



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

JUNE 20, 2019



BOARD OF COMMISSIONERS REGULARLY MONTHLY MEETING

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

Thursday, June 20, 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 TUESDAY, MAY 28, 2019.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF THURSDAY, JUNE 20, 2019.**
5. **CONSENT DOCKET**
 - 5.1 Vote to approve Resolution No. 675-2019 Small Area Fair Market Rent (SAFMRs)
 - 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
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)

TUESDAY, MAY 28, 2019 at 7:00 P.M.

THOSE PRESENT: Daniel Bauman, Chairman
Peter Kleeblatt, Vice Chairman
Carter Flemming, Commissioner
Anitra Androh, Commissioner
Chyrell Bucksell, Commissioner
Karl Sandberg, Commissioner
Merrick Malone, Commissioner
Salena Zellers, Commissioner

THOSE ABSENT: Christopher Ballard, Commissioner

RECORDER: Cynthia Dickerson

The Chairman called the meeting to order at 7:01 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 Spells greeted the Board and reported that the Ladrey residents Memorial Day cook out was a success. She commended how the police patrol inside and outside of the building. She acknowledged the good work of both the maintenance team and Ms. Fredericka Charity. Finally, she informed the Board of the new garden planted by the Mr. Campbell Bright from the Boy Scouts.

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

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

ARA is working with residents on various issues, including resume preparation and job search opportunities. He also noted the Resident Association Office Hours for residents are Tuesdays and Thursdays from 9-2 pm.

**ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS
- 5 MINUTES:**

Chairman Bauman proceeded to the public discussion agenda and non-agenda items.

- Diana Murphy

Ms. Murphy greeted everyone in attendance and congratulated all mothers for the belated Mother's Day holiday. She commended the maintenance team, noting the building looks good.

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

Chairman Bauman presented the minutes for Monday, April 22, 2019. Vice-Chairman Kleeblatt moved to accept the minutes, the motion was seconded by Commissioner Androh. The motion was approved with (6) Yeas, and (0) Nays.

ITEM 4. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF TUESDAY, MAY 28 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 Collection numbers remain in the high 90's.
- Central Facilities: There were 1,109 work orders for the month of May.
- Finance: The agency is still below our projected budget in terms of expenses and revenue is steady.
- Development: Ramsey Homes is moving along despite unusual rain.

Mr. Martin Lucero, Director of Development added, we bottomed out at the site so we're ready to start building up. However, we need the site to be dry. We're waiting on delivery of all materials to get going.

- Resident Services: The results of the much anticipated Alexandria Health Department will be presented on June 26th, at 6:30pm at the Beth El Hebrew Congregation located at 3830 Seminary Road, Alexandria, VA.

All RACS Activity participation began to spike this month. The various activities are noted in the Resident Services section of the Board Book. Mr. Pettigrew also announced that the 10th Annual Youth Arts Festival will be held on Saturday, June 1st from 1:00 - 5:00 pm at the Mount Vernon Recreation Center located at 2701 Commonwealth Avenue, Alexandria VA 22305

- Human Resources: The Job Fair was conducted in May. Prior to the Fair, ARHA conducted resume writing sessions, as well as conducted a clothing drive for residents to obtain clothing, free of charge, for job interviews.

In closing, Mr. Pettigrew noted that June 27th will mark the 80th Anniversary of ARHA. He reported that the staff is preparing a proclamation for the Mayor to sign commemorating ARHA's 80th Anniversary, in addition to a press release. He also noted that the staff will be preparing a list of activities that will be held throughout the year to commemorate ARHA's 80th Anniversary.

Mr. Pettigrew concluded the Executive Summary report and Chairman Bauman requested a motion to accept the Executive Summary Report. Vice-Chairman Kleeblatt moved to accept the Executive Summary Report. The motion was seconded by Commissioner Androh. The motion was approved unanimously (6) Yeas to (0) Nays to accept the Executive Summary Report as of Tuesday, May 28, 2019.

ITEM 5. CONSENT DOCKET:

5.1 Vote to approve Resolution No. 674-2019 to submit to HUD the 2019 Amended Agency Plan.

Mr. David Cortiella, Development Consultant, presented Resolution No. 674-2019, the Amended Agency Plan for the impending Section 18 Asset Repositioning Application. Mr. Cortiella explained that the Agency Plan needed to be amended as part of the Section 18 application process mandated by HUD. The Agency Plan was amended to show the repositioning activities that we propose to undertake at each site. The Amended Plan was published in all the traditional locations where we have published it in the past as well as on the ARHA website.

