III. CENTRAL FACILITIES

A. ACTIVITY TOTAL = 790



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(s)	2018 Year End
Administrative Building	1	0	0	0	0	0	1	1	32
Alexandria Crossing (Old Dominion & West Glebe)	17	16	12	4	1	10	60	64	759
Andrew Adkins	8	16	3	2	3	11	43	514	791
BWR (Braddock, Whiting & Reynolds)	3	7	0	2	3	4	19	24	537
Chatham Square	6	5	1	0	0	1	13	50	515
Hopkins-Tancil	48	31	11	6	6	6	108	130	1,079
James Bland V	4	3	5	2	2	4	20	41	446
Ladrey Highrise	41	25	10	3	8	9	96	387	853
Miller Homes	12	8	3		2	3	28	12	136
James Bland I, II, IV	21	7	6	1	4	6	45	146	664
Park Place & Saxony Sq.	10	4	2	0	1	2	19	23	265
Pendleton Park	14		2		2	3	21	11	236
Princess Square	52	17	10	8	4	12	103	89	816
Quaker Hill	24	8	3		8	7	50	54	583
Ramsey Homes							0	0	7
Samuel Madden	20	26	5	4	3	1	59	451	584
Scattered Sites I, II, III	51	21	13	4	8	8	105	76	1,347
TOTAL	332	194	86	36	55	87	790	2,073	9,650

C. NEW WORK BY SITE

Pest Services performed the method called a Dust & Drill treatment on the Princess Square, Andrew Adkins and Sam Madden properties. This method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then, will conduct 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. This will be performed on a monthly basis through the remainder of the year. The next scheduled dates are November 6 - 8, 2019.

D. WORK IN PROGRESS

- **Integrated Pest Management Services:**

Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects for ARHA units on a quarterly as well as requested bases (via work orders). Quarterly inspections and treatments are instrumental with regards to decreasing the amount of requests and complaints in between the scheduled quarterly services. The Ladrey Highrise is the exception, as routine inspections and treatments are performed monthly. The next services for all properties is scheduled for January 2020.

- **Section 18 HQS:**

As a result of HQS inspections conducted by American Property Consultants (APC) in July and August, work orders and work schedules have been created. The rapid response maintenance staff has completed 95% of the work orders. The team of certified inspectors continue to inspect the work to ensure completeness and quality work. The entire process including the detailed work completed is being tracked. We anticipate that the process will be completed no later than November 15, 2019.

IV. FINANCE

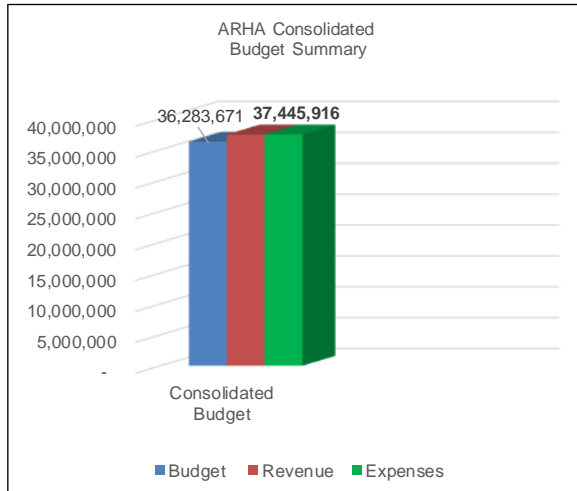


A. FINANCIAL SUMMARY

*Alexandria Redevelopment & Housing Authority
FY 2019 Budget vs Actual
For the Period Ending December 31, 2019*

	Annual Budget	October-19				FY 2019 YTD (January 2019 - October 2019)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$ 3,755,200	\$ 312,933	\$ 330,236	\$ 17,303	6%	\$ 3,129,333	\$ 3,241,625	\$ 112,292	4%
Rental Assistance	3,665,000	305,417	336,802	31,385	10%	3,054,167	3,230,573	176,406	6%
Governmental Grants	24,697,000	2,058,083	2,420,748	362,665	18%	20,580,833	21,015,292	434,459	2%
Local Grants	132,390	11,033	32	(11,001)	-100%	110,325	70,063	(40,262)	-36%
Management/Fee for Service	3,657,200	304,767	331,029	26,262	9%	3,047,667	3,157,814	110,147	4%
Bookkeeping Fee	248,700	20,725	19,650	(1,075)	-5%	207,250	197,351	(9,899)	-5%
Asset Management Fee	124,150	10,346	10,350	4	0%	103,458	103,703	244	0%
HCVP Asset Management Fee	2,118,000	176,500	186,031	9,531	5%	1,765,000	1,863,473	98,473	6%
Operating Subsidy	3,873,600	322,800	305,777	(17,023)	-5%	3,228,000	3,178,060	(49,940)	-2%
Investment Income	11,930	994	1,155	160	16%	9,942	13,327	3,386	34%
CY Transfers	515,425	42,952	98,694	55,742	130%	429,521	657,422	227,901	53%
Other Income	741,810	61,818	68,575	6,757	11%	618,175	717,214	99,039	16%
Total Operating Revenue	\$ 43,540,405	\$ 3,628,367	\$4,109,077	\$ 480,710	13%	\$ 36,283,671	\$ 37,445,916	\$ 1,162,246	3%
<u>Operating Expenses</u>									
Administration	\$ 6,444,125	\$ 537,010	\$ 263,992	\$ (273,018)	-51%	\$ 5,370,104	\$ 5,005,877	\$ (364,227)	-7%
Tenant Services	634,915	52,910	36,024	(16,886)	-32%	529,096	471,523	(57,573)	-11%
Utilities	1,458,050	121,504	139,343	17,839	15%	1,215,042	1,192,452	(22,589)	-2%
Ordinary maintenance & operations	5,601,845	466,820	880,141	413,320	89%	4,668,204	5,120,270	452,066	10%
Protective Services	87,100	7,258	8,061	803	11%	72,583	69,546	(3,038)	-4%
General expense	2,355,155	196,263	194,810	(1,453)	-1%	1,962,629	1,957,665	(4,964)	0%
Housing Assistance Payments	24,697,000	2,058,083	1,965,090	(92,993)	-5%	20,580,833	20,906,454	325,620	2%
Debt Service	255,600	21,300	21,404	104	0%	213,000	206,392	(6,608)	-3%
CY Reserves	2,006,615	167,218	600,212	432,994	259%	1,672,179	2,515,738	843,558	50%
Total Operating Expense	\$ 43,540,405	\$ 3,628,367	\$4,109,078	\$ 480,711	13%	\$ 36,283,671	\$ 37,445,916	\$ 1,162,245	3%
NET SURPLUS (DEFICIT)	-	-	(1)	(1)		-	0	0	

