



Alexandria Redevelopment and Housing Authority

**Monthly Report
to the Board of Commissioners**

Keith Pettigrew
Chief Executive Officer

JULY 22, 2019



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, July 22, 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 THURSDAY, JUNE 20, 2019.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, JULY 22, 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)

THURSDAY, JUNE 20, 2019 at 7:00 P.M.

THOSE PRESENT: **Daniel Bauman**, Chairman
 Peter Kleeblatt, Vice Chairman
 Merrick Malone, Commissioner
 Kevin Harris, Commissioner
 Karl Sandberg, Commissioner
 Salena Zellers, Commissioner

THOSE ABSENT: **Anitra Androh**, Commissioner
 Christopher Ballard, Commissioner
 Carter Flemming, Commissioner

RECORDER: **Cynthia Dickerson**

The Chairman called the meeting to order at 7:02 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.

Chairman Bauman thanked everyone for their flexibility regarding the rescheduling of the Board meeting from our normal meeting date. He also commended the staff for mobilizing very quickly to make it happen. The reason being is because Mr. Pettigrew is being honored at the Departmental Progressive Club (DPC) on Monday, June 24, 2019 (the regularly scheduled Board Meeting date).

Commissioner Malone added that, he too, appreciated the adjustments that everyone made to reschedule the meeting, given the last minute change in the date. He gave a brief history of the Departmental Progressive Club (DPC), when it was founded, its purpose, etc. He went on to note that he is the current President of the DPC and announced that on Monday, June 24, 2019, the DPC will be honoring three individuals: ARHA's own Keith Pettigrew, Don Hayes, newly appointed Assistant Police Chief and Dr. Gregory Hutchings, Alexandria City Public Schools Superintendent. The event is a welcoming reception. He invited the Board and meeting attendees. He closed by stating that the event will start at 7:00 pm.

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

• **Ladrey High-Rise Residents Advisory Board (RAB)**

Ms. Geraldine Spells, Vice-President of the Ladrey RAB wished all the fathers in attendance a happy Father's Day holiday. She reported that Ladrey is doing well. She highlighted her positive interaction with the police officers who patrol the property and commended their work on behalf of the Ladrey Residents.

She also announced the Ladrey 4th of July picnic, and invited the Board and staff.

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

Mr. Kevin Harris, President of ARA, greeted and informed the Board the following:

- ARA is focused in the planning of seminars and noted that they have witnessed an increase in resident traffic at the new office site.
- We have been meeting regularly with Mr. Pettigrew and the Council members to resolve some issues that arise in our communities while promoting the concept of residents being good neighbors.

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 TUESDAY, MAY 28, 2019:

Chairman Bauman presented the minutes for Tuesday, May 28, 2019. Commissioner Sandberg moved to accept the minutes; the motion was seconded by Commissioner Harris. The motion was approved with (6) Yeas, and (0) Nays.

ITEM 4. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF THURSDAY, JUNE 20, 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: Occupancy and rent collections remain in the high 90's.
- Central Facilities: There were 792 work orders for the month of May. HVAC work orders are increasing with the arrival of summer.
- Finance: Expenses are below budget and revenue remain steady.
- Development: Despite the rain, the concrete has been poured and footers are being installed.
- Resident Services: The Youth Arts Festival was a roaring success. One of the highlights of the event was the youth house band from T.C. Williams. The event was well attended by residents, the community and dignitaries.
- Human Resources: We have our 15 college interns for the summer. We are expecting 17 additional summer youth workers from the Workforce Development Office in Alexandria. Those kids begin work on July 1st, 2019. Similar to last summer, the interns and youth have been assigned to departments based on their interests.

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 Sandberg. The motion was approved unanimously (6) Yeas to (0) Nays to accept the Executive Summary Report as of Thursday, June 20, 2019.

ITEM 5. CONSENT DOCKET:

5.1 Vote to approve Resolution No. 675-2019 Small Area Fair Market Rent (SAFMRs)

Mr. Pettigrew presented Resolution No. 675-2019 Small Area Fair Market Rents (SAFMRs). Annually we have to adjust or update our Small Area Fair Market Rents. This is an annual procedure.

Janell Diaz, Asset Management Director explained the Small Area Fair Market Rents (SAFMRs). HUD releases the SAFMR every year and we, as the PHA, have to update them. it, we can go as low as 90% up to 110%.

Chairman Bauman requested a motion to approve Resolution No. 675-2019 Small Area Fair Market Rent (SAFMRs) Commissioner Sandberg moved to approve Resolution No. 675-2019; seconded by Commissioner Malone. The motion was passed by (6) Yeas; (0) Nays to accept Resolution No. 675-2019.

5.2 Vote to approve Resolution Numbers 676-2019 to 686-2019 to submit to HUD the Disposition Applications for various ARHA Public Housing Properties

David Cortiella, ARHA Real Estate Development Consultant, presented to the ARHA Board of Commissioners eleven resolutions in support of ARHA's application to HUD for the repositioning of the public housing subsidy under HUD's Section 18 repositioning initiative.

Mr. Cortiella stated that in compliance with HUD Notice 2018-04 which outlines HUD's repositioning initiative a separate resolution needed to be approved for each of the properties for which an application was being submitted. Mr. Cortiella outlined the numerous steps followed by the Agency since February 2019 when this initiative was started at the Agency. Mr. Cortiella stated that an extensive community engagement process was undertaken that included public meetings, meetings with residents and resident leaders, and with City of Alexandria officials. Mr. Cortiella stated that environmental reviews and physical needs assessments (PNAs) were conducted for each of the public housing properties in ARHA's portfolio. And concluded that per resolution approved by the ARHA Board in May 2019, the ARHA Agency Plan for 2019 was amended to include notice to HUD and the public that ARHA would be submitting a Section 18 disposition application for numerous public housing properties.

Mr. Cortiella also stated that Section 18 was only one of three approaches that ARHA would be undertaking over the next year to ensure that all the ACC operating subsidies would be replaced with higher operating income for the properties. Mr. Cortiella stated that in addition to Section 18, ARHA staff had already started to review other properties that would qualify for RAD financing. Mr. Cortiella stated that the goal was to reduce the number of units with either Section 8 subsidy or RAD rents to below 250 units so that these units would then qualify under HUD's revised Voluntary Conversion notice which allows public housing agencies to transform their portfolio from ACC to Section 18 in an expedited manner.

Mr. Cortiella concluded by reading each resolution to be considered by the Board. He stated that each of the eleven resolutions followed a similar format in that they stated the following:

- a) that Congress has not provided sufficient capital funds to meet the unmet capital needs of ARHA's public housing properties;
- b) the HUD reposition initiative's goals;

- c) ARHA's goal of repositioning operating subsidy would potentially improve service delivery and increase development options for the properties; and
- d) that submission of the Section 18 application would be in the best interest of the residents and of the agency.

At the end of each resolution, Mr. Cortiella read the rationale for each of the eleven resolutions and the disposition strategy that ARHA would follow if the Section 18 application were approved by HUD.

The Resolutions and the rationale under the disposition rules are as follows:

Resolution Number	Site	Rationale
676-2019	Ladrey High Rise	Obsolescence
677-2019	Samuel Madden Homes	Obsolescence
678-2019	Andrew Adkins	Obsolescence
679-2019	Park Place	Scattered Site
680-2019	Saxony Square Condos	Scattered Site
681-2019	Bragg Street	Changed Neighborhood
682-2019	James Bland I	Scattered Site
683-2019	James Bland II	Scattered Site
684-2019	James Bland IV	Scattered Site
685-2019	1131-1139 Beauregard St	Scattered Site
686-2019	Chatham Square	Scattered Site

Commissioner Sandberg asked how was the attendance by our residents?

Mr. Pettigrew responded that the meetings were well attended. He noted that some meetings were held in mornings and some in the evenings at various locations throughout the city.

Commissioner Harris noted that he attended the majority of the meetings and residents were engaged and asked a lot of questions. He explained that Mr. Pettigrew and the staff explained the pros and cons of the initiative and that people were at ease about it.

Mr. Cortiella continued his presentation, we calculated that out of 750 units, 441 will be disposed under Section 18. Once the Board approves the resolutions presented today, HUD will take a month to review once application have been submitted. SAC will take up to 60 days to provide a response no sooner than September 2019.

Commissioner Malone closed by commending the staff on the impending application completion and submission, specifically highlighting the completion of the community engagement.

Each resolution was unanimously approved.