As part of the process, staff made the Amended Plan available at the libraries and other places and published the repositioning justification language on our Web site. We had one city-wide meeting on April 17, 2019 to highlight the Plan itself. In addition, we held six additional meetings to discuss and address resident and community concerns regarding Section 18. The meetings were held at four different sites throughout the city accessible to public housing residents. There were also two additional meetings held at ARHA's main office.

Some meetings were scheduled in the afternoon and in the evening to make sure that we could capture as many people as possible. The meetings were well attended, and residents asked many questions. The submission of the Agency Plan will include the resident notices, the timetable, the questions that were asked and our responses. We also received comments from the Resident Advisory Board and a sign off from the mayor's office saying the Agency Plan is consistent with the City Plan.

Chairman Bauman asked if there any questions. Afterward, Chairman Bauman added that the only business I have is today is Anitra's birthday.

Chairman Bauman requested a motion to approve Resolution No. 674-219. Commissioner Androh moved to approve Resolution No. 674-2019; seconded by Vice-Chairman Kleeblatt. The motion was passed by (7) Yeas; (0) Nays to accept Resolution No. 674-2019.

ITEM 6. ACTION DOCKET:

- No Items Submitted

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew reminded everyone that the Youth Arts Festival is being held this Saturday from 1:00 – 5:00 pm. We're excited about it. We have a bunch of kids that have been working hard in terms of preparing for their performances as well as creative artwork. We welcome your participation.

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

A motion was made by Commissioner Sandberg, seconded by Commissioner Androh, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:25pm. At 8:30 pm the Board reconvened in public session.

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

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:38 pm.

I. EXECUTIVE SUMMARY

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

ASSET MANAGEMENT

- Occupancy / Rent Collection

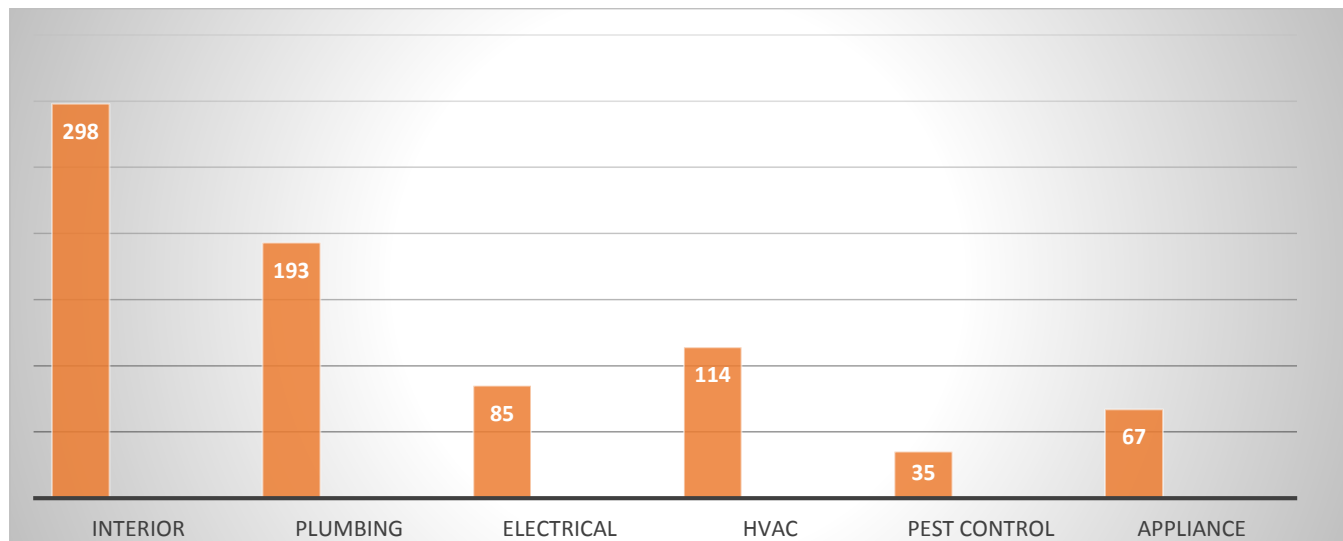
	Public Housing April 2019	Public Housing May 2019	MOD Rehab April 2019	MOD Rehab May 2019	Market Rate April 2019	Market Rate May 2019
Occupancy	98%	98%	99%	100%	97%	98%
Rent Collection	97%	97%	100%	100%	93%	94%