B. CONSOLIDATED BUDGET SUMMARY

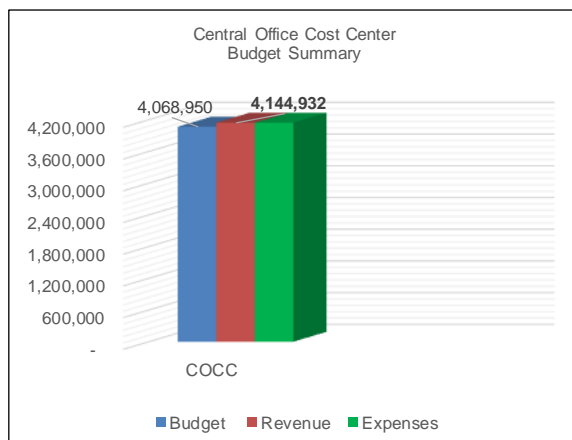


As of October 31, 2019 revenue and expenses were \$1.16MM or 3.2% higher than the projected budget. ARHA generated CY reserves of \$2.51MM of which \$1.62MM are restricted and \$889K are unrestricted.

Overall Reserves/Transfers totaled \$650K, which was \$227K or 53% over budget.

There were not any revenue categories under budget by more than \$50K. Ordinary Maintenance and Housing Assistant Payments are the only expense category over budget by more than \$50K and will be discussed under the Public Housing and Voucher Program summary.

C. CENTRAL OFFICE



Overall, as of October 31, 2019, Revenues and Expenses were \$75K or 1.87% over budget. There were not any revenue projections under budget by more than \$50K or any expense projections over budget by more than \$50K.

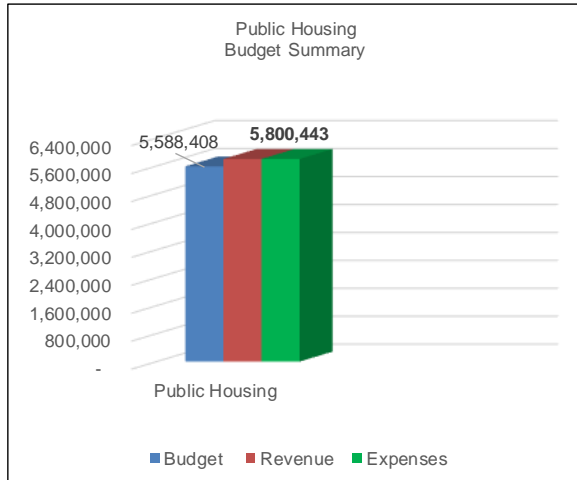
The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services.

The report above reflects the expenses associated with their operations. The management fees are determined with HUD guidance. HUD has provided an outline of the overall policy framework underlying the development of that guidance. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

The COCC charges the following fees monthly for each unit under lease:

- Management Fee \$63.52
- Bookkeeping Fee \$7.50
- Asset Management fee \$10.00.

D. 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.

As a result of Ordinary Maintenance and Operations being lower than projected, operating transfers and expenses were \$12K or less than 1% under budget.

I. PUBLIC HOUSING- AMP 1

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

For the period ending October 31, 2019, Public Housing- AMP 1 generated a restricted reserve of \$48,586 which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

II. PUBLIC HOUSING- AMP 3

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

For the period ending October 31, 2019, Public Housing-AMP 3 generated a restricted reserve of \$153,018 which is restricted for Public Housing operations and being 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 community consists of 159 rental units.

For the period ending October 31, 2019, Public Housing- AMP 4 generated a deficit of \$53,392 which is \$53,553 or 60% under the projected deficit.

IV. PUBLIC HOUSING- AMP 5

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

For the period ending October 31, 2019, Public Housing- AMP 5 generated a deficit of \$21,347 which is \$14,843 or 228% over the projected deficit. The deficit is being caused as a result utilities and ordinary maintenance and operation costs being higher than projected.

V. PUBLIC HOUSING- AMP 6

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

For the period ending October 31, 2019, Public Housing- AMP 6 generated a deficit of \$76,676 which is \$18,359 or 31% over the projected deficit. The deficit is being caused as a result ordinary maintenance and operation costs being higher than projected.

VI. PUBLIC HOUSING- AMP 7

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

For the period ending October 31, 2019, Public Housing- AMP 7 generated a deficit of \$23,112 which is \$61,475 or 73% under the projected deficit.

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 community consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending October 31, 2019, Public Housing- AMP 8 generated a deficit of \$41,397 which is \$2,311 or less than 5% under the projected deficit. The deficit is a result of utilities and expenses being higher than projected.

VIII. PUBLIC HOUSING- AMP 9

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

For the period ending October 31, 2019, Public Housing- AMP 9 generated a restricted reserve of \$48,840, which is restricted to the Limited Partnership and is used to fund replacement reserves.

IX. PUBLIC HOUSING- AMP 10

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

For the period ending October 31, 2019, Public Housing- AMP 10 generated a deficit of \$46,809 which is \$25,038 or 115% over the budgeted deficit. The deficit is a result of a rental income being lower and maintenance expenses being higher than projected at the beginning of the year.

