



Alexandria Redevelopment and Housing Authority

**Monthly Report
to the Board of Commissioners**

Keith Pettigrew
Chief Executive Officer

OCTOBER 21, 2019



October 21, 2019

Daniel Bauman
Chairman

Peter Kleeblatt
Vice Chairman

Anitra Androh
Commissioner

Christopher Ballard
Commissioner

Carter D. Flemming
Commissioner

Kevin Harris
Commissioner

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Salena Zellers
Commissioner

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

RE: Monday, October 21, 2019, Board of Commissioners Meeting

Dear Chairman Bauman,

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to convene on Monday, October 21, 2019, at 7:00 pm. The meeting will be held at our ARHA offices located at 401 Wythe Street in the Large Conference Room.

There are no Consent items and no Action items submitted for the docket.

Sincerely,

Keith Pettigrew,
Secretary-Treasurer

KP/CD

Keith Pettigrew
Secretary-Treasurer

cc: City Council (7, electronically)
ARHA Commissioners (9 electronically)
Mark Jinks, City Manager (1, electronically)
Helen McIlvaine, Director of Housing (1, electronically)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1, electronically)



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, October 21, 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 AMENDED MINUTES OF THE REGULAR MEETING HELD ON THURSDAY, JULY 22, 2019.**
4. **ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, SEPTEMBER 30, 2019.**
5. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, OCTOBER 21, 2019.**
6. **CONSENT DOCKET**
7. **ACTION DOCKET**
8. **NEW BUSINESS**
9. **ANNOUNCEMENTS**
10. **ADJOURNMENT**
11. **EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.**

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**AMENDED MINUTES
OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING
401 WYTHE STREET, ALEXANDRIA, VA 22314
(Large Conference Room)**

MONDAY, JULY 22, 2019 at 7:00 P.M.

THOSE PRESENT: Daniel Bauman, Chairman
Peter Kleeblatt, Vice Chairman
Anitra Androh, Commissioner
Christopher Ballard, Commissioner
Merrick Malone, Commissioner
Karl Sandberg, Commissioner

THOSE ABSENT: Carter Flemming, Commissioner
Kevin Harris, Commissioner
Salena Zellers, Commissioner

RECORDER: Cynthia Dickerson

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

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

- **Ladrey High-Rise Residents Advisory Board (RAB) -Absent**
 - No Items Submitted
- **ARHA Resident Association (ARA) - Kevin Harris, President -Absent**
 - No Items Submitted

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

- No Items Submitted

ITEM 3. VOTE TO APPROVE MINUTES FOR REGULAR SCHEDULED BOARD MEETING HELD THURSDAY, JUNE 20, 2019:

Chairman Bauman presented the minutes for Thursday, June 20, 2019. Commissioner Malone moved to accept the minutes; the motion was seconded by Vice-Chairman Kleeblatt. The motion was approved with (5) Yeas, and (0) Nays.

ITEM 4. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF MONDAY, JULY 22, 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.

- Finance: Our expenses are within budget and revenues are currently exceeding our projected budget.
- Asset Management: Occupancy and Rent Collection are both in the high 90s.
- Facilities: There were a total of 770 work orders for the month of July 2019. We received numerous calls for air conditioning units either failing or not providing adequate A/C. I want to commend Ms. Juwahn Brown and her team for covering this weekend. Her team provided excellent coverage.
- Development: Ramsey Homes is moving right along. As of the end of August, 80% of Ramsey's foundations have been poured and the concrete subcontractor is preparing shoring for the cast in place concrete deck. Through July and August, footings, walls, piers and a portion of the garage slab was formed and poured.

Commissioner Malone asked whether the schedule has been affected by delays.

Mr. Lucero responded that right now the projected date is March or April 2020 for completion. We are dealing with the rain, which will probably put us behind.

Commissioner Malone asked about the tax credits. Whether there is any concern with losing them.

Mr. Lucero informed Commissioner Malone that they were refreshed and we have until the end of 2020.

Mr. Lucero added that due to the delays, etc., there will be change orders associated with archaeology as well as the rain and during the first part of excavation. We are negotiating now to get to a final number.

- Section 18: The Section 18 application was submitted on June 28, 2019 as promised.
- Residents Services: they celebrated Ruby Tucker Day; it was a roaring success. The mayor was there, we gave him 80th Anniversary t-shirts and, he was excited about it. You will find more pictures in the Resident Services section, it was celebrated on June 29, 2019.

In closing, the Board and Mr. Pettigrew agreed not to have an August Board meeting.

Mr. Pettigrew concluded the Executive Summary report and Chairman Bauman requested a motion to accept the Executive Summary Report. Commissioner Malone moved to accept the Executive Summary Report. The motion was seconded by Commissioner Androh. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Executive Summary Report as of Monday, July 22, 2019.

ITEM 5. CONSENT DOCKET:

- No Items Submitted

ITEM 6. ACTION DOCKET:

- No Items Submitted

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew announced that the ARHA's 80th Anniversary Fundraising Gala is going to take place on Saturday, September 28, 2019 at the Torpedo Factory. It's to raise funding for Santa's Winter Wonderland. We have an excellent fundraising committee comprised of Laverne Chapman, Roy Priest, Carrie Donnelly, Bill Euille and Duncan Blair. More information, including a save-the-date notice, will be forthcoming.

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

A motion was made by Commissioner Androh, seconded by Commissioner Sandberg, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:35pm. At 8:15pm the Board reconvened in public session.

Chairman Bauman then asked for a motion to adjourn the meeting. Commissioner Androh moved to adjourn, seconded by Commissioner Malone, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:16pm.

MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

REGULARLY SCHEDULED BOARD MEETING

401 WYTHE STREET, ALEXANDRIA, VA 22314

(Large Conference Room)

MONDAY, SEPTEMBER 30, 2019 at 7:00 P.M.

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

THOSE ABSENT: **Daniel Bauman, Chairman**
 Anitra Androh, Commissioner

RECORDER: **Cynthia Dickerson**

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

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

- **Ladrey High-Rise Residents Advisory Board (RAB) – Ms. Geraldine Spell**
Ms. Spell greeted the Board and thanked them for the invitation to the ARHA Gala. She stated she really enjoyed herself. She reported that the Ladrey building is doing well and she has noticed that the Police Officers are walking the building at least 2-3 times daily as well as maintaining a presence outside. Also, she complimented the maintenance staff. She announced a toy drive for Santa’s Winter Wonderland in cooperation with the local Honda dealership. Finally, she announced that we have two new ambassadors of Alexandria: Mr. Amos Simms and Ms. Diana Murphy.

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

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

- Ladrey is gearing up for the upcoming elections. ARA has been educating the residents of Ladrey on the By-Laws and how the election process works. The election will take place in November 2019. Nominations are being accepted.
- ARA will be participating in the Community Health Workshop.

Vice Chairman Kleeblatt asked does everybody at Ladrey understand the process for elections this time?

Mr. Amos Simms responded yes.

Vice Chairman Kleeblatt said thank you.

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

Ms. Elizabeth Robinson

Ms. Robinson greeted everyone in attendance and stated that she is a resident at Ladrey and she has some concerns regarding the maintenance requests submitted for her unit

Mr. Pettigrew asked what unit are you in?

Ms. Robinson responded unit # 1115

Mr. Pettigrew asked have you put in work orders?

Ms. Robinson responded yes.

Mr. Pettigrew informed Ms. Robinson that he and Ms. Juwahn Brown, Maintenance Director, will visit her unit tomorrow morning.

Mr. Arthur Miller Sr.

Mr. Miller greeted everyone in attendance. He proceeded to introduce himself. He acknowledged the ARHA Referral Program for residents in need of financial assistance. He praised Ms. Sabrina Walker previous work with the program.

Mr. Pettigrew noted that the program is now being managed by Ms. Gaynelle Diaz, Resident Services Director.

Mr. Miller acknowledged that the program has improved.

Mr. Pettigrew thanked Mr. Miller.

Ms. Denise Mitchell

Ms. Mitchell greeted the Board and explained that she has been a part of Alexandria for many years.

She expressed several concerns regarding customer service. She also stated that there are residents that are afraid to express their concerns regarding service for fear of retaliation.

She also praised the work of Ms. Gaynelle Diaz and Denise Kafka.

Mr. Pettigrew acknowledged Ms. Mitchell's concerns and committed to meeting with her and any other residents to address their concerns.

Ms. Mitchell responded ok, thank you very much.

Ms. Christine Walker

Ms. Walker mentioned that she lives at the Ladrey building.

Mr. Pettigrew responded we met at National Night Out.

Ms. Walker said I'm here because of what we have discussed.

Mr. Pettigrew responded has that been taken care yet?

Ms. Walker said forgive me because I know, you know that when you know the situation.

Mr. Pettigrew said tomorrow morning we will resolve the issue.

Mr. Pettigrew stated that this concludes the public statements.

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

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

ITEM 4. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF MONDAY SEPTEMBER 30, 2019:

Vice 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.

Asset Management: Rent collections remain in the high 90's with 99% and 97% respectively.

Facilities: There was a total of 2,818 work orders for the months of July and August.

Finance: We remain within our projected budget regarding expenses. Revenues are currently higher than our projected budget.

Development: About 80% of the foundation is poured at Ramsey. We ran into some water issues near the Pendleton Street side of the site. We anticipate it being resolved in about two weeks. We will discuss Ramsey in more detail during Executive Session.