- Lease-Ups

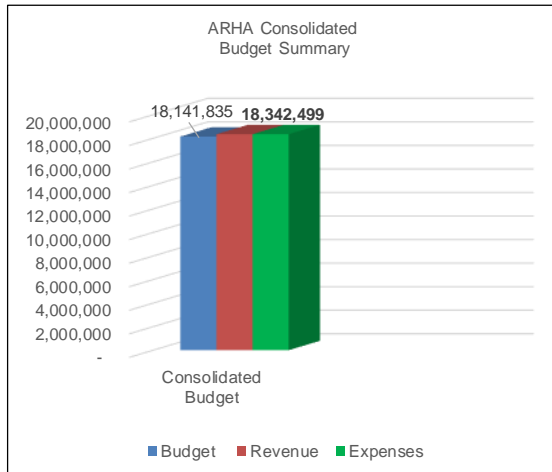
New Lease-Ups	April 2019	May 2019
Tenant-based (HCVP)	17	11
Number of request for tenancy	17	11
Project-based voucher	1	0
Moderate Rehabilitation	2	2

CENTRAL FACILITIES

- Activity Total = 792



FINANCE



As of May 31, 2019 revenue and expenses were \$200.6K or 8.70% higher than the projected budget. ARHA generated CY reserves of \$909K of which \$439K are restricted and \$470K 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 Public Housing and Housing Choice Voucher Programs.

DEVELOPMENT

Ramsey Homes

Footings and foundation work has been delayed due to the weather and rain delays with the site requiring to be dewatered after every storm. This work is now scheduled to begin the first week of June. However, waterproofing of the site has been able to commence and is expected to be completed before the end of the month. Carlson Construction (General Contractor) continues the process of pulling permits to begin undergrounding of utilities. The ARHA job fair held on May 1, 2019 was very successful with several subcontractors present and reporting a good pool of candidates. We continue to have bi-weekly on-site progress meetings with the design and construction team.

Tax Credit Portfolio

Enterprise Community completed its site visit as part of the 2019 audit at Braddock, Whiting and Reynolds (BWR) and is finalizing its documents review. Boston Capital has scheduled their site visit on June 6, 2019 for James Bland I, II, IV, V, Old Dominion and West Glebe. The audits are expected to wrap up by the end of the second quarter 2019.

RESIDENT SERVICES

Our 10th Annual Youth Arts Festival garnered participation from over 300 students and their families in either the performing arts, visual arts, or the interactive artist exhibits at the Mt. Vernon Recreation Center. The stage featured a local youth band called the Outcast Brass Band, who not only entertained the crowd with a variety of music, but also served as our "House Band" and provided accompaniment for the vocalists and musical performers. The outdoor interactive exhibits featured stations that allowed students to paint and design a variety of objects with different types of art supplies. In addition, there was face painting, balloon animals, a moon bounce, dunk tank, and raffles of gift cards and art related prizes. Lastly, two-dimensional and three-dimensional art pieces were on display inside of the gym. These art pieces were created by students from ARHA, all of the recreation centers, and ACPS schools. A panel of experts selected specific pieces that will be displayed and featured throughout the ARHA Building until Labor Day.



Over the Memorial Day Holiday Weekend, local Boy Scout, Campbell Bright, completed his community service project in preparation for becoming an Eagle Scout. His community service project was the beautification of Ladrey and helping to create a pleasant environment for the seniors and residents who live there. Mr. Bright designed and installed two planter boxes in the courtyard. In addition to fundraising and purchasing all of the materials and supplies, he recruited 19 volunteers to assist with the endeavor. By the end of the day, they not only completed the boxes, but mulched all of the plants and trees around Ladrey, and cleaned the courtyard. The residents were thrilled with the additions and we are working with other scouts and leaders in the troop to identify projects for the future.

Campbell Bright & Volunteers at Ladrey High Rise



Youth Arts Festival



HUMAN RESOURCES

Internships at ARHA

This year ARHA will host 32 college and high-school interns. The college interns arrived on Monday, June 3rd. There is at least one intern working in every department learning about the intricacies of how the Alexandria Redevelopment and Housing Authority works.