X. PUBLIC HOUSING- AMP 11

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

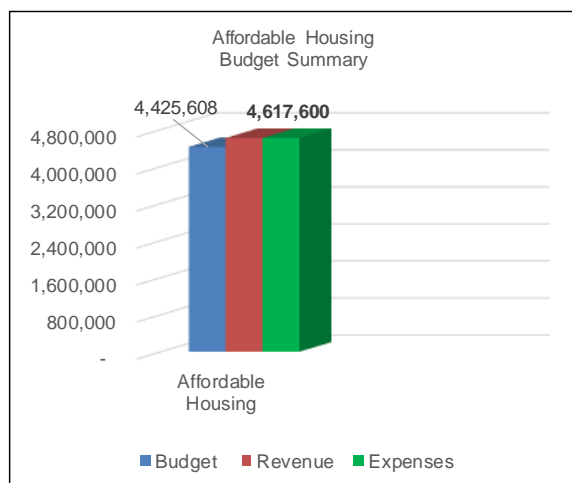
For the period ending October 31, 2019, Public Housing- AMP 11 generated a restricted reserve of \$789, which is restricted to the Limited Partnership and is used to fund replacement reserves.

XI. PUBLIC HOUSING- AMP 12

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

For the period ending October 31, 2019, Public Housing- AMP 12 generated a restricted reserve of \$13,644, which is restricted to the Limited Partnership and is used to fund replacement reserves.

E. AFFORDABLE HOUSING SUMMARY



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

Revenues were \$191K or 4.34% over budget mainly as a result of Dwelling Rent/Rental Assistance being higher than projected at James Bland V, Miller Homes, Princess Square, Quaker Hill, and Pendleton Park.

Expenses/reserves were \$191K or 4.34% over budget due to the net increase in unanticipated reserves (cash flow) at Quaker Hill and Miller Homes. Among our affordable units, four (4)

properties James Bland V, Quaker Hill, and Princess Square, and Pendleton Park generated a restricted reserve of \$683K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$557K, which is available to support other in other affordable housing needs.

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending October 31, 2019, JB V generated a restricted reserve of \$208,661 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 as a result of the demolition of public housing units at the old James Bland and James Bland Additions. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending October 31, 2019, Miller Homes generated an (unrestricted) reserve of \$148,073 which is designated to fund current year operations in 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 debt was retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending October 31, 2019, Hopkins Tancil generated an (unrestricted) reserve of \$409,632 which is designated to fund current year operating deficits.

IV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending October 31, 2019, Quaker Hill generated a restricted reserve of \$322,297 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations to the City of Alexandria.

V. PRINCESS SQUARE

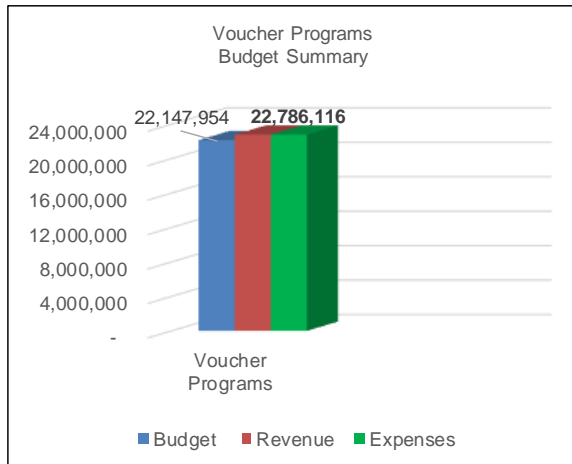
This property consists of 69 affordable housing rental units.

For the period ending October 31, 2019, Princess Square generated a restricted reserves of \$149,947 which is restricted and designated to fund replacement reserves.

VI. PENDLETON PARK

This property consists of 24 LIHTC rental units. For the period ending October 31, 2019, Pendleton Park generated a restricted reserves of \$2,230 which is restricted and designated to fund replacement reserves.

F. VOUCHER PROGRAMS SUMMARY



Includes Housing Choice Voucher Program and Mod Rehab. Revenues and Expenses were \$638K or 2.88% over the projected budget.

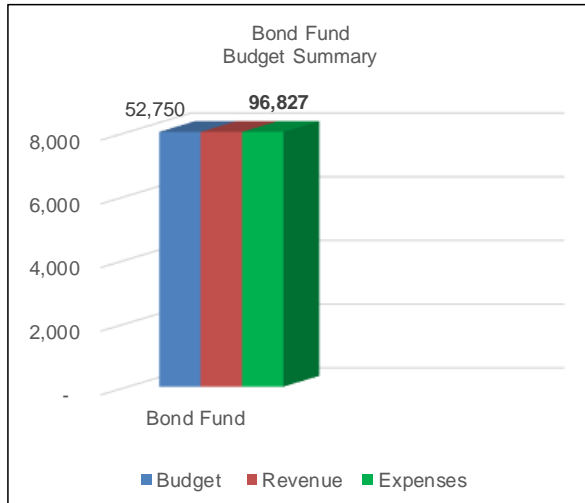
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending October 31, 2019, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$463,131.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending October 31, 2019, the Housing Mod-Rehab operated with a deficit of \$160,520. In March 2019, HUD notified ARHA that our current year funding was reduced and we must use the restricted reserves we have for the MOD Rehab program.

G. BOND FUND SUMMARY



For the period ending October 31, 2019, Revenue and Expenses were \$44,077 over the projected budget.

For more financial detail please see YTD Budget vs Actual Reports at the end of the Finance section.

H. AUDIT AND COMPLIANCE

Audit of ARHA Gas Usage. The audit objectives will be to determine whether or not gas credit card purchases appear to be reasonable; and, to determine whether there are sufficient controls in place and operating effectively to prevent fraud, waste, and abuse.

Date Scheduled: 1/2020 (Quarterly review)

Resident Council Quarterly Financial Review. The review will be to determine whether expenses appear to be reasonable; and, to determine whether there are sufficient controls in place and operating effectively to prevent fraud, waste, and abuse.