Residents Services: The only big activity was National Night Out in August. According to turnout and feedback, it was pretty successful.

The Agency participated in an active shooter training in July. The Alexandria Police Department conducted the training, which was a PowerPoint presentation.

Commissioner Zellers asked was the training done here in the building?

Mr. Pettigrew replied yes.

Finally, it is with great pleasure that I announce that we have three (3) Family Self-Sufficiency (FSS) graduates tonight. They are: Ms. Shantree Redmond, Ms. Nataria Phelps and Ms. Crystal Warren.

Mr. Pettigrew concluded the Executive Summary report and Vice Chairman Kleeblatt requested a motion to accept the Executive Summary Report. Commissioner Ballard moved to accept the Executive Summary Report. The motion was seconded by Commissioner Malone. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Executive Summary Report as of Monday, September 30, 2019.

ITEM 5. CONSENT DOCKET:

5.1 Vote to Approve Resolution No. 687-2019 to HUD for the 2020 Annual Agency Plan

Resolution No. 687-2019 is an amendment to the Annual Agency Plan that was already approved by the Board previously. We have just two minor changes, what we did was we added just in case Section 18 applications are approved, we added James Bland 1, 2 and 4 for RAD consideration. Other than that, we also amended the Agency Plan to just reflect the fact that we had the Active Shooter training as well. Those are the two changes to the Agency Plan that we had already been approved so.

Vice Chairman Kleeblatt asked so, the ability to add James Bland is optional under this current plan?

Mr. Pettigrew responded yes.

Vice Chairman Kleeblatt requested a motion to approve Resolution No. 687-2019. Commissioner Malone moved to approve Resolution No. 687-2019; seconded by Commissioner Ballard. The motion was passed by (7) Yeas; (0) Nays to accept Resolution 687-2019.

ITEM 6. ACTION DOCKET:

- No Items Submitted

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

Vice Chairman Kleeblatt said I just wanted to thank all the staff for putting together the 80th Anniversary Celebration on Saturday night. It was an amazing event and at least from my perspective. I think the fundraising was a success.

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

A motion was made by Commissioner Malone, seconded by Commissioner Ballard, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 8:09pm. At 9:25pm the Board reconvened in public session.

Thereupon, Vice Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Harris moved to adjourn, seconded by Commissioner Malone, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Vice Chairman Kleeblatt adjourned the meeting at 9:25pm.

I. EXECUTIVE SUMMARY

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

ASSET MANAGEMENT

- Occupancy / Rent Collection**

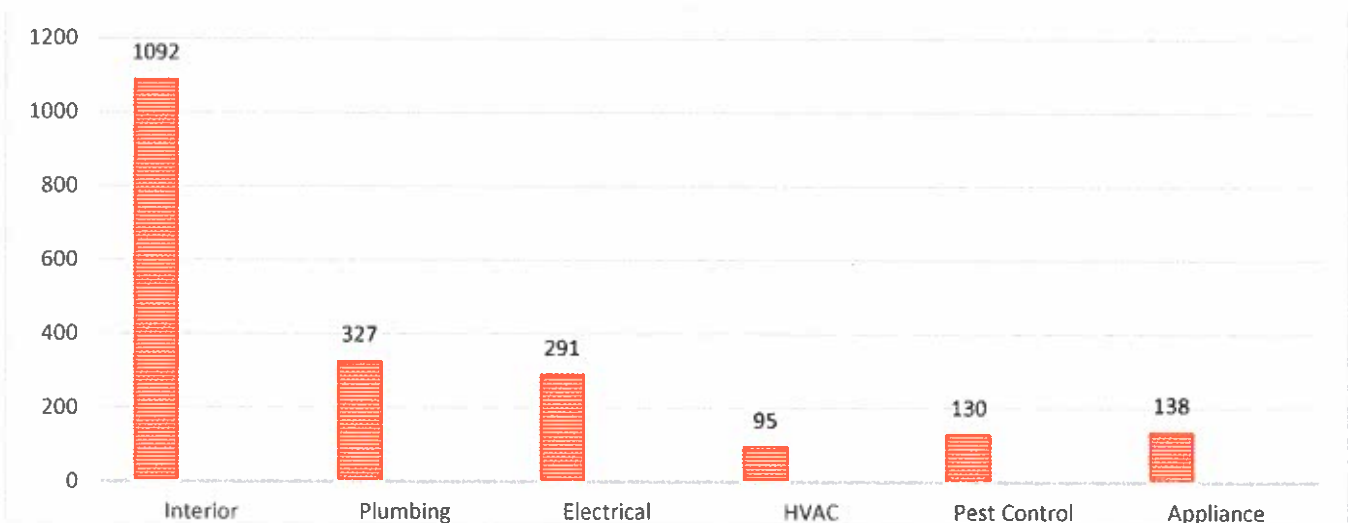
	Public Housing Aug 2019	Public Housing Sept 2019	MOD Rehab Aug 2019	MOD Rehab Sept 2019	Market Rate Aug 2019	Market Rate Sept 2019
Occupancy	99%	97%	99%	99%	98%	95%
Rent Collection	97%	98%	96%	99%	97%	98%

- Lease-Ups**

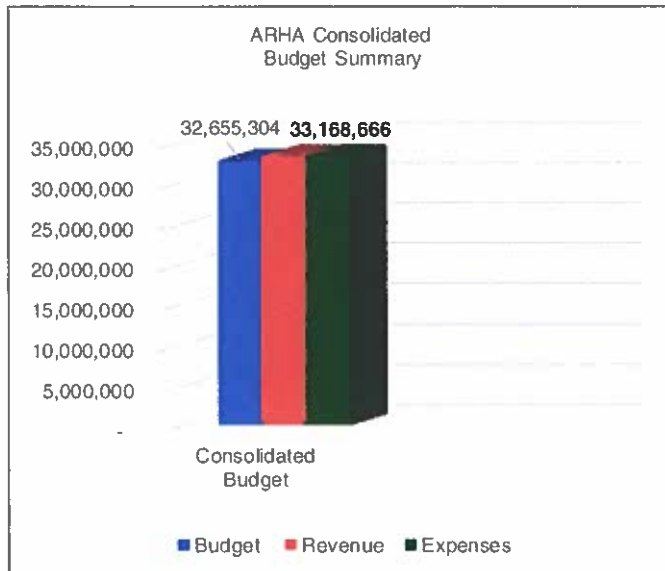
New Lease-Ups	Aug 2019	Sept 2019
Tenant-based (HCVP)	15	11
Number of request for tenancy	15	11
Project-based voucher	1	0
Moderate Rehabilitation	1	1

CENTRAL FACILITIES

- Activity Total = 2,073**



FINANCE



As of September 30, 2019 revenue and expenses were \$513K or 1.57% higher than the projected budget of \$32.6MM.

ARHA generated CY reserves of \$1.7MM of which \$949K are restricted and \$800K are unrestricted. The unrestricted reserves included \$307K of reserves generated from the Central office.

DEVELOPMENT

RAMSEY HOMES

As of the end of September, 90% of Ramsey's foundations and 50% of the cast in concrete deck has been poured. Through September, the concrete subcontractor formed and poured a large portion of the cast in place concrete deck, most of the remaining foundation perimeter wall and the garage ramp. The engineers were consulted regarding water found at the base of the elevator pit and other remaining footers. When continuously pumping the area of groundwater for a few weeks did not work, the engineers came up with a solution involving the use of helical piles. By the end of September, the design solution was complete and the helical piles were ordered. Waterproofing continued in conjunction with the placement of concrete along the perimeter walls. The plumber, electrician and fire suppression subcontractors all completed work in coordination with the placement of concrete on the cast in place deck.

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 awaiting the audit close out letter for 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. We are in the process of reviewing and responding to any items noted during the file review or inspections.

RESIDENT SERVICES

ARHA Staff has been selected to participate in the Alexandria City Public Schools 2025 Strategic Planning Committee. The first committee meeting was held in September, and provided an opportunity to review a range of data including student performance and accreditation status of schools from across the district. There were also discussions around what is going well and the continuing challenges with respect to equitable access to a high quality education. As a part of the committee, ARHA has been able to set up focus groups with parents and ARHA families to make sure their voice is heard and they are an active part of the process as ACPS develops its strategic plan.

The Partnership for a Healthier Alexandria and the Alexandria Health Department hosted a Community Meeting to share the results of the Community Health Assessment Surveys and get final input on the three most important topics that will take the lead in the development of Alexandria's five year Community Health Improvement Plan (CHIP). The top three topics that were chosen to center the CHIP plan around were Affordable Housing, Poverty, and Mental Health. Going forward, the Partnership for a Healthier Alexandria and the AHD plan to schedule specific topic meetings in November to address each one of those areas individually, before coming back together to prepare one comprehensive plan with recommended solutions help overcome those challenges.

HUMAN RESOURCES

The 80TH ANNIVERSARY GALA



The 80th Anniversary Gala was held on September 28th at the Torpedo Factory Art Center. Food was catered by the neighboring waterfront restaurant Vola's. Attendees were able to walk the red carpet and be photographed in their finest. A video of the gala can be found on YouTube under ARHA Gala 2019.