Chairman Bauman requested a motion to approve Resolution Numbers 676-2019 to 686-2019 submission to HUD the Disposition Applications for various ARHA Public Housing Properties.

Commissioner Malone moved to approve Resolution Numbers 676-2019 to 686-2019; seconded by Vice-Chairman Kleeblatt. The motion was passed by (6) Yeas; (0) Nays to accept Resolution Numbers 676-2019 to 686-2019.

ITEM 6. ACTION DOCKET:

- No Items Submitted

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

- No Items Submitted

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

A motion was made by Commissioner Zellers, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:55pm. At 8:26pm the Board reconvened in public session.

Thereupon, Chairman Bauman asked for a motion to adjourn the meeting and reconvene into another Executive Session at 8:27pm. Commissioner Sandberg moved to adjourn, seconded by Commissioner Zellers. At 9:01pm, the Board reconvened back into public session. Chairman Bauman then asked for a motion to adjourn the meeting. Commissioner Zellers moved to adjourn, seconded by Commissioner Harris, 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 9:02pm.

I. EXECUTIVE SUMMARY

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

ASSET MANAGEMENT

- **Occupancy / Rent Collection**

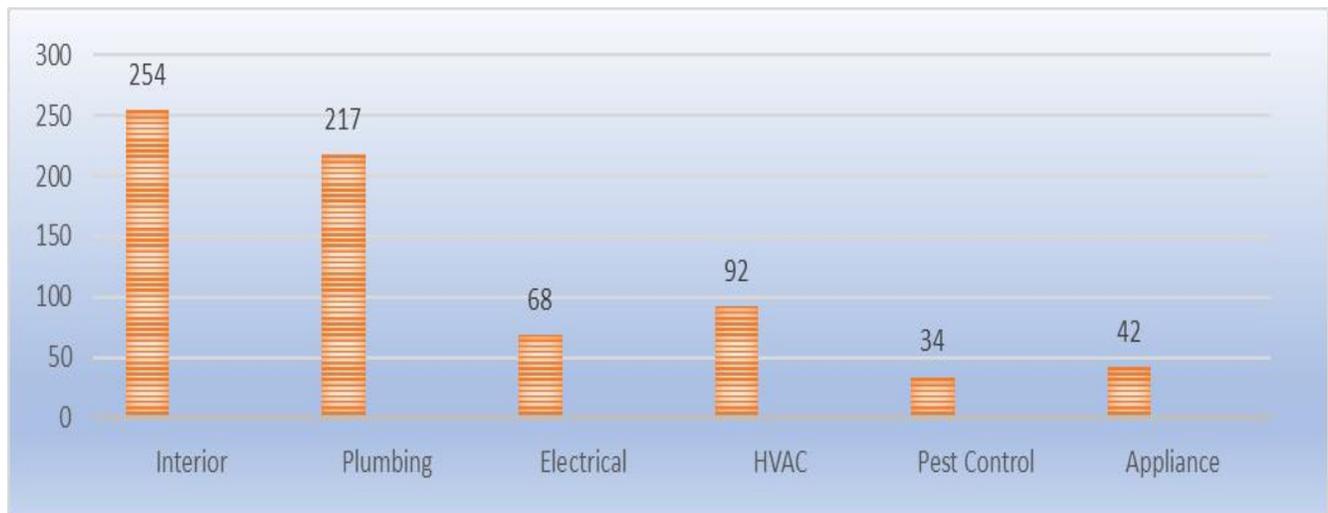
	Public Housing May 2019	Public Housing June 2019	MOD Rehab May 2019	MOD Rehab June 2019	Market Rate May 2019	Market Rate June 2019
Occupancy	98%	100%	100%	98%	98%	97%
Rent Collection	97%	96%	100%	99%	94%	98%

- **Lease-Ups**

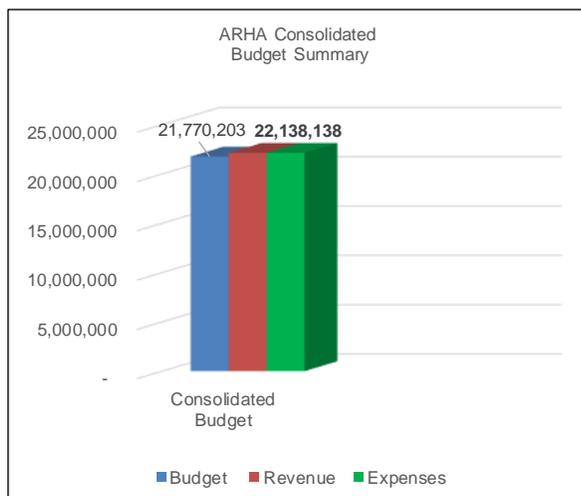
New Lease-Ups	May 2019	June 2019
Tenant-based (HCVP)	11	9
Number of request for tenancy	11	9
Project-based voucher	0	0
Moderate Rehabilitation	2	0

CENTRAL FACILITIES

- **Activity Total = 707**



FINANCE



As of June 30, 2019 revenue and expenses were \$368K or 1.69% higher than the projected budget. ARHA generated CY reserves of \$1.2MM of which \$625K are restricted and \$581K are unrestricted.

Overall, the Housing Authority continues to operate within the approved budget. We continue to forecast that this year's revenue will outperform our original budget forecasts after HUD provides the additional funding for the Housing Choice Voucher Programs.

DEVELOPMENT

Ramsey Homes

Footings and foundation work is underway along with walls and the rest of the concrete work needed to build out the garage up to grade level. Waterproofing also continues in conjunction with the perimeter footings. The plumber is also mobilized and ready to commence the underground plumbing in early July. Carlson Construction (General Contractor) continues the process of pulling permits to begin undergrounding of utilities.

Tax Credit Portfolio

Boston Capital completed their site visit on June 6, 2019 for James Bland I, II, IV, V, Old Dominion and West Glebe. The annual tax credit audit includes a physical inspection of the asset including all common areas, shared amenities and 10% of the residential units, as well as a review of the resident files and accounting records. We have received close out letters for all of the properties except for JB V, which we expect shortly.

The applications to HUD in regards to their repositioning initiative have been completed and submitted. 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 expect a review and approval from HUD towards the fourth quarter of 2019.

RESIDENT SERVICES

The final Community Health Assessment report has been compiled and was presented to an audience of approximately 150 people. Printed and electronic copies are available to share, and now this information will be used to inform the Community Health Improvement plan starting in the fall.



June brought the recognition of the 10th Anniversary of the Ruby Tucker Center, along with the 80th Anniversary of ARHA. As a part of the Ruby Tucker Celebration and Program, Mayor Justin Wilson read a portion of the Proclamation recognizing the 80th Anniversary. Other City Council Members who stopped by to help us celebrate included: Amy Jackson, John Chapman, Canek Aguirre, and Del Pepper. We also held a special presentation for Girl Scout Troop 1689 and volunteers from the Ruby Tucker Readers program. Both of these groups dedicated their time in the month of June to create new looks for the Center and the surroundings. The Ruby Tucker Readers painted and helped reorganize the shelves, while the Girl Scouts built a storage box, planted flowers, and created garden stones and artwork for the community garden. Additionally, attendees were entertained by the Ruby Tucker Choir, and had the opportunity to enjoy food, games, and collect information on health and wellness, family summer activities and ways to prevent the educational “summer slide”.



Ruby Tucker Readers painted and helped - Before pictures



After pictures

HUMAN RESOURCES

ARHA's 80th ANNIVERSARY



ANNIVERSARY



ARHA marked the 80th anniversary on June 27th! A proclamation from the Mayor has been received and over the next several months there are celebratory events planned, including a Gala to raise funds for the annual Santa Winter Wonderland toy giveaway.