Ladrey Resident Council

Date Scheduled: 1/2020



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2019

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	3,241,625	3,129,333	112,292	-	-	-	471,750	460,000	11,750
Rental Assistance	3,230,573	3,054,167	176,406	-	-	-	-	-	-
Governmental Grants	21,015,292	20,580,833	434,459	-	-	-	-	-	-
Local Grants	70,063	110,325	(40,262)	70,063	110,325	(40,262)	-	-	-
Management/Fee for Service	3,157,814	3,047,667	110,147	3,157,814	3,047,667	110,147	-	-	-
Bookkeeping Fee	197,351	207,250	(9,899)	197,351	207,250	(9,899)	-	-	-
Asset Management Fee	103,703	103,458	244	103,703	103,458	244	-	-	-
HCVF Asset Management Fee	1,863,473	1,765,000	98,473	304,717	288,750	15,967	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	3,178,060	3,228,000	(49,940)	-	-	-	653,188	700,000	(46,812)
Investment Income	13,327	9,942	3,386	81	83	(3)	390	325	65
CY Transfers	657,422	429,521	227,901	-	-	-	-	-	-
Other Income	717,214	618,175	99,039	311,203	311,417	(213)	65,856	61,667	4,189
Total Operating Revenue	37,445,916	36,283,671	1,162,246	4,144,932	4,068,950	75,982	1,191,184	1,221,992	(30,807)
<u>Operating Expenses</u>									
Administration	5,005,877	5,370,104	(364,227)	1,412,684	1,606,792	(194,108)	303,110	294,917	8,194
Tenant Services	471,523	529,096	(57,573)	189,644	197,283	(7,639)	50,561	58,833	(8,273)
Utilities	1,192,452	1,215,042	(22,589)	59,874	62,792	(2,918)	283,357	294,167	(10,809)
Ordinary maintenance & operations	5,120,270	4,668,204	452,066	1,585,348	1,632,500	(47,152)	401,063	411,583	(10,521)
Protective Services	69,546	72,583	(3,038)	5,319	15,417	(10,098)	32,087	42,917	(10,830)
General expense	1,957,665	1,962,629	(4,964)	560,496	522,417	38,079	72,421	101,083.33	(28,662)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	20,906,454	20,580,833	325,620	-	-	-	-	-	-
Debt Service	206,392	213,000	(6,608)	-	-	-	-	-	-
CY Reserves	2,515,738	1,672,179	843,558	331,566	31,750	299,816	48,586	18,492	30,094
Total Operating Expense	37,445,916	36,283,671	1,162,245	4,144,931	4,068,950	75,981	1,191,185	1,221,992	(30,807)
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2019

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	301,712	264,000	37,712	493,476	488,000	5,476	23,446	15,000	8,446
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	1,044,261	1,076,250	(31,989)	544,560	562,167	(17,607)	16,978	21,625	(4,647)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	200,856	132,196	68,660	21,347	6,504	14,843
Other Income	43,717	26,333	17,384	14,721	14,958	(237)	-	292	(292)
Total Operating Revenue	1,389,690	1,366,583	23,107	1,253,613	1,197,321	56,292	61,771	43,421	18,350
<u>Operating Expenses</u>									
Administration	245,266	262,379	(17,113)	399,814	398,583	1,230	25,425	26,117	(692)
Tenant Services	17,458	2,917	14,541	1,993	2,875	(882)	45	-	45
Utilities	331,591	350,417	(18,826)	145,468	175,583	(30,115)	18,435	8,083	10,352
Ordinary maintenance & operations	550,652	382,208	168,444	441,892	448,333	(6,441)	13,544	6,208	7,335
Protective Services	753	1,042	(289)	106	567	(461)	3	25	(22)
General expense	90,953	86,708	4,244	116,877	112,817	4,060	4,319	2,988	1,331
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	153,018	280,913	(127,895)	147,464	58,563	88,902	-	-	-
Total Operating Expense	1,389,690	1,366,583	23,107	1,253,614	1,197,321	56,293	61,770	43,421	18,349
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2019

	LIHTC/Public Housing AMP 6			LIHTC/Public Housing AMP 7			LIHTC/Public Housing AMP 8		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	160,952	155,000	5,952	140,290	131,000	9,290	63,430	55,000	8,430
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	128,331	133,583	(5,253)	144,744	125,917	18,827	144,271	132,500	11,771
Investment Income	-	-	-	-	-	-	-	333	(333)
CY Transfers	76,676	58,317	18,359	38,372	84,588	(46,216)	65,700	43,708	21,992
Other Income	2,150	8,917	(6,767)	5,701	12,000	(6,299)	4,134	1,375	2,759
Total Operating Revenue	368,108	355,817	12,292	329,107	353,504	(24,397)	277,535	232,917	44,618
<u>Operating Expenses</u>									
Administration	170,419	169,463	956	96,261	95,163	1,099	84,418	79,625	4,793
Tenant Services	40,119	50,000	(9,881)	433	7,542	(7,109)	625	1,583	(959)
Utilities	2,642	5,833	(3,191)	2,769	4,417	(1,648)	32,398	21,917	10,482
Ordinary maintenance & operations	124,511	89,208	35,302	161,192	199,475	(38,284)	112,243	108,792	3,452
Protective Services	56	271	(215)	2,312	1,017	1,295	414	292	122
General expense	30,362	41,042	(10,680)	50,881	45,892	4,989	23,133	20,708	2,425
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	15,260	-	15,260	24,303	-	24,303
Total Operating Expense	368,108	355,817	12,292	329,107	353,504	(24,397)	277,535	232,917	44,618
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2019

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	54,041	48,000	6,041	31,018	33,000	(1,982)	61,432	59,000	2,432
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	239,753	239,083	670	68,378	63,250	5,128	70,057	74,875	(4,818)
Investment Income	502	417	86	-	-	-	-	-	-
CY Transfers	-	-	-	75,086	21,771	53,315	-	-	-
Other Income	4,050	8,042	(3,991)	2,300	1,500	800	2,074	5,208	(3,134)
Total Operating Revenue	298,347	295,542	2,806	176,781	119,521	57,261	133,563	139,083	(5,520)
<u>Operating Expenses</u>									
Administration	87,727	88,004	(277)	60,435	54,942	5,493	50,808	51,054	(246)
Tenant Services	2,393	8,417	(6,024)	162	42	121	478	417	61
Utilities	8,190	7,917	273	1,860	1,292	569	15,465	14,000	1,465
Ordinary maintenance & operations	119,366	147,500	(28,134)	73,968	52,000	21,968	52,811	55,167	(2,356)
Protective Services	5,503	500	5,003	3,073	933	2,139	4,093	1,208	2,884
General expense	26,329	24,667	1,662	9,007	10,313	(1,306)	9,119	11,204	(2,086)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	48,840	18,538	30,303	28,277	-	28,277	789	6,033	(5,244)
Total Operating Expense	298,348	295,542	2,806	176,782	119,521	57,261	133,563	139,083	(5,520)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2019