UPCOMING MEETINGS AND EVENTS

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

Date	Event
June 29	Ruby Tucker Day
July 22	Board Meeting
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		May 2019	Bench mark / Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH) (*)	98%	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%	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 %		<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 98%. Individual Performance data by property is as follows:

PUBLIC HOUSING	April 2019	May 2019
Samuel Madden	96%	97%
Andrew Adkins	99%	98%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	100%
Scattered Sites II	97%	97%
Scattered Sites III	98%	100%
Saxony Square	100%	100%
Park Place	98%	98%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	95%	100%
West Glebe	96%	96%
James Bland I, II, IV	99%	98%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for May, 2019:

	April 2019	May 2019
Homeownership	18	18
Homeownership New this Month	0	0
Family Unification	37	37
Portable Vouchers Paid	275	272
Tenant Protection	68	68
All Other Vouchers	1,266	1,251
Number of Vouchers Under Lease on the last day of the month	1,662	1,646
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	27	28
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79	78

D. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 05/31/19	# Vacant
Princess Square	68	64	4
Quaker Hill	60	59	1
Hopkins-Tancil	108	108	0
Miller Homes	16	16	0
Pendleton Park	24	23	1
Old Town Commons V	54	54	0
TOTALS	330	324	6

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 5/31/19	# Vacant
Ladrey Building	169	166	3
Chatham Square.	52	52	0
Old Town Commons I	18	18	0
Old Town Commons II	18	18	0
Old Town Commons IV	44	42	2
S. Madden Homes	65	63	2
A. Adkins Homes	89	87	2
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	37	1
West Glebe	48	46	2
Old Dominion	36	36	0
TOTALS: (values are rounded up/down)	751	738	13

F. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list April 2019	Currently Active on the Waiting list May 2019
HCVP	1,590	1,555
Total	1,590	1,555
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	822	795
(2) bedroom	668	598
(3) bedroom	234	225
(4) bedroom	1	1
Total	1,725	1,619
Elderly / Disabled		
(1) bedroom	508	490
Total	508	490
BWR		
(2) bedroom	543	541
(3) bedroom	223	223
Total	766	764
Chatham Square		
(2) bedroom	521	520
(3) bedroom	221	221
Total	742	741
West Glebe / Old Dominion		
(1) bedroom	443	430
(2) bedroom	603	602
(3) bedroom	191	185
(4) bedroom	1	1
Total	1,238	1,218
OTC I, II, IV		
(2) bedroom	437	419
(3) bedroom	245	245
Total	682	664

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	April 2019	May 2019
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	17	11
New Move-in/Change of Unit/Port-in	17	11
Interim Change	138	57
Annual Reexamination	89	80
End of Participation	4	7
PUBLIC HOUSING		
Pre-Admission/Eligibility	6	13
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	9	7
Interim Change	23	30
Annual Reexamination	71	63
End of Participation	5	7
MODERATE REHABILITATION		
Pre-Admission/Eligibility	2	1
Request for Tenancy Approval	2	1
New Move-in/Change of Unit/Port-in	2	1
Interim Change	6	4
Annual Reexamination	11	6
End of Participation	1	0
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	0
Interim Change	4	3
Annual Reexamination	10	6
End of Participation	1	0

I. INSPECTIONS

Inspections	April 2019	May 2019
# of annual/return Inspections	202	217
# of Initial/Re-inspections	18	18
# of Final Failed Inspections	4	14
# of Abatements	4	0
# of Emergency/Special Inspections	5	3
# of Missed Inspections (no show)	40	42
# of quality control inspections conducted	15	11

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

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

Number of Files Reviewed Audit Files*	April 2019	May 2019
Recertification's	40	35
Intake Certifications	40	34

Number of Recertification's Files With Errors /Recert Info	April 2019	May 2019
# of Recert Files w/ Errors	5	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	April 2019	May 2019
Bar Notices issued	3	3
Late Notices	105	120
Unlawful Detainers	22	35
Evictions (legal)	2	1
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected cash at 97% of rent charged for May 2019. Individual performance by property is as follows:

	April 2019	May 2019
Samuel Madden	89%	97%
Andrew Adkins	88%	97%
Ladrey High-Rise	98%	97%
Scattered Sites I	100%	100%
Scattered Sites II	100%	100%
Scattered Sites III	99%	100%
Saxony Square	100%	100%
Park Place	93%	98%
Chatham Square	100%	100%
Braddock	95%	78%
Whiting	100%	100%
Reynolds	97%	84%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I	100%	99%
James Bland II	91%	99%
James Bland IV	100%	96%
TOTAL	98%	97%
MARKET RATE	April 2019	May 2019
Quaker Hill	86%	95%
Princess Square	88%	96%
Miller Homes	100%	100%
Pendleton Park	93%	83%
James Bland V	93%	94%
TOTAL	93%	94%
MOD/PBV		
Hopkins Tancil	100%	100%
TOTAL	100%	100%

*Additional Rent Collection Information: (May 2019)