UPCOMING MEETINGS AND EVENTS

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

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

II. ASSET MANAGEMENT

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

	Indicator	Aug 2019	Sept. 2019	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	99%	97%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts <i>(General Public Housing only)</i>
2	Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	98%	95%	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	Aug 2019	Sept 2019
Samuel Madden	99%	99%
Andrew Adkins	99%	98%
Ladrey Highrise	99%	99%
Scattered Sites I	100%	100%
Scattered Sites II	97%	97%
Scattered Sites III	100%	98%
Saxony Square	100%	80%
Park Place	98%	98%
Chatham Square	98%	98%
Braddock & Whiting	100%	100%
Reynolds	100%	95%
Old Dominion	98%	100%
West Glebe	98%	98%
James Bland I, II, IV	100%	99%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for September 2019:

	Aug 2019	Sept 2019
Homeownership	18	18
Homeownership New this Month	0	0
Family Unification	36	37
Portable Vouchers Paid	264	265
Tenant Protection	68	67
All Other Vouchers	1229	1221
Number of Vouchers Under Lease on the last day of the month	1615	1608
HA Owned Units Leased – included in the units lease above	179	180
New Vouchers issued but not under contract as of the last day of the month	0	0
Portable Vouchers Administered	41	42
Number of Vouchers Covered by Project-Based AHAPs and HAPs	75	76

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 8/31/19	Total Occupied units 9/30/19	# Vacant
Princess Square	68	63	61	7
Quaker Hill	60	59	59	1
Hopkins-Tancil	108	107	106	1
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons V	54	53	54	1
TOTALS	330	321	319	11

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 8/31/19	Total Units Occupied 9/30/19	# Vacant
Ladrey Building	169	168	167	2
Chatham Square.	52	51	51	1
Old Town Commons I	18	18	17	1
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	64	64	0
A. Adkins Homes	89	88	87	2
Scattered Sites 410	50	50	50	0
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	17	1
Saxony Square	5	5	4	1
Park Place	38	37	37	1
West Glebe	48	47	47	1
Old Dominion	36	35	36	0
TOTALS: <i>(values are rounded up/down)</i>	751	746	739	12

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Aug 2019	Currently Active on the Waiting list Sept 2019
HCVP	1,540	1,540
Total	1,540	1,540
MOD Rehab		
(1) bedroom	295	295
(2) bedroom	200	200
(3) bedroom	187	187
(4) bedroom	1	1
Total	683	683
General Public Housing		
(1) bedroom	795	795
(2) bedroom	544	544
(3) bedroom	215	215
(4) bedroom	1	1
Total	1,555	1,555
Elderly / Disabled		
(1) bedroom	490	490
Total	490	490
BWR		
(2) bedroom	540	540
(3) bedroom	223	223
Total	763	763
Chatham Square		
(2) bedroom	519	519
(3) bedroom	180	180
Total	699	699
West Glebe / Old Dominion		
(1) bedroom	419	419
(2) bedroom	601	601
(3) bedroom	162	162
(4) bedroom	1	1
Total	1,183	1,183
OTC I, II, IV		
(2) bedroom	419	419
(3) bedroom	245	245
Total	664	664

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Aug 2019	Sept 2019
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	15	11
New Move-in/Change of Unit/Port-in	15	11
Interim Change	50	50
Annual Reexamination	110	77
End of Participation	7	1
PUBLIC HOUSING		
Pre-Admission/Eligibility	6	6
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	4	4
Interim Change	28	18
Annual Reexamination	57	69
End of Participation	4	7
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	2
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	10	6
Annual Reexamination	7	5
End of Participation	1	2
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	8	3
Annual Reexamination	5	2
End of Participation	0	0

I. INSPECTIONS

Inspections	Aug 2019	Sept 2019
# of annual/return Inspections	119	172
# of Initial/Re-inspections	15	22
# of Final Failed Inspections	9	0
# of Abatements	5	0
# of Emergency/Special Inspections	6	3
# of Missed Inspections (no show)	16	31
# of quality control inspections conducted	14	17

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	Aug 2019	Sept 2019
Recertification's	31	31
Intake Certifications	25	33

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

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

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	Aug 2019	Sept 2019
Bar Notices issued	4	5
Late Notices	116	130
Unlawful Detainers	30	25
Evictions (legal)	3	1
Evictions (drugs)	0	1

K. RENT COLLECTION

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

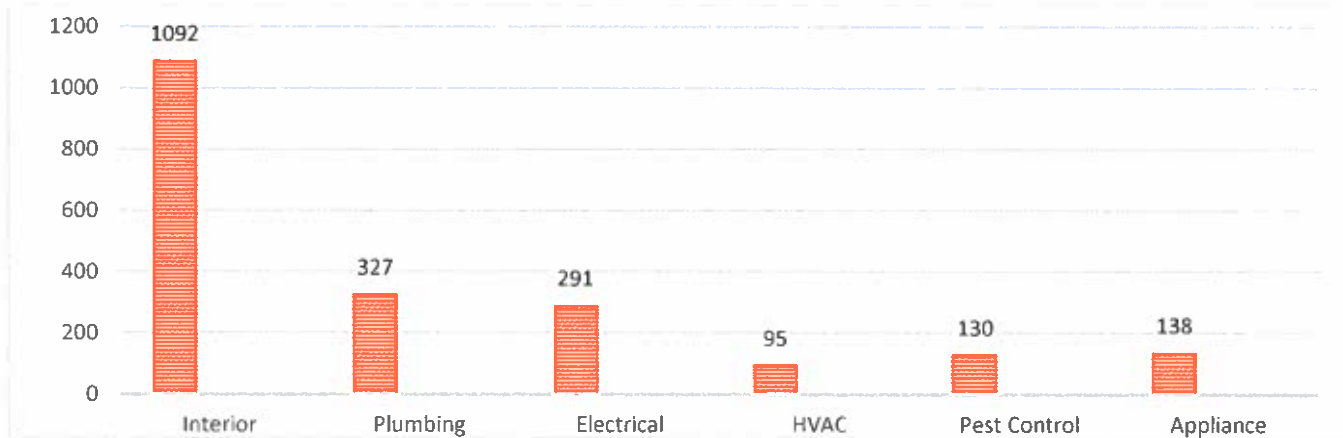
	Aug 2019	Sept 2019
Samuel Madden	99%	88%
Andrew Adkins	100%	95%
Ladrey High-Rise	98%	98%
Scattered Sites I	94%	100%
Scattered Sites II	96%	97%
Scattered Sites III	91%	91%
Saxony Square	100%	100%
Park Place	95%	97%
Chatham Square	99%	100%
Braddock	100%	100%
Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I	100%	100%
James Bland II	94%	95%
James Bland IV	95%	92%
TOTAL	98%	98%
MARKET RATE		
Quaker Hill	89%	98%
Princess Square	99%	93%
Miller Homes	100%	100%
Pendleton Park	100%	98%
James Bland V	96%	100%
TOTAL	97%	98%
MOD/PBV		
Hopkins-Tancil	99%	99%
TOTAL	99%	99%

*Additional Rent Collection Information: (Sept 2019)

(64 Units) Sam Madden: out of 64 units, (2) families rent portion is 0 and (6) failed to pay rent

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL = 2,073



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	0	0	1	0	0	0	1	1	32
Alexandria Crossing (Old Dominion & West Glebe)	22	19	9	3	4	7	64	56	759
Andrew Adkins	311	64	87	28	10	14	514	236	791
BWR (Braddock, Whiting & Reynolds)	16	4	0	0	2	2	24	35	537
Chatham Square	33	6	3	1	4	3	50	60	515
Hopkins-Tancil	66	22	20	3	16	3	130	143	1079
James Bland V	22	3	5	4	3	4	41	63	446
Ladrey Highrise	156	80	42	49	27	33	387	166	853
Miller Homes	1	5	2	0	2	2	12	4	136
James Bland I, II, IV	79	22	17	1	13	14	146	78	664
Park Place & Saxony Sq.	11	3	2	3	1	3	23	159	265
Pendleton Park	3	2	4	1	1	0	11	17	236
Princess Square	44	15	13	7	4	6	89	79	816
Quaker Hill	37	6	2	1	3	5	54	150	583
Ramsey Homes	0	0	0	0	0	0	0	0	7
Samuel Madden	259	59	71	27	1	34	451	103	584
Scattered Sites I, II, III	32	17	13	2	4	8	76	115	1347
TOTAL	1,092	327	291	130	95	138	2,073	1,465	9,650

C. NEW WORK BY SITE

Pest Services Company (PSC) will conduct a comprehensive inspection of the property to determine an appropriate course of action for addressing the increased rodent activity in the Andrew Adkins & Sam Madden communities. The inspection is tentatively scheduled for October 1 & 2, 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 October 2019.

- **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 are working diligently to correct the deficiencies identified on the inspection reports. Residents are provided customer service surveys, with self-addressed stamped envelope to complete with regards to the services provided in terms of quality workmanship. Once the maintenance work has been completed, a team of certified inspectors are reviewing and inspecting the work to ensure completeness and quality work. The entire process including the detailed work completed is being tracked.