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	155,690	140,000	15,690	170,312	148,333	21,979	114,374	118,000	(3,626)
Rental Assistance	-	-	-	512,954	529,167	(16,213)	148,937	115,000	33,937
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	123,540	98,750	24,790	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	14,079	-	14,079	-	-	-	-	-	-
Other Income	27,433	23,958	3,475	29,558	26,917	2,641	3,217	6,250	(3,033)
Total Operating Revenue	320,742	262,708	58,034	712,824	704,417	8,407	266,528	239,250	27,278
<u>Operating Expenses</u>									
Administration	111,827	125,925	(14,098)	143,586	154,892	(11,306)	67,774	76,142	(8,368)
Tenant Services	81	-	81	47,765	58,167	(10,402)	29	-	29
Utilities	13,917	16,667	(2,750)	15,923	11,500	4,423	2,049	1,875	174
Ordinary maintenance & operations	134,143	91,292	42,852	207,275	158,542	48,733	46,553	49,917	(3,363)
Protective Services	6,887	2,083	4,803	6,060	2,083	3,977	11	-	11
General expense	40,224	24,208	16,016	83,554	69,500	14,054	2,039	13,250	(11,211)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	13,664	2,533	11,131	208,661	249,733	(41,073)	148,073	98,067	50,006
Total Operating Expense	320,743	262,708	58,034	712,824	704,417	8,407	266,528	239,250	27,278
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	-	-	-	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2019

	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
<u>Operating Revenue</u>												
Dwelling Rent	98,708	101,000	(2,292)	-	-	-	-	-	-	-	-	-
Rental Assistance	209,731	181,000	28,731	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	20,143,425	19,476,667	666,759	871,867	1,104,167	(232,300)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	1,461,882	1,346,667	115,215	96,874	129,583	(32,709)	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	110	42	69	10,746	7,500	3,246	114	100	14	273	-	273
CY Transfers	-	-	-	-	82,438	(82,438)	160,520	-	160,520	4,786	-	4,786
Other Income	17,130	12,333	4,797	40,687	833	39,854	-	-	-	91,768	52,750	39,018
Total Operating Revenue	325,679	294,375	31,304	21,656,741	20,914,104	742,637	1,129,375	1,233,850	(104,475)	96,827	52,750	44,077
<u>Operating Expenses</u>												
Administration	53,076	52,042	1,034	1,005,423	1,094,063	(88,639)	71,958	88,092	(16,133)	50,537	51,333	(796)
Tenant Services	44	21	23	-	-	-	-	-	-	46,290	1,417	44,873
Utilities	38,666	40,417	(1,751)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	92,421	64,250	28,171	5,033	208	4,824	-	-	-	-	-	-
Protective Services	17	104	(87)	329	1,500	(1,171)	-	-	-	-	-	-
General expense	83,255	78,583	4,672	320,258	341,667	(21,408)	13,528	14,000	(472)	-	-	-
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	19,862,566	19,476,667	385,899	1,043,888	1,104,167	(60,279)	-	-	-
Debt Service	55,970	55,833	137	-	-	-	-	-	-	-	-	-
CY Reserves	2,230	3,125	(895)	463,131	-	463,131	-	27,592	(27,592)	-	-	-
Total Operating Expense	325,679	294,375	31,304	21,656,740	20,914,104	742,636	1,129,374	1,233,850	(104,476)	96,827	52,750	44,077
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	0	-	0	0	-	0



J. RENT ROLL – FOR THE PERIOD ENDING OCTOBER 31, 2019

Project Name	# of Units	January	March	June	September	October	November	Total	Tenant Avg. Rental Income/Unit
Public Housing Units									
*Ladrey High-rise	170	46,181	45,846	47,182	49,341	48,656	47,778	\$ 519,127	\$ 279
*Samuel Madden	66	11,147	10,482	13,044	12,422	11,465	11,852	\$ 126,949	\$ 178
*Andrew Adkins	90	15,740	18,431	18,980	19,147	19,195	19,882	\$ 205,309	\$ 210
*4-10 Scattered Sites	50	14,860	14,756	14,669	17,454	16,983	17,932	\$ 182,736	\$ 332
*4-11 Scattered Sites	30	9,532	9,752	9,256	10,221	11,468	9,722	\$ 102,129	\$ 309
*4-12 Scattered Sites	41	14,547	12,709	13,903	13,377	12,562	12,449	\$ 141,237	\$ 313
*Park Place	38	11,388	11,709	11,410	11,504	11,877	11,491	\$ 128,068	\$ 306
*Saxony Square	5	2,499	2,499	2,504	1,756	1,673	1,673	\$ 25,119	\$ 457
*Chatham Square	52	16,427	16,056	15,983	15,741	15,307	16,269	\$ 176,396	\$ 308
*Braddock	6	1,586	1,577	1,135	1,291	1,031	1,737	\$ 17,053	\$ 258
*Whiting	24	6,847	4,398	5,832	6,194	6,194	5,741	\$ 63,479	\$ 240
*Reynolds	18	5,505	6,790	5,289	7,271	7,383	7,887	\$ 73,196	\$ 370
*Old Dominion	36	4,596	5,929	7,162	7,446	7,550	7,545	\$ 70,993	\$ 179
*West Glebe	48	4,391	4,459	5,228	6,813	6,437	6,851	\$ 60,883	\$ 115
*James Bland I	18	3,272	2,737	3,041	3,805	3,857	3,133	\$ 34,655	\$ 175
*James Bland II	18	5,086	6,668	6,667	5,733	5,876	5,996	\$ 67,993	\$ 343
*James Bland IV	44	14,458	16,304	16,450	15,148	14,413	15,803	\$ 172,147	\$ 356
**Total Public Housing	754	\$ 188,062	191,102	197,735	204,664	201,927	203,741	\$ 2,167,469	\$ 278