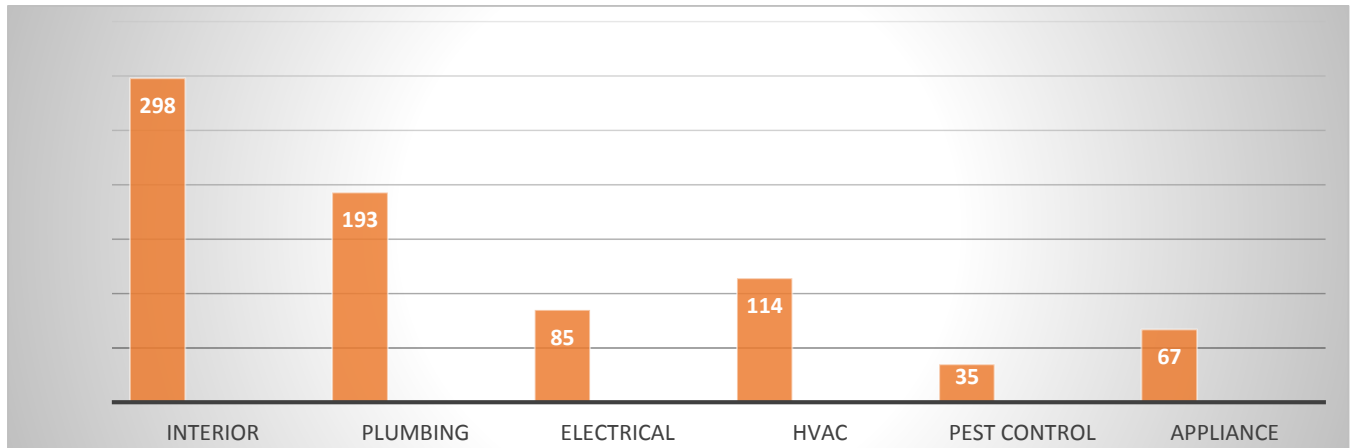
(6 Units) Braddock: out of 6 units (2) families failed to pay rent

(18 Units) Reynolds: out of 18 units (6) families rent portion is 0 and (2) failed to pay rent

(24 Units) Pendleton Park: out of 24 units (3) families rent portion is 0 and (3) failed to pay rent

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL = 792



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	2018 Year End
Administrative Building	0	0	0	0	0	0	0	4	32
Alexandria Crossing (Old Dominion & West Glebe)	10	10	9	0	9	4	42	74	759
Andrew Adkins	22	19	4	5	9	3	62	67	791
BWR (Braddock, Whiting & Reynolds)	10	3	0	0	3	2	18	135	537
Chatham Square	6	4	1	1	2	2	16	149	515
Hopkins-Tancil	54	36	18	7	6	12	133	190	1,079
James Bland V	11	14	5	0	3	3	36	25	446
Ladrey Highrise	58	17	8	3	21	2	109	75	853
Miller Homes	3	2	1	0	0	0	6	8	136
James Bland I, II, IV	19	10	5	4	10	9	57	46	664
Park Place & Saxony Sq.	7	3	1	2	5	0	18	17	265
Pendleton Park	17	5	2	0	6	2	32	19	236
Princess Square	21	15	5	5	9	11	66	115	816
Quaker Hill	21	24	10	2	10	9	76	61	583
Ramsey Homes	0	0	0	0	0	0	0	0	7
Samuel Madden	24	10	10	1	12	4	61	53	584
Scattered Sites I, II, III	15	21	6	5	9	4	60	71	1347
TOTAL	298	193	85	35	114	67	792	1,109	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 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 July 2019.

- **Carbon Monoxide:**

Preventative maintenance is being performed on the Carbon Monoxide detectors in each unit on all properties. The scope of work includes replacing batteries and replacing inoperable detectors. We anticipate this initiative to be completed by June 7, 2019.

- **Alexandria Crossing at West Glebe & Old Dominion:**

In an effort to provide sufficient and adequate lighting in the common areas of the building, we have upgraded each light fixture to include LED light bulb. This initiative along with the security cameras will provide the residents with a strong sense of safety in the neighborhood. We anticipate the work to be completed by June 21, 2019.

B. CAPITAL IMPROVEMENT

- **Braddock, Reynolds & Whiting:**

A contractor was procured to complete the power washing and painting of exterior of the 3 properties (combined 48 units) of Braddock Whiting & Reynolds. The work will take approximately 30 days to complete. The expected completion date is June 28, 2019.