UPCOMING MEETINGS AND EVENTS

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

Date	Event
August 6	Alexandria National Night Out
August 26	Board Meeting
September 23	Board Meeting
October 28	Board Meeting
November TBA	Board Meeting
December 18	Santa's Winter Wonderland & Appreciation Luncheon
December TBA	Board Meeting

II. ASSET MANAGEMENT

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

Indicator	June 2019	Bench mark / Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH) (*)	100%	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)	97%	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%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	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 100%. Individual Performance data by property is as follows:

PUBLIC HOUSING	May 2019	June 2019
Samuel Madden	97%	100%
Andrew Adkins	98%	100%
Ladrey Highrise	99%	100%
Scattered Sites I	100%	100%
Scattered Sites II	97%	97%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	98%	100%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	96%	100%
James Bland I, II, IV	98%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for June, 2019:

	May 2019	June 2019
Homeownership	18	18
Homeownership New this Month	0	0
Family Unification	37	37
Portable Vouchers Paid	272	272
Tenant Protection	68	68
All Other Vouchers	1,251	1,237
Number of Vouchers Under Lease on the last day of the month	1,646	1,632
HA Owned Units Leased – included in the units lease above	180	180
New Vouchers issued but not under contract as of the last day of the month	0	0
Portable Vouchers Administered	28	34
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78	78

D. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 6/30/19	# Vacant
Princess Square	68	64	4
Quaker Hill	60	59	1
Hopkins-Tancil	108	105	3
Miller Homes	16	16	0
Pendleton Park	24	23	1
Old Town Commons V	54	53	1
TOTALS	330	320	10

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 6/30/19	# Vacant
Ladrey Building	169	166	0
Chatham Square.	52	52	0
Old Town Commons I	18	18	0
Old Town Commons II	18	18	0
Old Town Commons IV	44	44	0
S. Madden Homes	65	65	0
A. Adkins Homes	89	89	0
Scattered Sites 410	50	50	0
Scattered Site 411	30	29	1
Scattered Site 412	41	41	0
Braddock	6	6	0
Whiting	24	24	0
Reynolds	18	18	0
Saxony Square	5	5	0
Park Place	38	38	0
West Glebe	48	48	0
Old Dominion	36	36	0
TOTALS: <i>(values are rounded up/down)</i>	751	750	1

F. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list May 2019	Currently Active on the Waiting list June 2019
HCVF	1,555	1,544
Total	1,555	1,544
MOD Rehab		
(1) bedroom	298	298
(2) bedroom	201	201
(3) bedroom	187	187
(4) bedroom	1	1
Total	687	687
General Public Housing		
(1) bedroom	795	796
(2) bedroom	598	543
(3) bedroom	225	213
(4) bedroom	1	1
Total	1,619	1,553
Elderly / Disabled		
(1) bedroom	490	494
Total	490	494
BWR		
(2) bedroom	541	540
(3) bedroom	223	224
Total	764	764
Chatham Square		
(2) bedroom	520	519
(3) bedroom	221	221
Total	741	740
West Glebe / Old Dominion		
(1) bedroom	430	430
(2) bedroom	602	601
(3) bedroom	185	186
(4) bedroom	1	1
Total	1,218	1,218
OTC I, II, IV		
(2) bedroom	419	414
(3) bedroom	245	245
Total	664	659

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	May 2019	June 2019
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	11	9
New Move-in/Change of Unit/Port-in	11	9
Interim Change	57	62
Annual Reexamination	80	75
End of Participation	7	3
PUBLIC HOUSING		
Pre-Admission/Eligibility	13	17
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	7	15
Interim Change	30	55
Annual Reexamination	63	55
End of Participation	7	1
MODERATE REHABILITATION		
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	4	3
Annual Reexamination	6	11
End of Participation	0	2
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	3	3
Annual Reexamination	6	10
End of Participation	0	1

I. INSPECTIONS

Inspections	May 2019	June 2019
# of annual/return Inspections	217	261
# of Initial/Re-inspections	18	30
# of Final Failed Inspections	14	7
# of Abatements	0	2
# of Emergency/Special Inspections	3	6
# of Missed Inspections (no show)	42	45
# of quality control inspections conducted	11	14

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	May 2019	June 2019
Recertification's	35	34
Intake Certifications	34	29

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

Number of Recertification's Files With Errors /Recert Info	May 2019	June 2019
# of Recert Files w/ Errors	3	5

2. Public Safety

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

Types	May 2019	June 2019
Bar Notices issued	3	3
Late Notices	120	112
Unlawful Detainers	35	31
Evictions (legal)	1	1
Evictions (drugs)	0	0

K. RENT COLLECTION

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

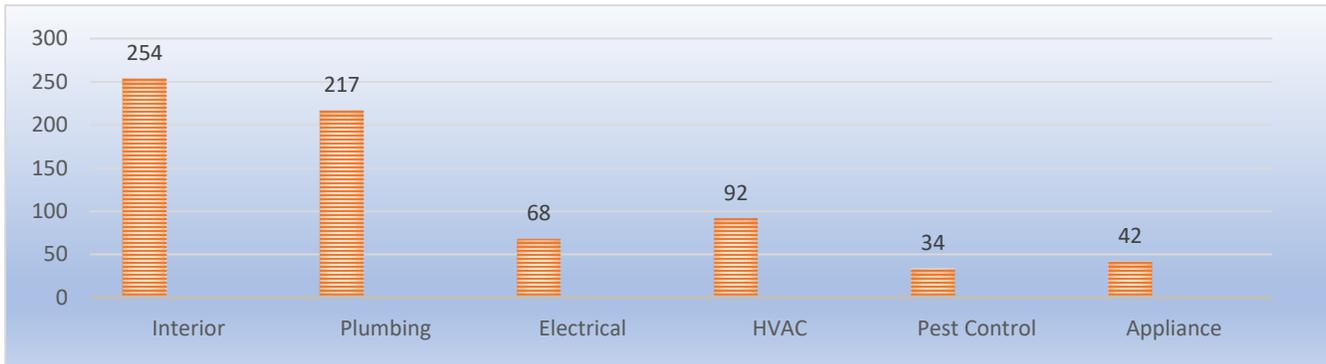
	May 2019	June 2019
Samuel Madden	97%	92%
Andrew Adkins	97%	96%
Ladrey High-Rise	97%	96%
Scattered Sites I	100%	100%
Scattered Sites II	100%	100%
Scattered Sites III	100%	96%
Saxony Square	100%	100%
Park Place	98%	92%
Chatham Square	100%	100%
Braddock	78%	100%
Whiting	100%	100%
Reynolds	84%	88%
Old Dominion	100%	99%
West Glebe	100%	89%
James Bland I	99%	98%
James Bland II	99%	91%
James Bland IV	96%	92%
TOTAL	97%	96%
MARKET RATE		
Quaker Hill	95%	96%
Princess Square	96%	97%
Miller Homes	100%	100%
Pendleton Park	83%	99%
James Bland V	94%	100%
TOTAL	94%	98%
MOD/PBV		
Hopkins-Tancil	100%	99%
TOTAL	100%	99%

*Additional Rent Collection Information: (June 2019)

(41 Units)	Scattered III:	out of 41 units, (7) families rent portion are 0 and (1) failed to pay rent
(38 Units)	Park Place:	out of 38 units, (2) failed to pay rent
(49 Units)	West Glebe:	out of 49 units, (20) families rent portion are 0 and (3) failed to pay rent
(18 Units)	James Bland II	out of 18 units (7) families rent portion are 0 and (2) fail to pay rent

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL = 707



B. COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD

Property	Interior Work	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2019 Year End
Administrative Building	0	1	0	0	0	0	1	0	32
Alexandria Crossing (Old Dominion & West Glebe)	12	21	6	2	12	1	54	42	759
Andrew Adkins	30	25	8	3	6	4	76	62	791
BWR (Braddock, Whiting & Reynolds)	12	15	1	0	5	2	35	18	537
Chatham Square	14	12	8	1	0	0	35	16	515
Hopkins-Tancil	54	21	9	10	9	5	108	133	1,079
James Bland V	23	14	9	1	4	5	56	36	446
Ladrey Highrise	26	21	6	1	18	3	75	109	853
Miller Homes	5	6	0	1	1	0	13	6	136
James Bland I, II, IV	9	27	7	2	10	7	62	57	664
Park Place & Saxony Sq.	2	6	0	1	0	2	11	18	265
Pendleton Park	3	2	3	1	1	1	11	32	236
Princess Square	13	9	2	3	5	2	34	66	816
Quaker Hill	10	8	2	1	4	6	31	76	583
Ramsey Homes	0	0	0	0	0	0	0	0	7
Samuel Madden	17	11	3	2	5	2	40	61	584
Scattered Sites I, II, III	24	18	4	5	12	2	65	60	1347
TOTAL	254	217	68	34	92	42	707	792	9,650

A. 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 number of requests and complaints in between the scheduled quarterly services. The Ladrey High-rise is the exception, as routine inspections and treatments are performed monthly. The next services for all properties are scheduled for July 2019.

HVAC Filter:

Preventative maintenance is being performed on the HVAC systems in each unit on all properties. The scope of work includes replacing batteries in the thermostats and replacing the filter. We anticipate this initiative to be completed by the end of July.