J. RENT ROLL – FOR THE PERIOD ENDING OCTOBER 31, 2019

Project Name	# of Units	January	March	June	September	October	November	Total
Non-Public Housing Units								
*Quaker Hill LP	60	44,393	42,846	42,685	39,620	40,421	37,991	\$ 457,261
-Renal Assistance		52,294	55,534	57,138	64,850	63,302	67,578	\$ 654,474
Pendleton Park I	20	8,284	8,789	9,526	9,764	9,174	9,994	\$ 101,691
-Renal Assistance		20,730	15,858	18,151	18,401	19,217	19,071	\$ 201,031
Pendleton Park II	4	940	940	940	873	890	890	\$ 10,039
Hopkins Tancil (Mod Rehab)	111	24,731	26,589	30,577	29,697	27,432	30,614	\$ 317,487
-Renal Assistance		97,513	98,255	100,294	103,113	102,894	100,393	\$ 1,096,636
*James Bland V	54	16,449	16,349	18,315	15,704	17,858	19,328	\$ 186,350
-Renal Assistance		53,527	51,037	53,705	49,705	48,229	47,309	\$ 559,051
*Miller Homes	16	12,940	12,429	12,137	10,818	10,835	10,835	\$ 129,697
-Renal Assistance		11,066	12,034	12,584	14,360	15,199	15,199	\$ 144,960
*Princess Square	69	20,941	24,783	24,112	24,031	24,586	25,938	\$ 263,864
-Renal Assistance		71,041	75,029	77,979	75,862	77,995	76,051	\$ 829,171
Total Non-Public Housing	334	\$ 434,849	440,472	458,143	456,798	458,032	461,191	\$ 4,951,712
Totals	1088	\$ 622,911	\$ 631,574	\$ 655,878	\$ 661,462	\$ 659,959	\$ 664,932	\$ 7,119,181
Total Monthly Average- (Actual)								\$ 647,198
Total Monthly Budget								629,866

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. RAMSEY HOMES

Construction

The concrete work at Ramsey continues as the remaining footers have been poured. At the end of October, 93% of Ramsey's foundations are in place and the concrete subcontractor is expected to complete the remainder of the garage slab and close in the 12-line wall in early November. Through October, the shoring subcontractor installed over 60 helical piles in the 5 remaining concrete footers and in the foundations for the sump pump and the oil and grease interceptor. In September, the geotechnical and structural engineers found that these areas had groundwater and unsuitable soil to support the footers originally designed. The solution was to install helical piles to give the footers adequate bearing capacity.



Figure 1 - October 8, 2019: Engineer running helical pile install test



Figure 2 - October 9, 2019: Helical Layout

When flowing groundwater prevented the deep excavation of the foundation for the sump pump, shoring was placed around the perimeter to allow for safe installation of the helicals and concrete. A similar situation with the water was found at the elevator excavation so a sliding box was used for installation. Once the shoring subcontractor installed all of the helical piles, the concrete subcontractor placed the rebar, poured the concrete footers and formed the piers. During the month, the concrete subcontractor formed the walls to the second floor around the garage ramp and removed shoring underneath the first floor podium. At the end of the month the plumbing subcontractor was laying out the remaining pipe ahead of the final garage slab concrete placement. The helical installation and concrete work was all inspected by our third-party inspector, Stevenson Consulting.



Figure 3 - October 7, 2019: View from alley of walls around the garage ramp



Figure 4 - October 23, 2019: View from alley of D9 and E10 Piers



Figure 5 - October 25, 2019: View looking south of elevator pit helical install



Figure 6 - October 25, 2019: View of sump pump and E11 & grease interceptor helicals

B. TAX CREDIT PORTFOLIO

The VHDA audit is underway for James Bland I, James Bland II, Chatham, Quaker Hill, and BWR. The audit includes a physical inspection of the asset as well as a review of the resident files and accounting records. The review of the resident files is complete as well as the physical inspections. No major items were found and we have responded to all items noted during the file review and inspections and expect close-out letters shortly.

The investors for Pendleton Park and Chatham Square have completed their annual audit consisting of site visits and file review. There were no findings associated with Chatham Square and we are responding to follow up questions received regarding Pendleton Park.

We received and addressed all comments from the local HUD field office with regard to the applications for the HUD repositioning initiative. Applications were submitted for Andrew Adkins, Chatham Square, James Bland I, James Bland II, James Bland IV, Ladrey, Park Place, Samuel Madden, Saxony Square, 27-55 S Bragg St, and 1131 – 1139 Beauregard St. We anticipate approvals before the end of the year.

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	18	0
Chatham	15	0
Samuel Madden	28	0
Andrew Adkins	22	0
James Bland V	78	0
Princess Square	4	0
Ladrey	42	0
HCVF	62	0
Scattered Sites	37	0
City-wide	43	0
TOTAL	349	0

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days October 2019	Cumulative Service Hours October 2019
Hopkins-Tancil	281	301
Chatham	233	233
Samuel Madden	64	40
Andrew Adkins	10	12
James Bland V	227	227
Princess Square	5	10
Ladrey	64	354
HCVF	96	304
Scattered Sites	25	50
City-wide	259	971
TOTAL	1,264	2,502

*Service Days are equivalent to the number of days participants or residents attend a program, workshop and/or case management appointment.

*Service Hours are equivalent to the number of hours participants or residents are actively engaged in a program, workshop and/or case management appointment.

RACS currently operates the following programs:

- | | | |
|---------------------|-----------------|---------|
| 1. Congregate meals | 2. Krunch Bunch | 3. FACE |
| 4. Gardening | 5. Read Aloud | 6. ROSS |
| 7. Ladrey | 8. JBV SS | |

C. VOLUNTEERS

Currently there are 149 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. The table below indicates the number of new recruits, the number of service hours for the month, and the value of their time.