IV. FINANCE

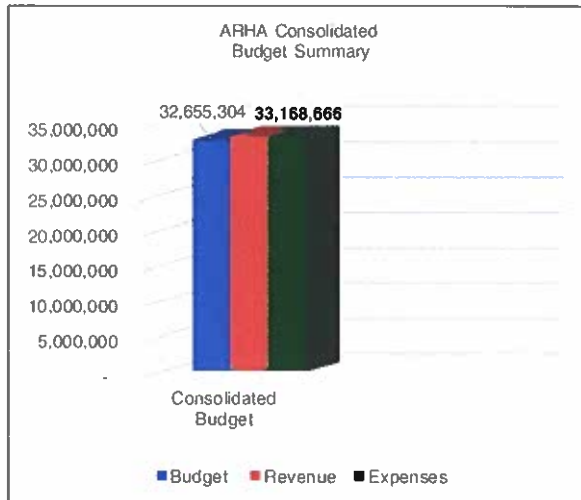


A. FINANCIAL SUMMARY

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

	Annual Budget	September-19			FY 2019 YTD (January 2019 - September 2019)				
		Total		Variance	Total		Variance		
		Budget	Actual	\$	Budget	Actual	\$		
Operating Revenue									
Dwelling Rent	\$ 3,755,200	\$ 328,258	\$ 15,325	5%	\$ 2,816,400	\$ 2,911,389	\$ 94,989	3%	
Rental Assistance	3,665,000	323,043	17,626	6%	2,748,750	2,893,771	145,021	5%	
Governmental Grants	24,697,000	2,177,811	119,728	6%	18,522,750	18,594,544	71,794	0%	
Local Grants	132,390	11,033	22,142	101%	99,293	70,031	(29,261)	-29%	
Management/Fee for Service	3,657,200	304,767	345,638	40,872	2,742,900	2,826,785	83,885	3%	
Bookkeeping Fee	248,700	20,725	19,718	(1,008)	186,525	177,701	(8,824)	-5%	
Asset Management Fee	124,150	10,346	10,410	64	93,113	93,353	240	0%	
HCVF Asset Management Fee	2,118,000	176,500	186,188	9,688	1,588,500	1,677,442	88,942	6%	
Operating Subsidy	3,873,600	322,800	326,163	3,363	2,905,200	2,872,283	(32,917)	-1%	
Investment Income	11,930	994	1,206	212	8,948	12,173	3,225	36%	
CY Transfers	515,425	42,952	77,604	34,652	386,569	390,555	3,986	1%	
Other Income	741,810	61,818	75,127	13,310	556,358	648,639	92,281	17%	
Total Operating Revenue	\$ 43,540,405	\$ 3,628,367	\$ 3,893,308	\$ 264,941	\$ 32,655,304	\$ 33,168,666	\$ 513,362	2%	
Operating Expenses									
Administration	\$ 6,444,125	\$ 537,010	\$ 468,897	\$(68,113)	\$ 4,833,094	\$ 4,728,064	\$(105,029)	-2%	
Tenant Services	634,915	52,910	47,748	\$(5,162)	476,186	448,690	\$(27,496)	-6%	
Utilities	1,458,050	121,504	130,663	9,158	1,093,538	1,051,747	\$(41,791)	-4%	
Ordinary maintenance & operations	5,601,845	466,820	452,927	\$(13,893)	4,201,384	4,240,866	39,482	1%	
Protective Services	87,100	7,258	3,636	\$(3,622)	65,325	61,530	\$(3,795)	-6%	
General expense	2,355,155	196,263	164,111	\$(32,152)	1,766,366	1,754,220	\$(12,147)	-1%	
Housing Assistance Payments	24,697,000	2,058,083	2,125,514	67,430	18,522,750	18,941,363	418,613	2%	
Debt Service	255,600	21,300	21,404	104	191,700	192,639	939	0%	
CY Reserves	2,006,615	167,218	478,408	311,190	1,504,961	1,749,547	244,586	16%	
Total Operating Expense	\$ 43,540,405	\$ 3,628,367	\$ 3,893,308	\$ 264,941	\$ 32,655,304	\$ 33,168,666	\$ 513,363	2%	
NET SURPLUS (DEFICIT)	-	-	0	0	(0)	(0)	(0)	(0)	

B. CONSOLIDATED BUDGET SUMMARY

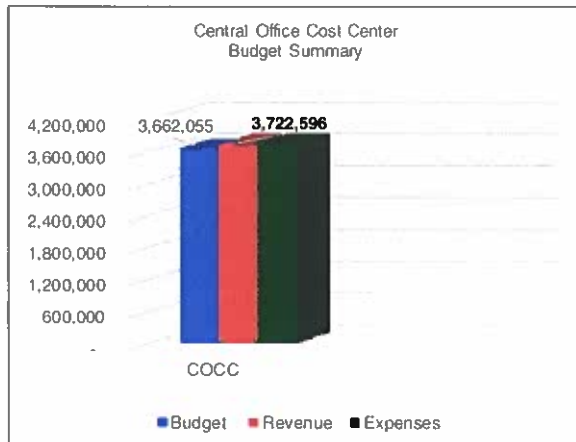


As of September 30, 2019 revenue and expenses were \$513K or 1.57% higher than the projected budget. ARHA generated CY reserves of \$1.7MM of which \$949K are restricted and \$800K are unrestricted.

Overall Reserves/Transfers totaled \$390K, which was \$4K or 1% over budget.

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

C. CENTRAL OFFICE



Overall, as of September 30, 2019, Revenues and Expenses were \$60K or 1.57% over budget. There were not any revenue projections under budget by more than \$50K or any expense projections over budget by more than \$50K.

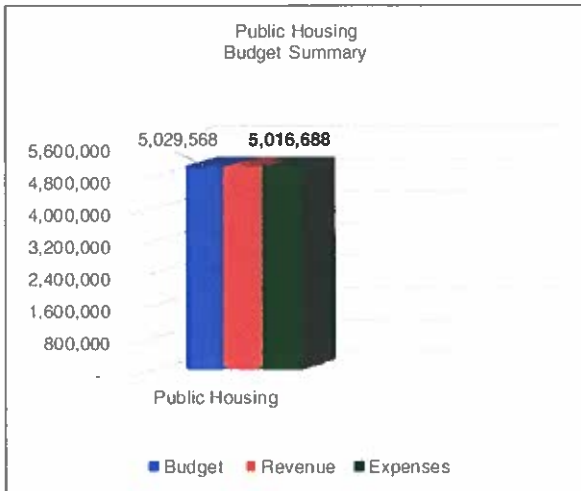
The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services.

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 September 30, 2019, Public Housing- AMP 1 generated a restricted reserve of \$65,569 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 September 30, 2019, Public Housing-AMP 3 generated a restricted reserve of \$161,017 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 September 30, 2019, Public Housing- AMP 4 generated a deficit of \$65,423 which is \$53,553 or 45% 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 September 30, 2019, Public Housing- AMP 5 generated a deficit of \$8,880 which is \$3,026 or 52% over the projected deficit. The deficit is being caused as a result 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 September 30, 2019, Public Housing- AMP 6 generated a deficit of \$55,263 which is \$2,778 or 5% over the projected deficit. The deficit is being caused as a result administrative and 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 September 30, 2019, Public Housing- AMP 7 generated a deficit of \$17,835 which is \$58,294 or 77% 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 September 30, 2019, Public Housing- AMP 8 generated a deficit of \$39,537 which is \$200 or less than 1% over 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 September 30, 2019, Public Housing- AMP 9 generated a restricted reserve of \$44,728, 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 September 30, 2019, Public Housing- AMP 10 generated a deficit of \$43,593 which is \$23,999 or 122% 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.

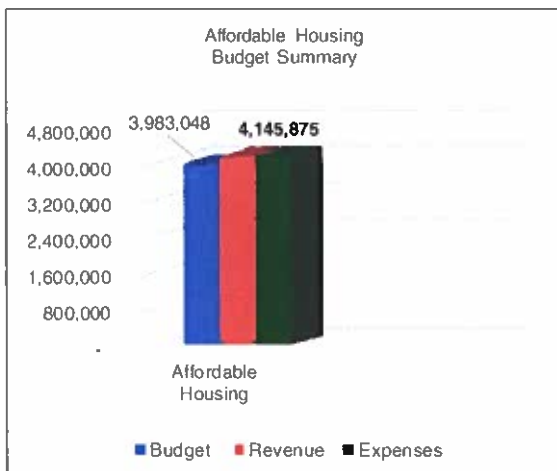
For the period ending September 30, 2019, Public Housing- AMP 11 generated a restricted reserve of \$7,163, which is restricted to the Limited Partnership and is used to fund replacement reserves.

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 September 30, 2019, Public Housing- AMP 12 generated a restricted reserve of \$17,290, 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 \$162K or 4.09% 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 \$162K or 4.09% over budget due to the net increase in unanticipated reserves (cash flow) at Quaker Hill and Miller

Homes. Among our affordable units, three (3) properties James Bland V, Quaker Hill, and Princess Square generated a restricted reserve of \$648K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$491K, which is available to support other in other affordable housing needs. Pendleton Park had an operating deficit of \$1.3K.

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 September 30, 2019, JB V generated a restricted reserve of \$216,137 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 September 30, 2019, Miller Homes generated an (unrestricted) reserve of \$138,308 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 September 30, 2019, Hopkins Tancil generated an (unrestricted) reserve of \$353,248 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 September 30, 2019, Quaker Hill generated a restricted reserve of \$293,390 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.