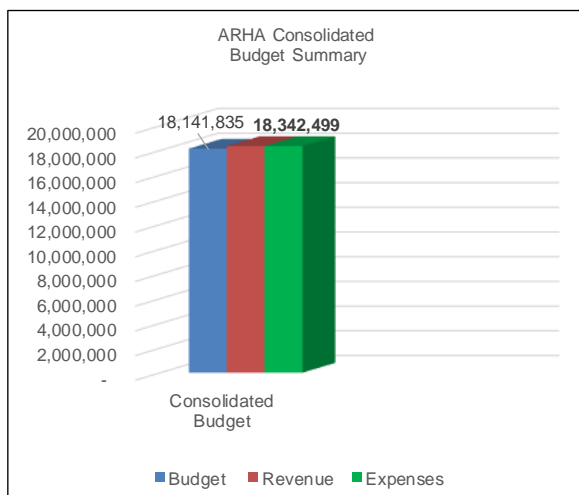
IV. FINANCE



A. FINANCIAL SUMMARY

Alexandria Redevelopment & Housing Authority FY 2019 Budget vs Actual For the Period Ending December 31, 2019									
	Annual Budget	May-19				FY 2019 YTD (January 2019 - May 2019)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	\$ 3,755,200	\$ 312,933	\$ 342,398	\$ 29,465	9%	\$ 1,564,667	\$ 1,615,006	\$ 50,339	3%
Rental Assistance	3,665,000	305,417	313,091	7,674	3%	1,527,083	1,556,771	29,688	2%
Governmental Grants	24,697,000	2,058,083	2,122,002	63,919	3%	10,290,417	10,201,553	(88,864)	-1%
Local Grants	132,390	11,033	26,576	15,544	141%	55,163	77,722	22,560	41%
Management/Fee for Service	3,657,200	304,767	397,935	93,168	31%	1,523,833	1,522,272	(1,561)	0%
Bookkeeping Fee	248,700	20,725	19,785	(940)	-5%	103,625	98,709	(4,917)	-5%
Asset Management Fee	124,150	10,346	10,380	34	0%	51,729	51,601	(128)	0%
HCVP Asset Management Fee	2,118,000	176,500	183,283	6,783	4%	882,500	908,642	26,142	3%
Operating Subsidy	3,873,600	322,800	291,180	(31,620)	-10%	1,614,000	1,469,933	(144,067)	-9%
Investment Income	11,930	994	1,420	426	43%	4,971	6,949	1,978	40%
CY Transfers	515,425	42,952	163,096	120,144	280%	214,760	497,353	282,593	132%
Other Income	741,810	61,818	77,517	15,700	25%	309,088	335,988	26,901	9%
Total Operating Revenue	\$ 43,540,405	\$ 3,628,367	\$ 3,948,663	\$ 320,296	9%	\$ 18,141,835	\$ 18,342,499	\$ 200,663	1%
Operating Expenses									
Administration	\$ 6,444,125	\$ 537,010	\$ 587,529	\$ 50,519	9%	\$ 2,685,052	\$ 2,662,137	\$ (22,915)	-1%
Tenant Services	634,915	52,910	77,866	24,956	47%	264,548	235,848	(28,700)	-11%
Utilities	1,458,050	121,504	99,045	(22,459)	-18%	607,521	533,723	(73,798)	-12%
Ordinary maintenance & operations	5,601,845	466,820	590,992	124,171	27%	2,334,102	2,360,698	26,596	1%
Protective Services	87,100	7,258	2,963	(4,295)	-59%	36,292	31,332	(4,960)	-14%
General expense	2,355,155	196,263	224,001	27,738	14%	981,315	1,007,876	26,562	3%
Housing Assistance Payments	24,697,000	2,058,083	2,110,793	52,710	3%	10,290,417	10,493,872	203,455	2%
Debt Service	255,600	21,300	21,404	104	0%	106,500	107,022	522	0%
CY Reserves	2,006,615	167,218	234,069	66,851	40%	836,090	909,991	73,902	9%
Total Operating Expense	\$ 43,540,405	\$ 3,628,367	\$ 3,948,662	\$ 320,295	9%	\$ 18,141,835	\$ 18,342,499	\$ 200,663	1%
NET SURPLUS (DEFICIT)	-	-	1	1		-	(0)	(0)	