B. CAPITAL IMPROVEMENT

- **West Glebe & Old Dominion:**

We are in the early stages of procuring a contractor to complete the power washing and painting of exterior of the 2 properties (combined 4 buildings). The procurement process and the work will take approximately 45 days to complete. The expected completion date is mid-August 2019.

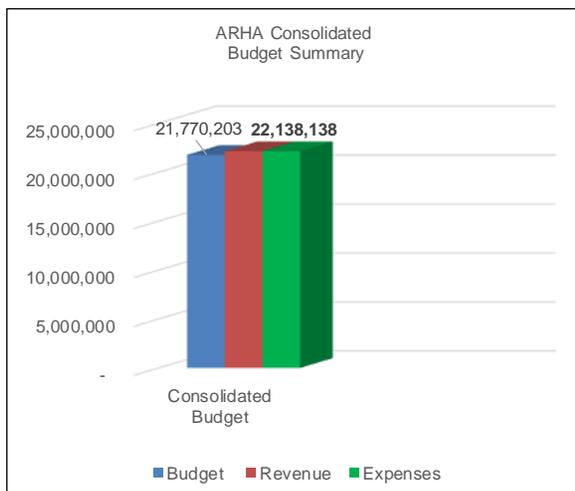
IV. FINANCE



A. FINANCIAL SUMMARY

<i>Alexandria Redevelopment & Housing Authority FY 2019 Budget vs Actual For the Period Ending December 31, 2019</i>									
	Annual Budget	June-19				FY 2019 YTD (January 2019 - June 2019)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$ 3,755,200	\$ 312,933	\$ (874,050)	\$ (1,186,983)	-379%	\$ 1,877,600	\$ 1,916,547	\$ 38,947	2%
Rental Assistance	3,665,000	305,417	1,528,304	1,222,887	400%	1,832,500	1,909,484	76,984	4%
Governmental Grants	24,697,000	2,058,083	1,946,399	(111,684)	-5%	12,348,500	12,147,952	(200,548)	-2%
Local Grants	132,390	11,033	22,119	11,087	100%	66,195	36,792	(29,403)	-44%
Management/Fee for Service	3,657,200	304,767	332,763	27,996	9%	1,828,600	1,918,085	89,485	5%
Bookkeeping Fee	248,700	20,725	19,733	(992)	-5%	124,350	118,442	(5,909)	-5%
Asset Management Fee	124,150	10,346	10,380	34	0%	62,075	61,981	(94)	0%
HCVP Asset Management Fee	2,118,000	176,500	184,477	7,977	5%	1,059,000	1,093,118	34,118	3%
Operating Subsidy	3,873,600	322,800	440,883	118,083	37%	1,936,800	1,910,816	(25,984)	-1%
Investment Income	11,930	994	1,332	338	34%	5,965	8,281	2,316	39%
CY Transfers	515,425	42,952	165,371	122,419	285%	257,713	629,496	371,784	144%
Other Income	741,810	61,818	51,157	(10,661)	-17%	370,905	387,145	16,240	4%
Total Operating Revenue	\$ 43,540,405	\$ 3,628,367	\$3,828,868	\$ 200,500	6%	\$ 21,770,203	\$ 22,138,138	\$ 367,936	2%
<u>Operating Expenses</u>									
Administration	\$ 6,444,125	\$ 537,010	\$ 462,779	\$ (74,231)	-14%	\$ 3,222,063	\$ 3,124,916	\$ (97,147)	-3%
Tenant Services	634,915	52,910	49,592	(3,317)	-6%	317,458	285,440	(32,017)	-10%
Utilities	1,458,050	121,504	135,706	14,201	12%	729,025	673,323	(55,702)	-8%
Ordinary maintenance & operations	5,601,845	466,820	514,658	47,838	10%	2,800,923	2,872,652	71,729	3%
Protective Services	87,100	7,258	9,080	1,822	25%	43,550	42,946	(604)	-1%
General expense	2,355,155	196,263	196,423	160	0%	1,177,578	1,200,575	22,998	2%
Housing Assistance Payments	24,697,000	2,058,083	2,109,192	51,109	2%	12,348,500	12,603,064	254,564	2%
Debt Service	255,600	21,300	21,404	104	0%	127,800	128,427	627	0%
CY Reserves	2,006,615	167,218	330,032	162,814	97%	1,003,308	1,206,796	203,488	20%
Total Operating Expense	\$ 43,540,405	\$ 3,628,367	\$3,828,867	\$ 200,500	6%	\$ 21,770,203	\$ 22,138,138	\$ 367,936	2%
NET SURPLUS (DEFICIT)	-	-	1	1		-	(0)	(0)	

B. CONSOLIDATED BUDGET SUMMARY



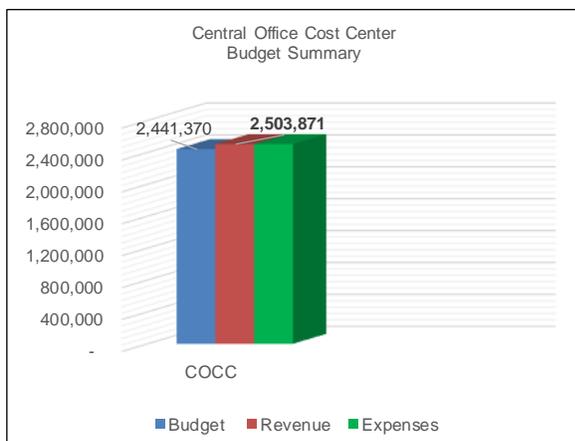
As of June 30, 2019 revenue and expenses were \$367K or 1.69% higher than the projected budget. ARHA generated CY reserves of \$1.2MM of which \$625K are restricted and \$581K are unrestricted.

Overall Reserves/Transfers totaled \$629K, which was \$371K or 144% over budget. The reason for use of reserves being higher than projected is because of the HCVP and MOD Rehab Programs. Further explanation will be provide in each of the respective sections below.

Government Grants is the only revenue category under budget by more than \$50K. Housing

Assistant Payments is the only expense over budget by more than \$50K and it will be discussed under the Voucher Program summary.

C. CENTRAL OFFICE



Overall, as of June 30, 2019, Revenues and Expenses were \$62K or 2.56% over budget. There were not any revenue projections under budget by more than \$50K or any expense projections over budget by more than \$50K.

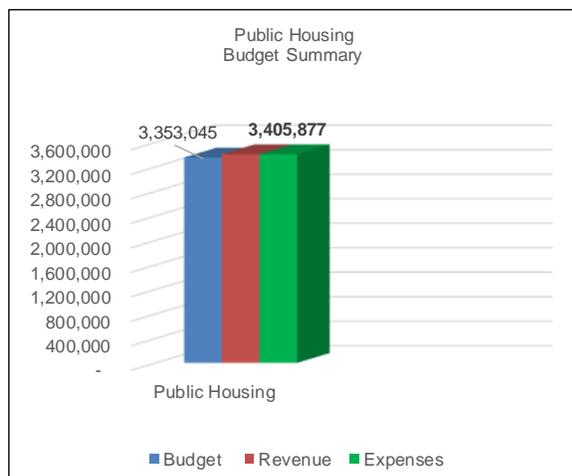
The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services. The report above reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management

fee to charge to each of the Authority's developments.

HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fees monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

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.

Revenues/Expenses were \$52K or 1.58% over budget as a result of Dwelling Rent and Other Income being higher than we projected

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 June 30, 2019, Public Housing- AMP 1 generated a restricted reserve of \$23,157 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 June 30, 2019, Public Housing-AMP 3 generated a restricted reserve of \$179,579 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 June 30, 2019, Public Housing- AMP 4 generated a deficit of \$79,760 which is \$443 or less than 1% 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 June 30, 2019, Public Housing- AMP 5 generated a deficit of \$6,752 which is \$2,850 or 73% 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 June 30, 2019, Public Housing- AMP 6 generated a deficit of \$38,407 which is \$3,417 or 10% 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 June 30, 2019, Public Housing- AMP 7 generated a deficit of \$11,633 which is \$39,120 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 June 30, 2019, Public Housing- AMP 8 generated a deficit of \$44,404 which is \$18,176 or 69% over the projected deficit. The deficit is a result of audit and maintenance expenses being higher in the beginning of the year.

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 June 30, 2019, Public Housing- AMP 9 generated a restricted reserve of \$15,095, 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 June 30, 2019, Public Housing- AMP 10 generated a deficit of \$37,032 which is \$23,970 or 183% over the budgeted deficit. The deficit is a result of a rental income being lower than we anticipated as well as audit and maintenance expenses being higher in 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.