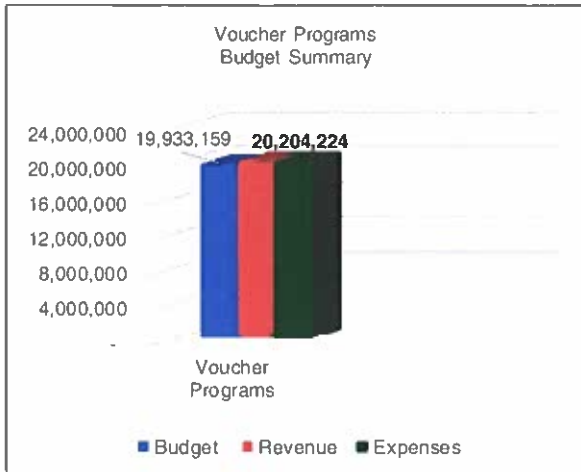
For the period ending September 30, 2019, Princess Square generated a restricted reserves of \$138,666 which is restricted and designated to fund replacement reserves.

PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending September 30, 2019, Pendleton Park generated a deficit of \$1,378 which is being caused by maintenance expenses being higher than projected.

F. VOUCHER PROGRAMS SUMMARY



Includes Housing Choice Voucher Program and Mod Rehab. Revenues and Expenses were \$271K or 1.36% over the projected budget.

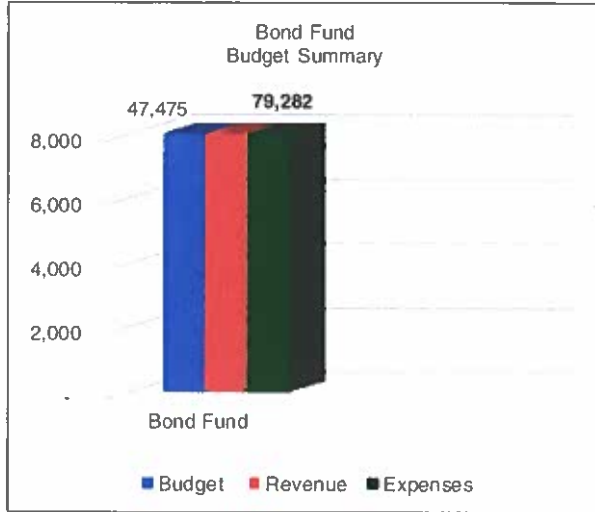
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending September 30, 2019, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$5,093

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending September 30, 2019, the Housing Mod-Rehab operated with a deficit of \$158,646. 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 September 30, 2019, Revenue and Expenses were \$31,807 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: 9/2019 (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: 9/2019



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

	Total		*Central Office (C.O.)		Public Housing AMP 1	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	2,911,389	2,816,400	94,989	-	423,094	414,000
Rental Assistance	2,893,771	2,748,750	145,021	-	-	-
Governmental Grants	18,594,544	18,522,750	71,794	-	-	-
Local Grants	70,031	99,293	(29,261)	99,293	-	-
Management/Fee for Service	2,826,785	2,742,900	83,885	2,742,900	-	-
Bookkeeping Fee	177,701	186,525	(8,824)	186,525	-	-
Asset Management Fee	93,353	93,113	240	93,113	-	-
HCVF Asset Management Fee	1,677,442	1,588,500	88,942	274,145	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	2,872,283	2,905,200	(32,917)	-	591,235	630,000
Investment Income	12,173	8,948	3,225	75	352	293
CY Transfers	390,555	386,569	3,986	-	-	-
Other Income	648,639	556,358	92,281	280,508	59,603	55,500
Total Operating Revenue	33,168,666	32,655,304	513,362	3,722,596	1,074,284	1,099,793
Operating Expenses						
Administration	4,728,064	4,833,094	(105,029)	1,407,608	286,274	265,425
Tenant Services	448,690	476,186	(27,496)	184,687	45,756	52,950
Utilities	1,051,747	1,093,538	(41,791)	55,698	254,020	264,750
Ordinary maintenance & operations	4,240,866	4,201,384	39,482	1,255,748	331,820	370,425
Protective Services	61,530	65,325	(3,795)	5,149	27,269	38,625
General expense	1,754,220	1,766,366	(12,147)	505,876	63,577	90,975.00
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	18,941,363	18,522,750	418,613	-	-	-
Debt Service	192,639	191,700	939	-	-	-
CY Reserves	1,749,547	1,504,961	244,586	307,829	65,569	16,643
Total Operating Expense	33,168,666	32,655,304	513,363	3,722,596	1,074,284	1,099,793
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	(0)	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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
Operating Revenue									
Dwelling Rent	271,052	237,600	33,452	440,196	439,200	996	21,773	13,500	8,273
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	943,434	968,625	(25,191)	491,967	505,950	(13,983)	15,339	19,463	(4,124)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	65,423	118,976	(53,553)	8,880	5,854	3,026
Other Income	41,746	23,700	18,046	13,500	13,463	37	-	263	(263)
Total Operating Revenue	1,256,232	1,229,925	26,307	1,011,086	1,077,589	(66,503)	45,992	39,079	6,913
Operating Expenses									
Administration	238,632	236,141	2,490	367,624	358,725	8,899	23,101	23,505	(404)
Tenant Services	16,158	2,625	13,533	1,993	2,588	(594)	45	-	45
Utilities	295,672	315,375	(19,703)	136,098	158,025	(21,927)	6,770	7,275	(505)
Ordinary maintenance & operations	460,361	343,988	116,374	398,099	403,500	(5,401)	12,497	5,588	6,910
Protective Services	753	938	(185)	106	510	(404)	3	23	(19)
General expense	83,639	78,038	5,602	107,167	101,535	5,632	3,575	2,689	886
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	161,017	252,821	(91,804)	-	52,706	(52,706)	-	-	-
Total Operating Expense	1,256,232	1,229,925	26,307	1,011,086	1,077,589	(66,502)	45,992	39,079	6,913
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

	LJHTC/Public Housing AMP 6			LJHTC/Public Housing AMP 7			LJHTC/Public Housing AMP 8		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue									
Dwelling Rent	145,645	139,500	6,145	125,785	117,900	7,885	55,880	49,500	6,380
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	115,937	120,225	(4,288)	130,759	113,325	17,434	130,333	119,250	11,083
Investment Income	-	-	-	-	-	-	-	300	(300)
CY Transfers	55,263	52,485	2,778	17,835	76,129	(58,294)	39,537	39,338	200
Other Income	1,970	8,025	(6,055)	5,337	10,800	(5,463)	4,060	1,238	2,823
Total Operating Revenue	318,815	320,235	(1,420)	279,716	318,154	(38,438)	229,810	209,625	20,185
Operating Expenses									
Administration	156,597	152,516	4,081	89,432	85,646	3,786	83,608	71,663	11,945
Tenant Services	37,194	45,000	(7,806)	433	6,788	(6,355)	625	1,425	(800)
Utilities	1,926	5,250	(3,324)	1,679	3,975	(2,296)	27,754	19,725	8,029
Ordinary maintenance & operations	101,052	80,288	20,764	141,811	179,528	(37,717)	96,795	97,913	(1,118)
Protective Services	56	244	(188)	2,042	915	1,127	384	263	121
General expense	21,991	36,938	(14,947)	44,319	41,303	3,017	20,645	18,638	2,007
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	-	-
Total Operating Expense	318,816	320,235	(1,419)	279,716	318,154	(38,438)	229,810	209,625	20,185
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11	
	Actual	Budget	Over / (Under)	Budget	Over / (Under)	Budget
<u>Operating Revenue</u>						
Dwelling Rent	47,842	43,200	4,642	27,292	29,700	(2,408)
Rental Assistance	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	216,596	215,175	1,421	61,772	56,925	4,847
Investment Income	466	375	91	-	-	-
CY Transfers	-	-	-	43,593	19,594	23,999
Other Income	3,679	7,238	(3,558)	1,719	1,350	369
Total Operating Revenue	268,583	265,988	2,595	134,376	107,569	26,807
<u>Operating Expenses</u>						
Administration	85,608	79,204	6,404	56,800	49,448	7,353
Tenant Services	2,393	7,575	(5,182)	1,772	38	1,735
Utilities	6,122	7,125	(1,003)	1,316	1,163	154
Ordinary maintenance & operations	101,409	132,750	(31,341)	63,877	46,800	17,077
Protective Services	4,917	450	4,467	2,773	840	1,933
General expense	23,406	22,200	1,206	7,838	9,281	(1,443)
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	44,728	16,684	28,044	-	-	-
Total Operating Expense	268,583	265,988	2,596	134,377	107,569	26,808
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)
				120,735	125,175	(4,440)
				49,311	45,949	3,363
				478	375	103
				13,715	12,600	1,115
				38,577	49,650	(11,073)
				3,643	1,088	2,555
				7,848	10,084	(2,235)
				-	-	-
				-	-	-
				-	-	-
				7,163	5,430	1,733
Total Operating Expense	268,583	265,988	2,596	134,377	107,569	26,808
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)
				120,734	125,175	(4,441)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue									
Dwelling Rent	141,478	126,000	15,478	150,558	133,500	17,058	104,108	106,200	(2,092)
Rental Assistance	-	-	-	463,568	476,250	(12,682)	132,088	103,500	28,588
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	111,602	88,875	22,727	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	23,979	21,563	2,417	28,950	24,225	4,725	3,045	5,625	(2,580)
Total Operating Revenue	277,060	236,438	40,622	643,076	633,975	9,101	239,241	215,325	23,916
Operating Expenses									
Administration	105,762	113,333	(7,571)	136,405	139,403	(2,997)	61,695	68,528	(6,833)
Tenant Services	81	-	81	43,095	52,350	(9,255)	29	-	29
Utilities	11,770	15,000	(3,230)	13,361	10,350	3,011	1,775	1,688	87
Ordinary maintenance & operations	107,200	82,163	25,038	152,255	142,688	9,568	35,079	44,925	(9,846)
Protective Services	6,225	1,875	4,350	5,460	1,875	3,585	11	-	11
General expense	28,731	21,788	6,943	76,364	62,550	13,814	2,345	11,925	(9,580)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	17,290	2,280	15,010	216,137	224,760	(8,623)	138,308	88,260	50,048
Total Operating Expense	277,060	236,438	40,622	643,076	633,975	9,101	239,241	215,325	23,916
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	-	(0)	-	-	-