B. CONSOLIDATED BUDGET SUMMARY



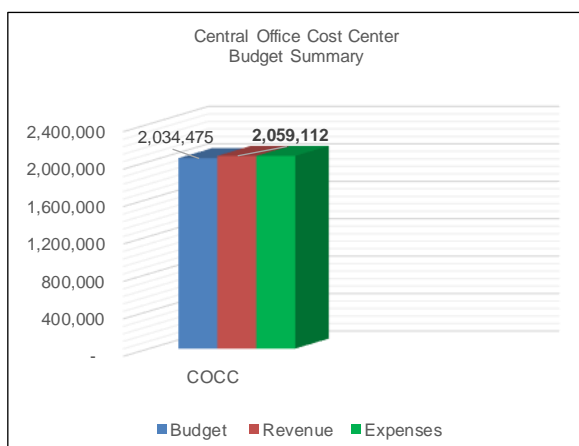
As of May 31, 2019 revenue and expenses were \$200.6K or 8.70% higher than the projected budget. ARHA generated CY reserves of \$909K of which \$439K are restricted and \$470K are unrestricted.

Overall Reserves/Transfers totaled \$497K, which was \$282K or 131% over budget. The reason for reserves being higher than projected is because of the Public Housing, HCVP and MOD Rehab Programs. Further explanation will be provide in each of the respective sections below.

Government Grants, and Operating Subsidy are the revenue categories under budget by more than

\$50K. Further explanation will be provide below under HCVP and Public Housing sections, respectively. Housing Assistant Payments is the only expense over budget by more than \$50K and it will also be discussed under the Voucher Program summary.

C. CENTRAL OFFICE



Overall, as of May 31, 2019, Revenues and Expenses were \$24K or 1.11% over budget. There were not any revenue or expense projections under budget by more than \$50K.

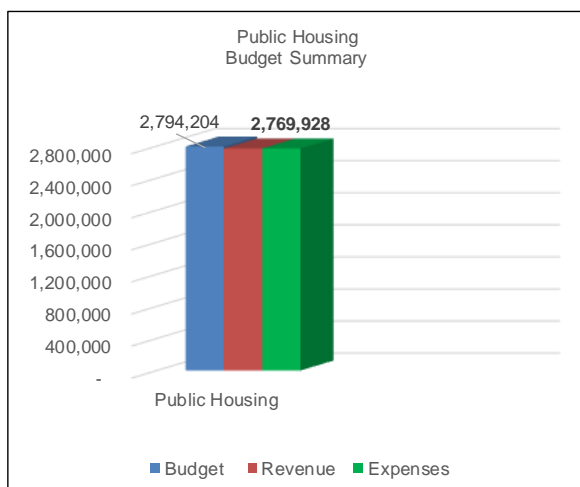
The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services. The report above reflects the expenses associated with their operations. Staff is following HUD's guidance in determining 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 \$24K or 0.87% under budget as a result of Operating Subsidy being lower than we projected due to the government shutdown and delay of HUD approving funding for Public Housing Operating Subsidy. We do not anticipate HUD to approve FY 2019 funding until

June.

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 May 31, 2019, Public Housing- AMP 1 generated a deficit of \$8,530, which was not anticipated and is being caused by a delay in HUD approving subsidy. In addition, Staff is in the process of reviewing administrative costs and what is driving those costs to be higher than originally projected.

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 May 31, 2019, Public Housing-AMP 3 generated a restricted reserve of \$127,638 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 May 31, 2019, Public Housing- AMP 4 generated a deficit of \$63,961 which is \$2,137 or 9% 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 May 31, 2019, Public Housing- AMP 5 generated a deficit of \$2,800 which is \$452 or 14% under the projected deficit.

V. PUBLIC HOUSING- AMP 6

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

For the period ending May 31, 2019, Public Housing- AMP 6 generated a deficit of \$41,189 which is \$12,031 or 41% over the projected deficit. The deficit is being caused as a result of a delay in operating subsidy and expenses being higher than projected with administrative and maintenance costs.

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 May 31, 2019, Public Housing- AMP 7 generated a deficit of \$24,378 which is \$17,916 or 42% 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 May 31, 2019, Public Housing- AMP 8 generated a deficit of \$48,842 which is \$26,988 or 123% over the projected deficit. The deficit is a result of a rental income and operating subsidy being lower than we anticipated as well as 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 May 31, 2019, Public Housing- AMP 9 generated a restricted reserve of \$8,803, 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 May 31, 2019, Public Housing- AMP 10 generated a deficit of \$39,107 which is \$28,222 or 259% over the budgeted deficit. The deficit is a result of a rental income and operating subsidy 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.