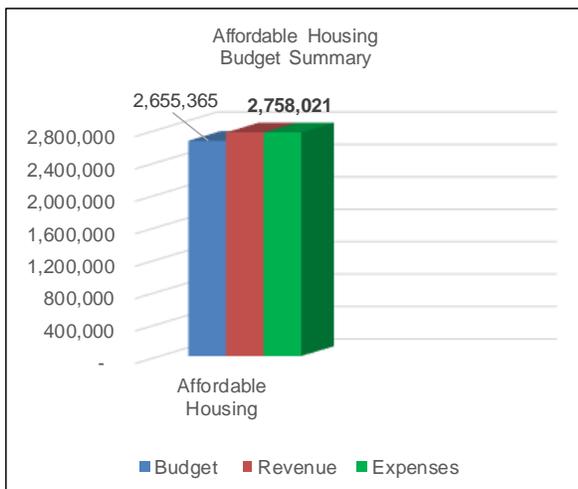
For the period ending June 30, 2019, Public Housing- AMP 11 generated a restricted reserve of \$198, which is restricted to the Limited Partnership and is used to fund replacement reserves.

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 June 30, 2019, Public Housing- AMP 12 10 generated a deficit of \$15,152 which was not anticipated. The deficit is a result of ordinary maintenance and operations and general expenses being higher than we projected.

E. AFFORDABLE HOUSING SUMMARY



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

Revenues were \$102K or 3.87% over budget mainly as a result of Dwelling Rent being higher than projected at James Bland V, Miller Homes, and Quaker Hill.

Expenses/reserves were \$102K or 3.87% 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 \$407K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$315K, which is available to support other in other affordable housing needs. Pendleton Park had an operating deficit of \$18K.

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending June 30, 2019, JB V generated a restricted reserve of \$137,843 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 June 30, 2019, Miller Homes generated an (unrestricted) reserve of \$93,587 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 June 30, 2019, Hopkins Tancil generated an (unrestricted) reserve of \$221,718 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 June 30, 2019, Quaker Hill generated a restricted reserve of \$191,369 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.

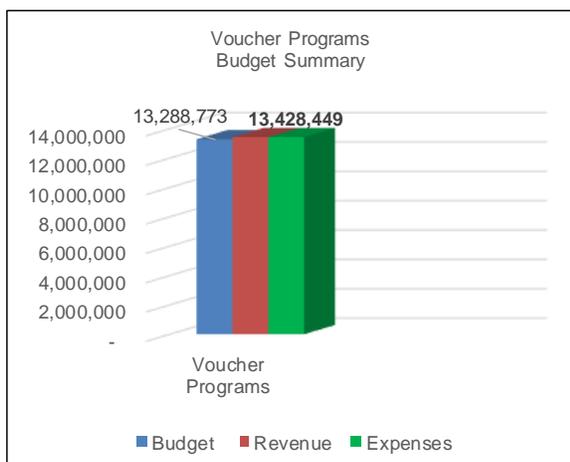
For the period ending June 30, 2019, Princess Square generated a restricted reserves of \$77,931 which is restricted and designated to fund replacement reserves.

PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending June 30, 2019, Pendleton Park generated a deficit of \$18,104 which is being caused by maintenance expenses being higher than anticipated at this point in our budget cycle.

F. VOUCHER PROGRAMS SUMMARY



Includes Housing Choice Voucher Program and Mod Rehab. Revenues and Expenses were \$139K or 1.05% over the projected budget.

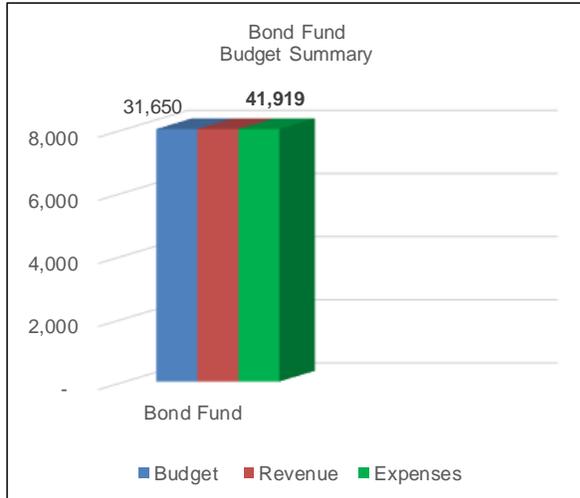
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending June 30, 2019, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$250,693, which was \$201,231 or 407% over the budgeted deficit. Staff has requested and HUD has approved additional short-fall funding to assist with covering the deficit. In addition, lease up of new vouchers has been suspended, with the exception of project-based vouchers associated with James Bland V.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending June 30, 2019, the Housing Mod-Rehab operated with a deficit of \$87,307. 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 June 30, 2019, Revenue and Expenses were \$40,252 over the projected budget do to the timing of when revenue is received.

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

Audits

The overall audit objectives are to determine whether the ARHA complies with applicable program laws, regulations, and policies and procedures; and has internal controls in place to prevent or detect material errors and irregularities.



Audit of Low Income Housing Tax Credit (LIHTC) Properties:

Auditor: Dooley & Vicars CPAs LLP
Due: 9/30/2019
Property: Quaker Hill

Audit of Alexandria Redevelopment and Housing Authority:

Auditor: Dooley & Vicars CPAs LLP
Unaudited Due: Completed 3/15/2019
Audited Due: 9/30/2019

Audit Virginia Housing Development, LLC:

Auditor: Dooley & Vicars CPAs LLP
Due: 9/30/2019



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

				*Central Office (C.O.)			Public Housing AMP 1		
	Total Actual	Total Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	1,916,547	1,877,600	38,947	-	-	-	276,320	276,000	320
Rental Assistance	1,909,484	1,832,500	76,984	-	-	-	-	-	-
Governmental Grants	12,147,952	12,348,500	(200,548)	-	-	-	-	-	-
Local Grants	36,792	66,195	(29,403)	36,792	66,195	(29,403)	-	-	-
Management/Fee for Service	1,918,085	1,828,600	89,485	1,918,085	1,828,600	89,485	-	-	-
Bookkeeping Fee	118,442	124,350	(5,909)	118,442	124,350	(5,909)	-	-	-
Asset Management Fee	61,981	62,075	(94)	61,981	62,075	(94)	-	-	-
HCVF Asset Management Fee	1,093,118	1,059,000	34,118	179,365	173,250	6,115	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	1,910,816	1,936,800	(25,984)	-	-	-	393,402	420,000	(26,598)
Investment Income	8,281	5,965	2,316	48	50	(2)	226	195	31
CY Transfers	629,496	257,713	371,784	-	-	-	-	-	-
Other Income	387,145	370,905	16,240	189,159	186,850	2,309	39,025	37,000	2,025
Total Operating Revenue	22,138,138	21,770,203	367,936	2,503,871	2,441,370	62,501	708,972	733,195	(24,223)
<u>Operating Expenses</u>									
Administration	3,124,916	3,222,063	(97,147)	888,159	964,075	(75,916)	190,846	176,950	13,896
Tenant Services	285,440	317,458	(32,017)	109,165	118,370	(9,205)	30,012	35,300	(5,288)
Utilities	673,323	729,025	(55,702)	38,817	37,675	1,142	158,634	176,500	(17,866)
Ordinary maintenance & operations	2,872,652	2,800,923	71,729	848,474	979,500	(131,026)	241,493	246,950	(5,457)
Protective Services	42,946	43,550	(604)	4,149	9,250	(5,101)	19,071	25,750	(6,679)
General expense	1,200,575	1,177,578	22,998	348,789	313,450	35,339	45,759	60,650.00	(14,891)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	12,603,064	12,348,500	254,564	-	-	-	-	-	-
Debt Service	128,427	127,800	627	-	-	-	-	-	-
CY Reserves	1,206,796	1,003,308	203,488	266,319	19,050	247,269	23,157	11,095	12,062
Total Operating Expense	22,138,138	21,770,203	367,936	2,503,872	2,441,370	62,502	708,973	733,195	(24,222)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)