# (YTD)	# New Recruits	# of Service Hours October 2019	Value of Service Hours
149	2	341	\$9,193.36

D. ACTIVITIES BY AGE GROUP

AGE GROUPS	TOTAL # OF ACTIVITIES	# OF PARTICIPANTS
0-18	8	44
19-60	6	72
60+	12	1,008
TOTAL	26	1,124

E. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	52	79
Number of Households with Positive Escrow Accounts	N/A	43
Number of Households to Successfully Graduate – YTD	12	3
Number of Case Management Assessments/Follow-up Appointments – Sept.	25	10

F. SUPPORT SERVICES / REFERRALS

SERVICES/REFERRALS	October 2019	YTD
Healthcare & Medical	83	811
Financial Assistance/Literacy Education	33	253
Daily Living Skills/Entitlements	38	394
Transportation	411	3,759
Enrollments/Registrations/Assessments	13	85
Adult Basic Education/Literacy/GED	2	24
Job Training Skills/Programs/Certifications	6	86
Childcare Services	2	55
TOTAL	588	5,472

G. PARTNERSHIPS

Provider/Partner	Event/Activity	# Participants Served
Bright Home Healthcare	Blood Pressure Clinic	16
ALIVE	Nutrition/Food Distribution/Family Assistance	81
ALIVE (End of Month)	End of Month Food Distribution	268
Third Street Church	Services/Luncheon	17
Capital Area Food Bank (CAFB) Mobile	Nutrition/Food Program (Produce)	102
Capital Area Food Bank (CAFB)	Nutrition/Food Program (Meat)	188
Capital Area Food Bank (CAFB)	Weekend Bags	120
Capital Area Food Bank (CAFB)	Pop-up Food Pantry	117
DCHS, Corey Castle	Men's Support Group	8
DCHS, Corey Castle	Aging Successful Group	4
Russell Temple CME Church	Thursday Bags	160
Monique Bagby, PIES Fitness	Arthritis Exercise (3 sessions)	31
Debbie Latimer, DAAS Social Worker	Comfort & Cheer Discussion Group	10
Chef Phillippe	Cooking Class	17
Erin Meerzaman, Giant Pharmacy Clinical Outreach Coordinator	Wellness Topic & Immunization Clinic (Flu, Pneumonia, & Shingles Vaccines)	24
Dave Pankey, Acoustic Guitarist	Music Therapy	20
Edith Miller, Envoy of Alexandria	Blood Pressure Screening Clinic	18
Office of Aging	TSC@ Charles Houston 47 th Anniversary	27
Safeway	Bread/Bakery Distribution (4X Month)	116
Giant Food	Meat/Toiletries/Bakery Distribution	46
Alexandria Volunteer Coop	Health & Wellness – Nutrition	72
Christ Church	Senior Bingo	52
I Heart Seniors', Inc.	End of the Month Breakfast	22
I Heart Seniors', Inc.	Golden Zumba	25
Ladrey Volunteers/Advisory Board	Movie-Night	17
Ladrey Advisory Board	Labor Day Cookout	115
Annie B. Rose/Ladrey	Bingo	18
Successful Aging Committee of Alexandria	Fall Robust Walkathon	15
M. Marshall, Instructor/Volunteer	Basic Computer Class	4
Resident Association	JBV It Takes A Village	36
Total	30	1,766

H. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Donations	ARHA \$	TOTAL (All Sources)
\$ 800	\$ 3,500	\$ 300	\$ 10,908.14

I. PROGRAM SUMMARY

The Senior Center @ Charles Houston continued its focus on fall related activities. Additionally, we continue to be aware of our physical health through appropriate screenings and eating healthy. In October we celebrated we celebrated the Harvest with a visit to Catoctin Farm, MD and hosting a Harvest Party at the Senior Center.

The Residents of Ladrey held an intergenerational event with youth from Kindergarten to 5th grade in the Ruby Tucker LINK Club. Students participated in Halloween themed games and were able to collect “treats” at various stations.

Ross participants had the opportunity to schedule one on one session with Job Coach. Live your best life, continues to help create plans of success for teenage mothers and young adults. The Finding My Why Book Circle has really engaged the participants and helped identify what barriers keep them from being self-sufficient. The transparency of the Author/Facilitator (Former Section 8 Resident) has built a level of trust and support to help as a guide to their self-sufficiency. Middle and High School Youth have been identified to receive tutoring and mentoring services. This support can help with finishing second semester successfully. The Find Your Path Cohort was launched successfully on October 29th. The participants are eager to complete the remaining 5 sessions. GED Winter Course recruitment is underway. Together We Bake Winter recruitment is underway. FSS Transition was completed successfully for the ROSS participants. An end of the year celebration will be planned to celebrate their growth along with graduates of Together We Bake and GED Program. A recent fall graduate/Ross participant of the Together We Bake program received the highest exam score on her Servesafe exam!

This month was filled with numerous changes and advancements. ACPS gladly received more than \$892,000 in federal funding from the U.S. Department of Education to provide after-school 21st Century Community Learning Centers (CCLC) in Alexandria. The three-year grant promotes opportunities for disadvantaged children by providing programs fitting for school day academic programs through Link Club ACPS. Our three locations are The Ruby Tucker Family Center (K-2), Ladrey High-Rise (3-5) and Jefferson Houston School (6-8).

Students have been required to complete homework. Tuesday, Wednesday and Thursday is “Power Hour”, in which they received assistance from teachers at Jefferson Houston School.

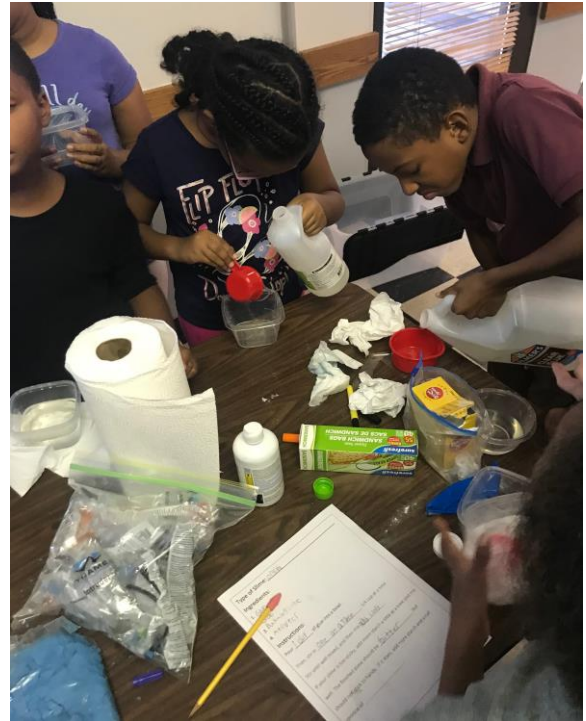
We also provided other enrichment programs. The Ruby Tucker Center has been a factory of mini scientist by assembling pieces together to make electricity. Ladrey High-Rise children were chemists studying the different phases of matter through slime experiments. Jefferson Houston School has implemented more physical activities such as soccer and basketball. They also have tuned into the children’s creative writing and encouraged them to write poetry. Each site has made reading essential and has implemented a book club for each site. The Sunshine Garden with our 3-5 grade has ended with our last tomato harvest and