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

	Hopkins-Tancil		LHHC/Quaker Hill LP		Princess Square	
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue						
Dwelling Rent	239,040	226,800	12,240	380,890	387,900	(7,010)
Rental Assistance	908,292	932,400	(24,108)	520,940	450,900	70,040
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	185	150	35	402	878	(475)
CY Transfers	-	-	-	-	-	-
Other Income	9,667	5,700	3,967	14,592	15,638	(1,045)
Total Operating Revenue	1,157,184	1,165,050	(7,866)	916,824	855,315	61,509
Operating Expenses						
Administration	161,737	167,828	(6,091)	270,895	270,383	512
Tenant Services	60,508	113,625	(53,117)	8,254	6,750	1,504
Utilities	121,425	105,525	15,900	406	2,325	(1,919)
Ordinary maintenance & operations	404,950	312,300	92,650	120,951	144,544	(23,593)
Protective Services	1,123	750	373	40	225	(185)
General expense	54,193	67,650	(13,457)	154,030	157,875	(3,845)
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	68,859	67,950	909
CY Reserves	353,248	397,373	(44,124)	293,390	205,264	88,126
Total Operating Expense	1,157,184	1,165,050	(7,866)	916,824	855,315	61,509
ADJUSTED NET INCOME(LOSS)**	-	-	0	-	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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
Operating Revenue												
Dwelling Rent	88,908	90,900	(1,992)	-	-	-	-	-	-	-	-	-
Rental Assistance	189,198	162,900	26,298	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	17,826,743	17,529,000	297,743	767,801	993,750	(225,949)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	1,317,985	1,212,000	105,985	85,311	1,16,625	(31,314)	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	106	38	68	9,855	6,750	3,105	103	90	13	237	237	
CY Transfers	1,378	-	1,378	74,194	(74,194)	-	158,646	-	158,646	-	-	
Other Income	15,464	11,100	4,364	37,779	750	37,029	-	-	-	79,045	47,475	31,570
Total Operating Revenue	295,054	264,938	30,116	19,192,363	18,822,694	369,670	1,011,861	1,110,465	(98,604)	79,282	47,475	31,807
Operating Expenses												
Administration	55,802	46,838	8,964	886,573	984,656	(98,083)	64,484	79,283	(14,798)	34,143	46,200	(12,057)
Tenant Services	44	19	26	-	-	-	-	-	-	44,030	1,275	42,755
Utilities	34,421	36,375	(1,954)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	78,981	57,825	21,156	4,414	188	4,226	-	-	-	-	-	-
Protective Services	17	94	(77)	329	1,350	(1,021)	-	-	-	-	-	-
General expense	75,416	70,725	4,691	289,919	307,500	(17,581)	12,048	12,600	(552)	-	-	-
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	18,006,034	17,529,000	477,034	935,329	993,750	(58,421)	-	-	-
Debt Service	50,373	50,250	123	-	-	-	-	-	-	-	-	-
CY Reserves	-	2,813	(2,813)	5,093	-	5,093	-	24,833	(24,833)	1,109	-	1,109
Total Operating Expense	295,054	264,938	30,116	19,192,363	18,822,694	369,669	1,011,861	1,110,465	(98,604)	79,282	47,475	31,807
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)	0	-	0



J. RENT ROLL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

Project Name	# of Units	Month								Total	Tenant Avg. Rental Income/Unit
		January	March	June	July	August	September	September	September		
Public Housing Units											
*Ladrey High-rise	170	46,181	45,846	47,182	48,377	49,080	49,341	\$ 422,693	\$ 278		
*Samuel Madden	66	11,147	10,482	13,044	11,637	11,945	12,422	\$ 103,632	\$ 177		
*Andrew Adkins	90	15,740	18,431	18,980	20,221	19,084	19,147	\$ 166,232	\$ 208		
*4-10 Scattered Sites	50	14,860	14,756	14,669	16,752	17,757	17,454	\$ 147,821	\$ 328		
*4-11 Scattered Sites	30	9,532	9,752	9,256	8,802	9,930	10,221	\$ 80,939	\$ 300		
*4-12 Scattered Sites	41	14,547	12,709	13,903	13,457	13,261	13,377	\$ 116,226	\$ 315		
*Park Place	38	11,388	11,709	11,410	11,872	11,927	11,504	\$ 104,700	\$ 306		
*Saxony Square	5	2,499	2,499	2,504	2,504	2,504	1,756	\$ 21,773	\$ 484		
*Chatham Square	52	16,427	16,056	15,983	15,980	15,874	15,741	\$ 144,820	\$ 309		
*Braddock	6	1,586	1,577	1,135	1,716	1,716	1,291	\$ 14,285	\$ 265		
*Whiting	24	6,847	4,398	5,832	5,820	5,883	6,194	\$ 51,544	\$ 239		
*Reynolds	18	5,505	6,790	5,289	7,172	7,172	7,271	\$ 57,926	\$ 358		
*Old Dominion	36	4,596	5,929	7,162	7,318	7,025	7,446	\$ 55,898	\$ 173		
*West Glebe	48	4,391	4,459	5,228	5,720	6,426	6,813	\$ 47,595	\$ 110		
*James Bland I	18	3,272	2,737	3,041	2,397	3,431	3,805	\$ 27,665	\$ 171		
*James Bland II	18	5,086	6,668	6,667	6,577	6,487	5,733	\$ 56,121	\$ 346		
*James Bland IV	44	14,458	16,304	16,450	16,098	14,269	15,148	\$ 141,931	\$ 358		
**Total Public Housing	754	\$ 188,062	191,102	197,735	202,420	203,771	204,664	\$ 1,761,801	\$ 278		



J. RENT ROLL – FOR THE PERIOD ENDING SEPTEMBER 30, 2019

Project Name	# of Units	January	March	June	July	August	September	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units									
*Quaker Hill LP	60	44,393	42,846	42,685	39,683	39,531	39,620	\$ 378,849	\$ 702
-Renal Assistance		52,294	55,534	57,138	60,948	64,083	64,850	\$ 523,594	
Pendleton Park I	20	8,284	8,789	9,526	9,281	9,160	9,764	\$ 82,523	\$ 458
-Renal Assistance		20,730	15,858	18,151	18,151	21,237	18,401	\$ 162,743	
Pendleton Park II	4	940	940	940	873	873	873	\$ 8,259	\$ 229
Hopkins Tancil (Mod Rehab)	111	24,731	26,589	30,577	31,549	29,159	29,697	\$ 259,441	\$ 264
-Renal Assistance		97,513	98,255	100,294	98,507	102,523	103,113	\$ 893,349	
*James Bland V	54	16,449	16,349	18,315	17,416	15,543	15,704	\$ 149,164	\$ 307
-Renal Assistance		53,527	51,037	53,705	52,373	49,819	49,705	\$ 463,513	
*Miller Homes	16	12,940	12,429	12,137	11,950	10,818	10,818	\$ 108,027	\$ 750
-Renal Assistance		11,066	12,034	12,584	13,029	14,330	14,360	\$ 114,562	
*Princess Square	69	20,941	24,783	24,112	25,321	24,569	24,031	\$ 213,340	\$ 349
-Renal Assistance		71,041	75,029	77,979	75,676	78,749	75,862	\$ 675,125	
Total Non-Public Housing	334	\$ 434,849	440,472	458,143	454,757	460,394	456,798	\$ 4,032,489	437
Totals	1088	\$ 622,911	\$ 631,574	\$ 655,878	\$ 657,177	\$ 664,165	\$ 661,462	\$ 5,794,290	

Total Monthly Average- (Actual) \$ 643,810
 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



Figure 1 September 3, 2019; Looking south at cast in place deck shoring

The concrete work at Ramsey continues as the remaining perimeter foundation wall, garage ramp and a portion of the cast in place concrete deck has been poured. At the end of September, 90% of the foundations have been poured and the concrete subcontractor and the shoring subcontractor are preparing for helical pile placement for the remaining 5 footers. Water and unsuitable soil was encountered when digging commenced for the elevator pit and 4 remaining footers.