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

				*Central Office (C.O.)			Public Housing AMP 1		
	Total Actual	Total Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	1,615,006	1,564,667	50,339	-	-	-	229,321	230,000	(679)
Rental Assistance	1,556,771	1,527,083	29,688	-	-	-	-	-	-
Governmental Grants	10,201,553	10,290,417	(88,864)	-	-	-	-	-	-
Local Grants	77,722	55,163	22,560	77,722	55,163	22,560	-	-	-
Management/Fee for Service	1,522,272	1,523,833	(1,561)	1,522,272	1,523,833	(1,561)	-	-	-
Bookkeeping Fee	98,709	103,625	(4,917)	98,709	103,625	(4,917)	-	-	-
Asset Management Fee	51,601	51,729	(128)	51,601	51,729	(128)	-	-	-
HCVF Asset Management Fee	908,642	882,500	26,142	150,058	144,375	5,683	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	1,469,933	1,614,000	(144,067)	-	-	-	291,015	350,000	(58,985)
Investment Income	6,949	4,971	1,978	40	42	(2)	188	163	26
CY Transfers	497,353	214,760	282,593	-	-	-	8,530	-	8,530
Other Income	335,988	309,088	26,901	158,710	155,708	3,002	32,499	30,833	1,666
Total Operating Revenue	18,342,499	18,141,835	200,663	2,059,112	2,034,475	24,637	561,554	610,996	(49,442)
Operating Expenses									
Administration	2,662,137	2,685,052	(22,915)	744,953	803,396	(58,443)	164,738	147,458	17,280
Tenant Services	235,848	264,548	(28,700)	86,609	98,642	(12,032)	25,341	29,417	(4,075)
Utilities	533,723	607,521	(73,798)	34,107	31,396	2,711	122,011	147,083	(25,072)
Ordinary maintenance & operations	2,360,698	2,334,102	26,596	717,079	816,250	(99,172)	195,938	205,792	(9,853)
Protective Services	31,332	36,292	(4,960)	4,073	7,708	(3,636)	15,242	21,458	(6,216)
General expense	1,007,876	981,315	26,562	295,145	261,208	33,936	38,282	50,541.67	(12,259)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	10,493,872	10,290,417	203,455	-	-	-	-	-	-
Debt Service	107,022	106,500	522	-	-	-	-	-	-
CY Reserves	909,991	836,090	73,902	177,147	15,875	161,272	-	9,246	(9,246)
Total Operating Expense	18,342,499	18,141,835	200,663	2,059,112	2,034,475	24,637	561,554	610,996	(49,442)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 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
<u>Operating Revenue</u>									
Dwelling Rent	177,036	158,400	18,636	283,561	292,800	(9,239)	15,009	9,000	6,009
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	627,415	645,750	(18,335)	327,267	337,300	(10,033)	10,200	12,975	(2,775)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	79,760	79,318	443	6,752	3,903	2,850
Other Income	37,007	15,800	21,207	9,107	8,975	132	-	175	(175)
Total Operating Revenue	841,458	819,950	21,508	699,695	718,393	(18,697)	31,961	26,053	5,909
<u>Operating Expenses</u>									
Administration	159,072	157,428	1,645	246,195	239,150	7,045	15,320	15,670	(350)
Tenant Services	7,467	1,750	5,717	1,700	1,725	(25)	36	-	36
Utilities	188,015	210,250	(22,235)	90,348	105,350	(15,002)	4,551	4,850	(299)
Ordinary maintenance & operations	252,837	229,325	23,512	278,543	269,000	9,543	9,517	3,725	5,792
Protective Services	438	625	(187)	106	340	(234)	3	15	(12)
General expense	54,049	52,025	2,024	82,804	67,690	15,114	2,534	1,793	742
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	179,579	168,548	11,032	-	35,138	(35,138)	-	-	-
Total Operating Expense	841,458	819,950	21,508	699,695	718,393	(18,697)	31,961	26,053	5,909
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 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	98,050	93,000	5,050	82,745	78,600	4,145	34,063	33,000	1,063
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	77,122	80,150	(3,028)	87,023	75,550	11,473	86,730	79,500	7,230
Investment Income	-	-	-	-	-	-	-	200	(200)
CY Transfers	38,407	34,990	3,417	11,633	50,753	(39,120)	44,404	26,225	18,179
Other Income	588	5,350	(4,762)	4,095	7,200	(3,105)	3,571	825	2,746
Total Operating Revenue	214,167	213,490	677	185,496	212,103	(26,606)	168,768	139,750	29,018
<u>Operating Expenses</u>									
Administration	109,722	101,678	8,045	61,745	57,098	4,647	61,081	47,775	13,306
Tenant Services	27,223	30,000	(2,777)	344	4,525	(4,181)	258	950	(692)
Utilities	1,926	3,500	(1,574)	1,711	2,650	(939)	16,822	13,150	3,672
Ordinary maintenance & operations	63,661	53,525	10,136	90,231	119,685	(29,454)	74,773	65,275	9,498
Protective Services	56	163	(106)	1,232	610	622	294	175	119
General expense	11,579	24,625	(13,046)	30,233	27,535	2,698	15,541	12,425	3,116
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	-	-
Total Operating Expense	214,167	213,490	677	185,496	212,103	(26,606)	168,768	139,750	29,018
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 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	28,461	28,800	(339)	17,792	19,800	(2,008)	36,438	35,400	1,038
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	144,100	143,450	650	41,105	37,950	3,155	42,169	44,925	(2,756)
Investment Income	312	250	62	-	-	-	-	-	-
CY Transfers	-	-	-	37,032	13,063	23,970	-	-	-
Other Income	3,081	4,825	(1,744)	561	900	(339)	1,024	3,125	(2,101)
Total Operating Revenue	175,954	177,325	(1,371)	96,490	71,713	24,777	79,631	83,450	(3,819)
<u>Operating Expenses</u>									
Administration	62,640	52,803	9,838	42,827	32,965	9,862	37,386	30,633	6,753
Tenant Services	344	5,050	(4,706)	129	25	104	445	250	195
Utilities	4,692	4,750	(58)	905	775	130	8,148	8,400	(252)
Ordinary maintenance & operations	72,223	88,500	(16,277)	44,550	31,200	13,350	25,967	33,100	(7,133)
Protective Services	4,647	300	4,347	1,753	560	1,193	2,413	725	1,688
General expense	16,312	14,800	1,512	6,325	6,188	138	5,075	6,723	(1,647)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	15,095	11,123	3,973	-	-	-	198	3,620	(3,422)
Total Operating Expense	175,953	177,325	(1,372)	96,489	71,713	24,777	79,631	83,450	(3,819)
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 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	97,265	84,000	13,265	99,146	89,000	10,146	72,229	70,800	1,429
Rental Assistance	-	-	-	313,661	317,500	(3,839)	84,444	69,000	15,444
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	74,283	59,250	15,033	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	15,152	-	15,152	-	-	-	-	-	-
Other Income	16,585	14,375	2,210	18,650	16,150	2,500	2,530	3,750	(1,220)
Total Operating Revenue	203,285	157,625	45,660	431,457	422,650	8,807	159,203	143,550	15,653
<u>Operating Expenses</u>									
Administration	77,560	75,555	2,005	101,424	92,935	8,489	42,042	45,685	(3,643)
Tenant Services	-	-	-	27,452	34,900	(7,448)	-	-	-
Utilities	9,878	10,000	(122)	8,046	6,900	1,146	1,953	1,125	828
Ordinary maintenance & operations	85,171	54,775	30,396	117,019	95,125	21,894	20,420	29,950	(9,530)
Protective Services	2,902	1,250	1,652	3,720	1,250	2,470	11	-	11
General expense	27,774	14,525	13,249	35,953	41,700	(5,747)	1,191	7,950	(6,759)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	1,520	(1,520)	137,843	149,840	(11,997)	93,587	58,840	34,747
Total Operating Expense	203,285	157,625	45,660	431,457	422,650	8,807	159,203	143,550	15,653
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	-	-	-	-	-