sweet potato harvest of 112 lbs. We ended this month with a Trunk or Treat to celebrate the holidays with the children.

ACPS and ARHA have made it an effort to increase parent participation in the Link Club. We orchestrated a parent meet and greet with staff and the Principle of Jefferson Houston. This allowed parents to voice their concerns or ask any question relating to their children in school and the Link Club program. It was an excellent turn out and we plan on organizing many more in the near future.

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

- 11/11 - VETERAN'S DAY REMEMBERANCES, 11:00
- 11/12 - CHRISTMAS CRAFTS W/KIMMIE, 10:00
- 11/13 - DIABETES & PERSONAL HYGIENE PRESENTATION W/ERIN, 10:00
- 11/14 - COOKING W/CHEF PHILLIPE, 10:00
- 11/15 - NFL DAY THEMED ACTIVITIES, 11 – 1:30
- 11/16 - ELK'S LODGE SPONSORED PRE-THANKSGIVING SENIORS' DINNER, 2:00
- 11/20 - SENIOR CENTER THANKSGIVING CELEBRATION
- 11/22 - MANICURES BY TC WILLIAMS COSMETOLOGY STUDENTS, 10:00 AM
- 12/2019 – FSS REGIONAL GRADUATION - TBD
- 12/17 – SANTA'S WINTER WONDERLAND DONOR RECEPTION, CHARLES HOUSTON RECREATION CENTER
- 12/18 – SANTA'S WINTER WONDERLAND, CHARLES HOUSTON RECREATION CENTER



Phases of Matter slime experiments



Harvesting tomatoes and sweet potatoes



Jefferson Houston LINK Club Students enjoying soccer and team building



"Find Your Path"- Career Development Cohort- Series 1



Together We Bake Fall Graduation



Edna Farmer- Received highest score on Servesafe exam out of all the graduates

VII. HUMAN RESOURCES

A. ARHA JOBS AND CAREER TRAINING FAIR

On October 17th from 10:00 AM – 3:00 PM, ARHA sponsored a Jobs, Training and Career Fair at the Charles Houston Recreation Center, in partnership with the City of Alexandria Office of Workforce Development. The Fair was open to all ARHA residents and promoted throughout ARHA's housing communities. ARHA sponsored this fair in cooperation with our HUD Section 3 program, which requires us to provide our public housing residents opportunities for job training, employment and contracts. Over 50 ARHA residents attended the fair.



Alexandria Redevelopment and Housing Authority

JOBS - CAREER - TRAINING FAIR

DATE: Thursday, October 17th 2019
TIME: 10:00 AM – 3:00 PM
LOCATION: Charles Houston Rec Center
 901 Wythe Street, Alexandria Virginia
REGISTRATION ON EVENTBRITE STARTS ON:
 10/01/19



EMPLOYMENT – WORKSHOPS – TRAINING

JOBS OFFERED IN:

- *Administration
- *Customer Service
- *Food Services
- *Hospitality
- *Retail
- *Technology

TRADES:

- *Carpentry
- *Electrical
- *Painting
- *Plumbing



WORKSHOPS INCLUDE:

- *Resume Writing
- *Art of Interviewing
- *Dressing for Success

TRAINING PROGRAMS OFFERED BY:

- *Virginia Department of Labor Office of Apprenticeships
- *City of Alexandria Office of Workforce Development

SPONSORED IN PARTNERSHIP WITH



Anthem. HealthKeepers Plus
 Offered by HealthKeepers, Inc.



TABLES ARE STILL AVAILABLE!

EMPLOYERS INTERESTED IN A TABLE AT THE CAREER FAIR SHOULD EMAIL:
humanresources@arha.us

WE'RE HAPPY TO MAKE ROOM FOR YOU!

Job Training Workshops

There were three revolving job training workshops given throughout the day at the Fair. The first workshop was a “**Resume Writing**” workshop that was given from 11:00 AM-12:00 Noon and again from 1:00-2:00 PM. The second workshop was “**The Art of Interviewing**” workshop, given from 12:00 – 12:30 noon and again from 2:00 – 2:30 PM. The third workshop was “**Dressing for Success**” given from 12:20 – 1:00 PM. Over 20 attendees participated in the workshops.

Ralph Critten, from the City of Alexandria Office of Workforce Development, presented the Resume Writing workshop.



Andrew Appleton, from WorkReady360 LLC, presented the Art of Interviewing workshop.

Mr. William Craig III, from the DC Office of Employment Services, presented the workshop on Dressing for Success.



Job Training Providers

There were three job training providers who attended the fair to give attendees information on free and reduced cost job training. They were: The Alexandria Office of Workforce Development, The Virginia Employment Commission, and Computer Core.



Employers

The employers attending the fair were offering jobs in office administration, retail, technology, customer service, food services and construction. They included: The U.S. Census, Arlington County Public Schools, Goodwill, Faneuil, Smart Technologies, K-Force Temp agency, Sous Vide Food Manufacturers, Bogan Construction and Anthem, who was also a sponsor of the fair. The Census, Goodwill, K-Force and Sous Vide all reported that they signed up over 20 potential hires with Faneuil hiring someone as a toll booth operator on the spot.



VIII.CONSENT DOCKET

IX. ACTION DOCKET

X. OTHER BUSINESS