The GC set up sump pits and continuously pumped water from the area for a few weeks. When it was apparent that the pumping would not remediate the issue, the geotechnical and structural engineers came up with the most efficient and effective solution – helical piles. The sheeting and shoring subcontractor was signed on to perform the work and after their drawings were approved by the structural engineer, they ordered the 63 piles to complete the install that will allow the concrete subcontractor to complete the footers. The helical pile order was placed at the end of the month. While concrete placement continued along with perimeter and garage ramp, the waterproofing continued in conjunction with the placement of concrete. All concrete and waterproofing work is inspected by our third-party inspector, Stevenson Consulting.

The plumber, electrician, and fire sprinkler subcontractor all laid a portion of their pipe and conduit along the concrete deck. Both the plumber and electrician passed city inspection before concrete was placed on the concrete deck.

Per Carlson Construction's August Pay App, the project is 21% complete. We continue to have bi-weekly on-site progress meetings with our owner's rep, design and construction team.



Figure 2 September 24, 2019: Water found at E11 footer excavation



Figure 3 September 23, 2019; Looking north at garage ramp

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. We are in the process of reviewing and responding to any items noted during the file review or inspections.

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 awaiting the audit close out letter for 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	26	2
Andrew Adkins	22	0
James Bland V	78	0
Princess Square	4	0
Ladrey	42	3
HCVP	62	1
Scattered Sites	37	0
City-wide	43	0
TOTAL	347	6

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days September 2019	Cumulative Service Hours September 2019
Hopkins-Tancil	281	334
Chatham	233	207
Samuel Madden	64	40
Andrew Adkins	10	20
James Bland V	227	469
Princess Square	5	10
Ladrey	64	354
HCVP	96	384
Scattered Sites	25	100
City-wide	259	1,036
TOTAL	1,264	2,954

*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 147 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 September 2019	Value of Service Hours
147	7	323	\$8,708.08

D. ACTIVITIES BY AGE GROUP

AGE GROUPS	TOTAL # OF ACTIVITIES	# OF PARTICIPANTS
0-18	6	65
19-60	9	73
60+	19	1,216
TOTAL	32	1,374

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	10	3
Number of Case Management Assessments/Follow-up Appointments – Sept.	20	8

F. SUPPORT SERVICES / REFERRALS

SERVICES/REFERRALS	September 2019	YTD
Healthcare & Medical	83	811
Financial Assistance/Literacy Education	28	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	4	86
Childcare Services	2	55
TOTAL	581	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 Phillipe	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 fall kicked off with a series of educational and community building activities for James Bland V (JBV) residents. This included a four week basic computer class, which provided participants with an introduction to Microsoft Word and a flash drive to store their created files and documents. Staff worked with the JBV Resident Association President Janeka Cogdell, to host an “It Takes a Village” Community Awareness event. The event was well attended by JBV residents and others from the surrounding neighborhoods. Residents were able to get information on building safer communities and the importance of maintaining a clean neighborhood. In addition, information was provided about upcoming activities for youth and families, such as Girl Scouts and a chess club.

After reviewing the current goals and pathways of achievement, there are currently 10 ROSS participants who have met the threshold of stable or thriving. These individuals are now in transitions to the FSS Program, where they can continue to build on their success and work on their self-sufficiency goals. With this transition, the numbers for the ROSS program have decreased, which means we are actively recruiting for new participants. In addition to continued community outreach and targeting potential participants through the Leasing and Occupancy specialists, the ROSS program will host an information and orientation session to identify new program participants.

Ross participants had the opportunity to schedule a one-on-one session with a Job Coach from Workforce Development, along with providing the chance for them to enroll in the next session of the Travel Hospitality Program. The first cohort just graduated and successfully completed the Travel Hospitality Program, and based on this success, Workforce Development will be funding training for additional participants. The Live Your Best Life series, continues to help create plans of success for teenage mothers and young adults. Participants also had the opportunity to enroll in the summer “Together We Bake” sessions to obtain ServeSafe certification. During the month of July, all Ross participants will be assessed and evaluated to see where they are with their current goals and pathways of achievement.

The Senior Center @ Charles Houston focused on welcoming fall with hopes of colorful fall foliage and resuming favorite activities (arthritis exercise, Golden Zumba to name a few) from summer hiatus. The Center celebrated its 47th anniversary with a luncheon held at Clyde’s Restaurant in Alexandria. Additionally, we want to be sure we are immunized against flu, pneumonia and shingles with an immunization clinic sponsored by Giant Food’s clinical pharmacy outreach program.

During the month of September, Ladrey residents participated in a series of social activities such as the Labor Day Cookout, Movie Nights, Peer Bonding Groups, Social Groups and Activity Discussions. Specifically, the residents of the Ladrey had a Peer Bonding activity which focused on upcoming activities that will benefit all resident's needs, likes, and interests. There were 17 residents that attended and indicated they would like to participate in more house games and cognitive skills activities. However, all the residents agreed that the level of respect and interaction amongst one another often hinders the participation of a larger number of Ladrey residents. Additionally, Activity Interest Surveys were distributed to all residents of the Ladrey Building requesting more specific information for either their interest or non-interest in participating in programs provided. Interest surveys are to be completed and returned by mid-October.

Recruitment is underway for the new 21st Century Community Learning Center grant that was awarded to ARHA in collaboration with the Alexandria City Public Schools. The LINK (Linking Instruction Nurturing Knowledge) Program will utilize ARHA space and operate afterschool at the Ruby Tucker Family Center, Ladrey Highrise, and Jefferson Houston School. The minimum number of students required is 75, but so far Staff have signed up over a 100 students and may have to implement a waitlist. Students range from Kindergarten to 8th grade, and attend programming for a least 2 hours daily from Monday – Friday. The LINK Club will provide homework assistance, enrichment activities such a photography, understanding states of matter, and computer coding, along with recreational outdoor sports and educational field trips.

ARHA Staff has been selected to participate in the Alexandria City Public Schools 2025 Strategic Planning Committee. The first committee meeting was held in September, and provided an opportunity to review a range of data including student performance and accreditation status of schools from across the district. There were also discussions around what is going well and the continuing challenges with respect to equitable access to a high quality education. As a part of the committee, ARHA has been able to set up focus groups with parents and ARHA families to make sure their voice is heard and they are an active part of the process as ACPS develops its strategic plan.

The Partnership for a Healthier Alexandria and the Alexandria Health Department hosted a Community Meeting to share the results of the Community Health Assessment Surveys and get final input on the three most important topics that will take the lead in the development of Alexandria's five year Community Health Improvement Plan (CHIP). The top three topics that were chosen to center the CHIP plan around were Affordable Housing, Poverty, and Mental Health. Going forward, the Partnership for a Healthier Alexandria and the AHD plan to schedule specific topic meetings in November to address each one of those areas individually, before coming back together to prepare one comprehensive plan with recommended solutions help overcome those challenges.

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

- 10/15 LADREY HARVEST LUNCHEON, 11:30 AM
- 10/16 FALL PREVENTION PRESENTATION, TSC@CH – 10:00 AM
- 10/17 AMISH MARKET TRIP – 8:30 AM
- 10/21 – NAVIGATING THE SCHOOL SYSTEM, 6:30 PM
- 10/24 – LADREY INTERNATIONAL DAY, LADREY COMMUNITY ROOM, 11:30 AM
- 10/24 - CITY OF ALEXANDRIA, HOMEOWNERSHIP INFO SESSION, 6:00 PM
- 10/28 – 2020 MEDICARE ENROLLMENT – LADREY COMMUNITY ROOM, 10:00 AM
- 10/31 – LADREY INTERGENERATIONAL PROGRAM: TRUNK OR TREAT, 3:00 PM
- 12/2019 – FSS REGIONAL GRADUATION
- 12/17 – SWW DONOR RECEPTION, CHARLES HOUSTON RECREATION CENTER
- 12/18 – SANTA’S WINTER WONDERLAND, CHARLES HOUSTON RECREATION CENTER

K. PHOTOS



MICROSOFT WORD COMPUTER CLASS



IT TAKES A VILLAGE COMMUNITY OUTREACH EVENT



PHARMACY OUTREACH IMMUNIZATION CLINIC - SPONSORED BY GIANT PHARMACY



ALL WHITE ACTIVITY DAY



"KRUNCH BUNCH" 47TH ANNIVERSARY CELEBRATION

VII. HUMAN RESOURCES

A. 80TH ANNIVERSARY GALA



The 80th Anniversary Gala was held on September 28th at the Torpedo Factory Art Center. Food was catered by the neighboring waterfront restaurant Vola's. Attendees were able to walk the red carpet and be photographed in their finest. A video of the gala can be found on YouTube under ARHA Gala 2019.

The welcome address was given by ARHA's CEO Keith Pettigrew; followed by presentations about ARHA's 80-year history from: Mayor Justin Wilson, who read the proclamation of ARHA day in Alexandria; Former ARHA CEO, Roy Priest; Former Mayor William Euille, Ms. Michelle Chapman; and Ms. Ericka Miller.

While the Gala was held as the marquee event to celebrate the 80th Anniversary of ARHA, it was also an optimal opportunity to serve as a fund-raising effort for ARHA's annual toy giveaway, Santa's Winter Wonderland. At the time of this report, \$40,000.00 was raised. The fundraising committee, was chaired by Rose Boyd, and included: Duncan Blair, Lavern Chatman, Kerry Donley, Roy Priest, and William Euille.