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

	Hopkins-Tancil			LIHTC/Quaker Hill LP			Princess Square		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	150,707	151,200	(493)	262,056	258,600	3,456	126,174	138,600	(12,426)
Rental Assistance	602,147	621,600	(19,453)	333,713	300,600	33,113	452,763	415,200	37,563
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	128	100	28	255	585	(330)	239	-	239
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	6,349	3,800	2,549	8,753	10,425	(1,672)	12,359	11,830	529
Total Operating Revenue	759,331	776,700	(17,369)	604,776	570,210	34,566	591,535	565,630	25,905
<u>Operating Expenses</u>									
Administration	108,161	111,885	(3,724)	180,816	180,255	561	69,496	68,208	1,289
Tenant Services	41,673	75,750	(34,077)	7,968	4,500	3,468	-	3,500	(3,500)
Utilities	71,178	70,350	828	1,362	1,550	(188)	45,395	47,000	(1,605)
Ordinary maintenance & operations	276,206	208,200	68,006	70,192	96,363	(26,171)	233,141	158,050	75,091
Protective Services	808	500	308	40	150	(110)	958	925	33
General expense	39,587	45,100	(5,513)	107,124	105,250	1,874	115,675	114,600	1,075
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	45,906	45,300	606	48,939	49,000	(61)
CY Reserves	221,718	264,915	(43,197)	191,369	136,843	54,526	77,931	124,348	(46,416)
Total Operating Expense	759,331	776,700	(17,369)	604,776	570,210	34,566	591,535	565,630	25,905
ADJUSTED NET INCOME(LOSS)**	-	-	0	-	-	0	-	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 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
<u>Operating Revenue</u>												
Dwelling Rent	59,495	60,600	(1,105)	-	-	-	-	-	-	-	-	-
Rental Assistance	122,756	108,600	14,156	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	11,612,471	11,686,000	(73,529)	535,481	662,500	(127,019)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	864,336	808,000	56,336	49,417	77,750	(28,333)	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	24	25	(1)	6,814	4,500	2,314	70	60	10	167	-	167
CY Transfers	18,104	-	18,104	250,693	49,463	201,231	87,307	-	87,307	40,252	-	40,252
Other Income	11,340	7,400	3,940	21,860	500	21,360	-	-	-	1,500	31,650	(30,150)
Total Operating Revenue	211,719	176,625	35,094	12,756,174	12,548,463	207,712	672,275	740,310	(68,035)	41,919	31,650	10,269
<u>Operating Expenses</u>												
Administration	41,834	31,225	10,609	576,495	656,438	(79,942)	41,396	52,855	(11,459)	10,696	30,800	(20,104)
Tenant Services	-	13	(13)	-	-	-	-	-	-	31,223	850	30,373
Utilities	20,943	24,250	(3,307)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	63,821	38,550	25,271	4,414	125	4,289	-	-	-	-	-	-
Protective Services	17	63	(45)	329	900	(571)	-	-	-	-	-	-
General expense	51,521	47,150	4,371	194,742	205,000	(10,258)	8,009	8,400	(391)	-	-	-
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	11,980,194	11,686,000	294,194	622,870	662,500	(39,630)	-	-	-
Debt Service	33,582	33,500	82	-	-	-	-	-	-	-	-	-
CY Reserves	-	1,875	(1,875)	-	-	-	-	16,555	(16,555)	-	-	-
Total Operating Expense	211,718	176,625	35,093	12,756,175	12,548,463	207,712	672,275	740,310	(68,035)	41,919	31,650	10,269
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)



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

Project Name	# of Units	January	March	May	June	July	Total	Tenant Avg. Rental Income/Unit
Public Housing Units								
*Ladrey High-rise	170	46,181	45,846	46,060	47,182	48,377	\$ 324,272	\$ 274
*Samuel Madden	66	11,147	10,482	11,547	13,044	11,637	\$ 79,265	\$ 174
*Andrew Adkins	90	15,740	18,431	19,336	18,980	20,221	\$ 128,001	\$ 205
*4-10 Scattered Sites	50	14,860	14,756	18,343	14,669	16,752	\$ 112,610	\$ 322
*4-11 Scattered Sites	30	9,532	9,752	9,256	9,256	8,802	\$ 60,788	\$ 289
*4-12 Scattered Sites	41	14,547	12,709	12,953	13,903	13,457	\$ 89,588	\$ 312
*Park Place	38	11,388	11,709	11,454	11,410	11,872	\$ 81,269	\$ 306
*Saxony Square	5	2,499	2,499	2,504	2,504	2,504	\$ 17,513	\$ 500
*Chatham Square	52	16,427	16,056	16,030	15,983	15,980	\$ 113,205	\$ 311
*Braddock	6	1,586	1,577	1,801	1,135	1,716	\$ 11,278	\$ 269
*Whiting	24	6,847	4,398	5,955	5,832	5,820	\$ 39,467	\$ 235
*Reynolds	18	5,505	6,790	5,289	5,289	7,172	\$ 43,483	\$ 345
*Old Dominion	36	4,596	5,929	6,287	7,162	7,318	\$ 41,427	\$ 164
*West Glebe	48	4,391	4,459	5,267	5,228	5,720	\$ 34,356	\$ 102
*James Bland I	18	3,272	2,737	3,657	3,041	2,397	\$ 20,429	\$ 162
*James Bland II	18	5,086	6,668	6,091	6,667	6,577	\$ 43,901	\$ 348
*James Bland IV	44	14,458	16,304	17,679	16,450	16,098	\$ 112,514	\$ 365
**Total Public Housing	754	\$ 188,062	191,102	199,509	197,735	202,420	\$ 1,353,366	\$ 276



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

Project Name	# of Units	January	March	May	June	July	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units								
*Quaker Hill LP	60	44,393	42,846	43,050	42,685	39,683	\$ 299,698	\$ 714
-Renal Assistance		52,294	55,534	57,496	57,138	60,948	\$ 394,661	
Pendleton Park I	20	8,284	8,789	9,447	9,526	9,281	\$ 63,599	\$ 454
-Renal Assistance		20,730	15,858	18,722	18,151	18,151	\$ 123,105	
Pendleton Park II	4	940	940	940	940	873	\$ 6,513	\$ 233
Hopkins Tancil (Mod Rehab)	111	24,731	26,589	30,290	30,577	31,549	\$ 200,585	\$ 263
-Renal Assistance		97,513	98,255	99,654	100,294	98,507	\$ 687,713	
*James Bland V	54	16,449	16,349	16,872	18,315	17,416	\$ 117,917	\$ 312
-Renal Assistance		53,527	51,037	51,050	53,705	52,373	\$ 363,989	
*Miller Homes	16	12,940	12,429	12,584	12,137	11,950	\$ 86,391	\$ 771
-Renal Assistance		11,066	12,034	12,584	12,584	13,029	\$ 85,872	
*Princess Square	69	20,941	24,783	23,416	24,112	25,321	\$ 164,740	\$ 346
-Renal Assistance		71,041	75,029	73,585	77,979	75,676	\$ 520,514	
Total Non-Public Housing	334	\$ 434,849	440,472	449,690	458,143	454,757	\$ 3,115,297	442
Totals	1088	\$ 622,911	\$ 631,574	\$ 649,199	\$ 655,878	\$ 657,177	\$ 4,468,663	
Total Monthly Average- (Actual)							\$ 638,380	
Total Monthly Budget							625,826	

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

Footings and foundation work are underway along with walls and the rest of the concrete work needed to build out the garage up to grade level. Waterproofing also continues in conjunction with the perimeter footings. The plumber is also mobilized and ready to commence the underground plumbing in early July. Carlson Construction (General Contractor) continues the process of pulling permits to begin undergrounding of utilities. We continue to have bi-weekly on-site progress meetings with the design and construction team.

B. TAX CREDIT PORTFOLIO

Boston Capital completed their site visit on June 6, 2019 for James Bland I, II, IV, V, Old Dominion and West Glebe. The annual tax credit audit includes a physical inspection of the asset including all common areas, shared amenities and 10% of the residential units, as well as a review of the resident files and accounting records. We have received close out letters for all of the properties except for JB V, which we expect shortly.

The applications to HUD in regards to their repositioning initiative have been completed and submitted. 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 expect a review and approval from HUD towards the fourth quarter of 2019.

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	20	
Chatham	16	
Samuel Madden	23	1
Andrew Adkins	20	
James Bland V	80	
Princess Square	4	
Ladrey	39	
HCVP	61	
Scattered Sites	34	
City-wide	43	
TOTAL	340	1

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days June 2019	Cumulative Service Hours June 2019
Hopkins-Tancil	235	285
Chatham	133	149
Samuel Madden	41	59
Andrew Adkins	11	20
James Bland V	163	335
Princess Square	3	3
Ladrey	46	227
HCVP	155	620
Scattered Sites	13	13
City-wide	281	1,124
TOTAL	1,081	2,835

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

*Service Hours are equivalent to the number of hours participants or residents are actively engaged in a program / workshop / 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 142 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.

Additionally, there was a special project at Ruby Tucker during the month of June. Members of Girl Scout Troop 1689 worked with students to create garden stones and artwork for the Tancil Court Community Garden. In addition to the artwork, troop members built a new storage box for recreation equipment, added wood chips to the garden, planted new flowers, and donated a cake for Ruby Tucker Day.

# (YTD)	# New Recruits	# of Service Hours May 2019	\$ of Service Hours
142	1	248.5	\$6,699.56
8	Special Ruby Tucker Project	74	\$1,995.04

D. ACTIVITIES BY AGE GROUP

Age Groups	Total # of Activities	# of Participants
0-18	6	115
19-60	4	34
60+	18	744
TOTAL	28	893

E. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	56	75
Number of Households with Positive Escrow Accounts	N/A	44
Number of Households to Successfully Graduate – YTD	N/A	
Number of Case Management Assessments/Follow-up Appointments – April	20	8



F. SUPPORT SERVICES / REFERRALS

SERVICES/REFERRALS	June 2019	YTD
Healthcare & Medical	27	569
Financial Assistance/Literacy Education	26	140
Daily Living Skills/Entitlements	46	258
Transportation	6	2,249
Enrollments/Registrations/Assessments	5	62
Adult Basic Education/Literacy/GED	1	18
Job Training Skills/Programs/Certifications	2	49
Childcare Services	2	12
TOTAL	115	3,357

G. PARTNERSHIPS

Provider/Partner	Event/Activity	# Participants Served
Bright Home Healthcare	Blood Pressure Clinic	11
Bright Home Healthcare	Grand Bingo	53
ALIVE	Nutrition/Food Distribution/Family Assistance	41
ALIVE (End of Month)	End of Month Food Distribution	147
Third Street Church	Father's Day Celebration	32
Capital Area Food Bank (CAFB) Mobile	Nutrition/Food Program (Produce)	92
Capital Area Food Bank (CAFB)	Nutrition/Food Program (Meat)	156
Capital Area Food Bank (CAFB)	Weekend Bags	120
Capital Area Food Bank (CAFB)	Pop-up Food Pantry	412
DCHS, Corey Castle	Men's Support Group	8
DCHS, Corey Castle	Aging Successful Group	16
Russell Temple CME Church	Thursday Bags	120
Monique Bagby, PIES Fitness	Arthritis Exercise (3 sessions)	52
Debbie Latimer, DAAS Social Worker	Comfort & Cheer Discussion Group	10
Chef Phillipe	Cooking Class	26
Erin Meerzaman, Giant Pharmacy Clinical Outreach Coordinator	Wellness Topic & Blood Pressure Screening Clinic	30
Dave Pankey, Acoustic Guitarist	Music Therapy	25
Edith Miller, Envoy of Alexandria	Blood Pressure Screening Clinic	27
Nancy Lorenz	Parkour Movement/Balance Training	18
Safeway	Bread/Bakery Distribution (4X Month)	156
Giant Food	Meat/Toiletries/Bakery Distribution	46
Alexandria Volunteer Coop	Health & Wellness – Nutrition	114
Christ Church	Senior Bingo	65



I'm Still Alive Foundation	Father's Day Celebration	36
Tabernacle Baptist Church	Father's Day Service and Celebration	17
Sonny, Certified Physical Therapist	Chair-Robics	12
Jireh's Place	Teen Girls Enrichment	23
Annie B. Rose/Ladrey	Bingo	40
Giant Food	Meat/Toiletries/Bakery Distribution	46
Workforce Development Center	Microsoft Office Training	2
JBV Informational Session	Resident Association	8
Total	32	1,961

H. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Donations	ARHA Funding	TOTAL (All Sources)
\$ 0.00	\$8,550	\$2,358.14	\$10,908.14

I. PROGRAM SUMMARY

Janeka Cogdell, James Bland V Resident, hosted an informational session for residents. Residents discussed their concerns, upcoming elections, and ways to improve participation in workshops and community events. Residents were inspired to volunteer and participate in the Youth Arts Festival and Ruby Tucker Day festivities, including hosting an interactive booth and distributing information about upcoming workshops with the Resident Association. Lastly, three residents will enroll in college classes for the summer session as they continue their pursuit of obtaining new careers.

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 FSS program is proud to celebrate the home purchase by participant Yvonne McKoy. Ms. McKoy closed on her home in May and is no longer receiving HCVP assistance.

During the month of June, all Ladrey residents were encouraged to participate in the HEARD creative writing/life story class. This class was led by acclaimed author, Nancy Carson. Ms. Carson believes that all of us, especially senior citizens, have stories to tell and often the more we tell them the more we remember other stories. Through the HEARD Program, stories are perhaps the best way to describe important events and factors in a life. They are especially valuable for people who live in a different time period- like grandchildren. The HEARD Program consisted of 4 residents of the Ladrey High Rise and 5 residents from the Annie B. Rose House. The group meets every Monday to brainstorm, discuss materials and have their information proof read by Nancy Carson.

In addition, the men of the Ladrey were celebrated through churches and foundations, such as I'm Still Alive Foundation (ISAF), whom treated 36 residents with Bow Ties and Dessert Baskets; and Tabernacle Baptist Church Men's Ministry, who celebrated through prayer, song and dance. There was also a Welcome Event for New Residents. Residents that have moved in since January 1, 2019 were greeted by peers with light refreshments and games. Overall, the event was a big success with 39 residents attending, and of which, 17 were new residents of the building.

The final Community Health Assessment report has been compiled and was presented to an audience of approximately 150 people. Printed and electronic copies are available to share, and now this information will be used to inform the Community Health Improvement plan starting in the fall.

June brought the recognition of the 10th Anniversary of the Ruby Tucker Center, along with the 80th Anniversary of ARHA. As a part of the Ruby Tucker Celebration and Program, Mayor Justin Wilson read a portion of the Proclamation recognizing the 80th Anniversary. Other City Council Members who stopped by to help us celebrate included: Amy Jackson, John Chapman, Canek Aguirre, and Del Pepper. We also held a special presentation for Girl Scout Troop 1689 and volunteers from the Ruby Tucker Readers program. Both of these groups dedicated their time in the month of June to create new looks for the Center and the surroundings. The Ruby Tucker Readers painted and helped reorganize the shelves, while the Girl Scouts built a storage box, planted flowers, and created garden stones and artwork for the community garden. Additionally, attendees were entertained by the Ruby Tucker Choir, and had the opportunity to enjoy food, games, and collect information on health and wellness, family summer activities and ways to prevent the educational "summer slide".

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

- 7/10 Ladrey 2nd Annual Game Day, Sponsored by Bright Home Health Care, 12:00 PM @ Ladrey
- 7/17 Life Your Best Life, 11:00 AM @ ARA Office
- 7/18 Medicaid Renewal Changes Ice Cream Social, 1:30 PM @ Ladrey
- 7/18 Life Your Best Life, 11:00 AM @ ARA Office
- 7/25 Sessions with Job Coach, 5:30 pm @ ARHA Headquarters
- 7/25 Summer Bingo by Christ Church, 6:30 PM @ Ladrey
- 7/1 – 8/21 Water Works Program (Every Mon & Wed), 11:45 AM @ TSC@CH
- 8/6 National Night Out, 5:00 PM @ Charles Houston, Ruby Tucker, Ladrey, Quaker Hill, Princess Square, and Conservatory/Casa Chirilagua

K. PHOTOS



Travel/Hospitality Training Program Graduation



Ruby Tucker Day Photos / Mayor Wilson Reading Proclamation





Ruby Tucker Day Photos



Girl Scout Troop 1849 Creative Art Garden Stones



Ms. Yvonne McKoy, FSS New Homeowner

VII. HUMAN RESOURCES

A. BENEFITS OPEN ENROLLMENT SEASON

June has ushered in the employee benefits open enrollment season. New plans for vision and legal services are being offered this year, in addition to the health, dental, disability, retirement and life insurances that have been traditionally offered.

In concert with ARHA upgrading information technology systems across the organization, Human Resources is upgrading the benefit enrollment process to become paperless. Staff will be trained to use a new Dashboard that will present all of the benefit packages with links to the companies, so employees will have access to their account and benefit provider information 24-hours a day.



In order to select the plans that suit them best, employees are being invited to meet with representatives from all of the companies who provide ARHA benefit plans, including reps from the Virginia Retirement System.

B. ARHA's 80th ANNIVERSARY

ARHA marked the 80th anniversary on June 27th! A proclamation from the Mayor has been received and over the next several months there are celebratory events planned, including a gala to raise funds for the annual Santa Winter Wonderland toy giveaway.

VIII. CONSENT DOCKET

IX. ACTION DOCKET

X. OTHER BUSINESS