Corporate Sponsors contributing to the Gala included: EYA, LLC; VHDA; JBG Smith; E&G Services, LLC; Henry General Construction, LLC; John Marshall Bank, KTG Y Group, Inc.; Next Realty Mid Atlantic, LLC; Mike T. Services; Burke and Herbert Bank; Pest Services Company, Century Cleaning, Atlantic Union Bank; Mary C. Harris; and Gwendolyn B. Lewis.

Another significant moment of the program was when Staff who have been employed with ARHA over 20 years received a plaque for their years of service. Staff Honorees included: Kevin Brown (32 Years); Buryl Shelton (32 Years); Fidel Villegas (29 Years); Vanessa Greene (24 Years); Donald Phillips (21 Years); Vanetta Harris (21 Years); and Yanny Bender (20 Years).

Media coverage included a story published by the Alexandria Gazette.

PROCLAMATION

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) was created as a political subdivision of the Commonwealth of Virginia and established as an entity by the City of Alexandria on July 27, 1939 for the purpose of operating the Affordable Housing for low and moderate income persons in the City; and

WHEREAS, the provision of safe, decent, sanitary and affordable housing is important to the citizens of the City of Alexandria; and

WHEREAS, ARHA's initial affordable housing project was 110 units of affordable housing built in the 1940's in Old Town on the site of what is now Hopkins-Tancil; and


WHEREAS, over the 80 years of its existence, ARHA has developed, redeveloped, and maintained more than 1000 public and affordable housing units; and

WHEREAS, during the 1960s and 1970s, ARHA executed every urban renewal project created by the City of Alexandria, including the Gadsby Commercial Urban Renewal, one of the early urban renewal effort, that included the condemnation and demolition of blighted and dilapidated structures and the redevelopment of the King Street commercial area, including Market Square, Tavern Square and the areas bound by Fairfax Street and St. Asaph Street (Courthouse Square). Also, Mudtown, the area encompassing the original T.C. Williams High School, and the DIP which is the area south of Duke Street and between Columbus and Patrick Streets. The current Alfred Street Baptist Church is on land that was part of the DIP Urban Renewal Project; and

WHEREAS, more recent projects have been the award winning Chatham Square (2005) and Old Town Commons (2011 – 2014), both of which are mixed income developments that replaced aging public housing projects, and ARHA is currently redeveloping the Ramsey Homes site.

NOW, THEREFORE, I, JUSTIN M. WILSON, Mayor of the City of Alexandria, Virginia, and on behalf of the Alexandria City Council, do hereby proclaim ARHA as a leader in the design, development, and management of public, affordable and mixed income housing, and congratulate them on the 80th anniversary of the Alexandria Redevelopment and Housing Authority.

IN WITNESS WHEREOF, I have here unto set my hand and caused the Seal of the City of Alexandria to be affixed this 25th day of June, 2019.


MAYOR JUSTIN M. WILSON
On behalf of the City Council
of Alexandria, Virginia

ATTEST:

Gloria A. Sifton, CMC City Clerk



CEO and Kevin Brown (32 Years)



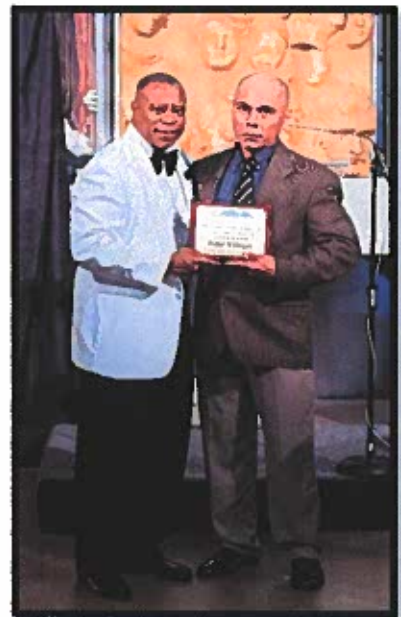
CEO and Buryl Shelton (32 Years)



CEO and Don Phillips (21 Years)



CEO and Vanetta Harris (21 Years)



CEO and Fidel Villegas (21 Years)

NEWS

ARHA Celebrates 80 Years

By JEANNE THEISSMANN
THE GAZETTE PACKET

Mayor Justin Wilson joined city officials and community supporters Sept. 28 as the Alexandria Redevelopment and Housing Authority celebrated its 80th anniversary with a black-tie gala at the Torpedo Factory Arts Center.

ARHA manages the city's public housing units and provides affordable housing and economic opportunities for low and moderate-income residents.

"Our mission for the next five years is to become an industry leader in the development and management of model mixed income communities, while simultaneously increasing ARHA residents' self-sufficiency and quality of life," said CEO Keith Pettigrew.

"Our mission for the next five years is to become an industry leader in the development and management of model mixed income communities."

— ARHA CEO Keith Pettigrew

ARHA was established on June 27, 1939, by City Ordinance and Mayor's appointment of a five-member Board of Commissioners, in accordance with the Code of Virginia's enabling legislation.

The first low-rent housing units were occupied in 1941.

The Authority was established to administer and operate the Public Housing Program in accordance with state and federal statutes and regulations prescribed by the U.S. Depart-



ARHA board chair Daniel Bauman, government affairs coordinator Rose Boyd and commissioner Salena Zellars at the 80th anniversary celebration of ARHA Sept. 28 at the Torpedo Factory Arts Center.

Erika Miller, Mayor Justin Wilson, Bill Endle, ARHA CEO Keith Pettigrew, Michelle Chapman and Roy Priest pose for a photo after each offered remarks in celebration of the 80th anniversary of ARHA Sept. 28 at the Torpedo Factory Arts Center.

ment of Housing and Urban Development (HUD).

The organization administers the tenant-based Section 8 (now Housing Choice Voucher Programs) in addition to the Moderate Rehabilitation Programs for project-based subsidies in privately owned properties, operated and maintained by ARHA.

ARHA is governed by a nine-member Board of Commissioners which is appointed by the Alexandria City Council on staggered four-year terms.

According to the ARHA website, its 2012-2022 Strategic Plan is to increase the availability of affordable housing by maintaining, upgrading and redeveloping its housing properties and increasing resident self-



Mark Carlson with Lien and George Calloway celebrate at the ARHA 80th anniversary gala Sept. 28 at the Torpedo Factory Arts Center.

sufficiency and quality of life.

The Plan is divided into five parts which address: (1) affordable housing challenges; (2) strategies for resident self-sufficiency; (3) community economic development approach; (4) ARHA's relationship with the community and the need to build partnerships; and (5) the need to assure ARHA's financial viability.

ARHA's Strategic Plan aligns with the City of Alexandria's Housing Master Plan and Strategic Plan, HUD's Plan and the applicable small area plans that have been adopted by the city, especially regarding the provision of low and moderate-income housing and economic benefits to residents. www.arha.us

Just Neighbors Birthday Party Keeps the Light Shining

By SHIRLEY RUHE
THE GAZETTE

Lady Liberty will raise her torch in Alexandria as a beacon of welcome for the Just Neighbors birthday party on Saturday, Oct. 12 from 6-9 p.m. It will be held at The Garden at 5380 Eisenhower Ave. in Alexandria in support of legal services for low-income immigrants and refugees.

The international theme of the evening ranges from silent auction travel packages as far away as Kenya to an international spread of appetizers as well as beer and

wine. Or if you'd like to stay closer to home, you could travel to Virginia Beach or celebrate with tickets to the Beaujolais and Beyond Celebration 2019.

While you browse the auction items and have just one more stuffed grape leaf, you can leave the little ones next door at Scramble where childcare will be provided for \$12.50 per child.

The evening will also honor Anne Ledyard, the first recipient of the Just Neighbors Torchbearer Award, for her commitment in keeping the light shining for immigrant and refugee neighbors. Ledyard is a longtime volunteer and former board mem-

ber. Her 32 years career as a teacher, mostly in the Arlington Public School system brought her into contact with many undocumented students.

"I learned how these students' families, who had the least resources, had to pay fees for protracted legal services in an attempt to gain legal status.

Many of these students and their families were fleeing wars or other dangerous issues in their home country and were coming here to live in the safety that most of us take for granted. My connection with Just Neighbors came out of that personal background."

Genesis Lazo, Development Associate says they are hoping to raise \$10,000 to use for helping ten more families. "Every time we can help one more family, we are helping our entire community be successful."

Just Neighbors provides immigration legal services to low-income immigrants and refugees in Virginia, especially those who are the most vulnerable. It has provided services to thousands of low-income immigrants in Virginia for over 23 years. Over 50 percent of their clients are from Fairfax with others from Alexandria City, Arlington, Falls Church City, Loudoun, Manassas City and Prince William.

www.CONNECTIONNEWSPAPERS.COM



B. ARHA JOB-TRAINING-CAREER FAIR

On October 17, 2019 ARHA will host a Job-Training-Career Fair in partnership with the City of Alexandria Office of Workforce Development and Anthem, as a part of the Section III Employment Initiative. In addition to employers offering jobs in Trades, there will be opportunities for hospitality, retail, customer service, also office and technology jobs. There will also be rotating workshops offered in Resume Writing, Interviewing Tips and Dressing for Success. Finally, there will be representatives from the Virginia Department of Labor and the Center for Employment Training to offer information on upcoming classes.

VIII. CONSENT DOCKET

IX. ACTION DOCKET

X. OTHER BUSINESS