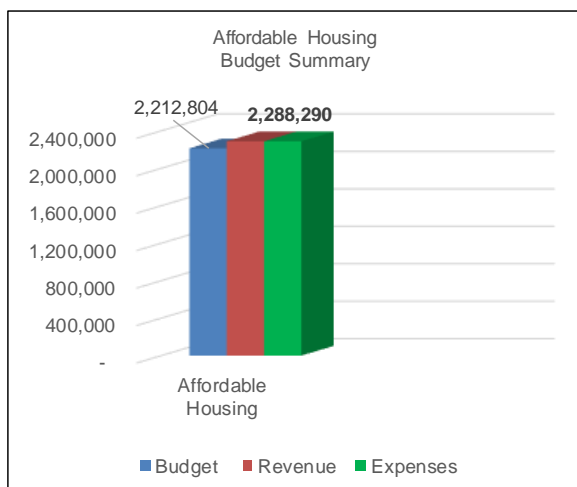
For the period ending May 31, 2019, Public Housing- AMP 11 generated a restricted reserve of \$231, which is restricted to the Limited Partnership and is used to fund replacement reserves.

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 May 31, 2019, Public Housing- AMP 12 10 generated a deficit of \$17,778 which was not anticipated. The deficit is a result of maintenance and general repair costs 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 \$75K or 3.41% over budget mainly as a result of Dwelling Rent being higher than projected at James Bland V, Hopkins Tancil, Miller Homes, and Quaker Hill.

Expenses/reserves were \$75K or 3.41% 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

\$333K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$262K, which is available to support other in other affordable housing needs. Pendleton Park had an operating deficit of \$14K.

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending May 31, 2019, JB V generated a restricted reserve of \$116,846 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 May 31, 2019, Miller Homes generated an (unrestricted) reserve of \$80,964 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 May 31, 2019, Hopkins Tancil generated an (unrestricted) reserve of \$181,651 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 May 31, 2019, Quaker Hill generated a restricted reserve of \$172,756 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.

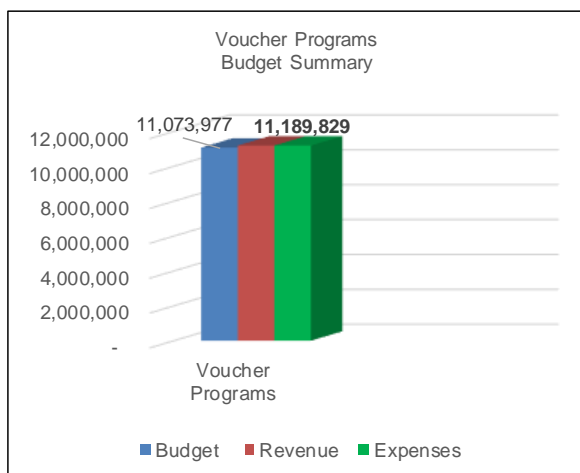
For the period ending May 31, 2019, Princess Square generated a restricted reserves of \$43,955 which is restricted and designated to fund replacement reserves.

PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending May 31, 2019, Pendleton Park generated a deficit of \$14,929 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 \$115K or 1.05% over the projected budget.

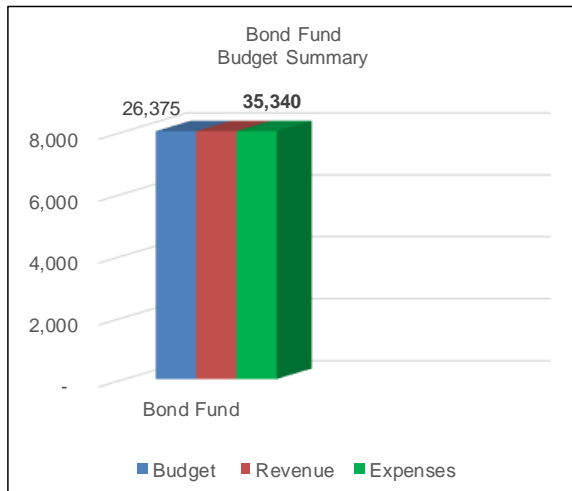
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending May 31, 2019, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$175,089, which was \$133,870 or 325% over the budgeted deficit. Staff has requested and anticipates to receive additional short-fall funding from HUD to cover the deficit. In addition, lease up of new vouchers has been suspended, with the only exception being project-based vouchers for James Bland V.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending May 31, 2019, the Housing Mod-Rehab operated with a deficit of \$27,056. In March 2019, HUD notified ARHA that our current year funding was reduced and we must use the reserves we have available which are restricted to the MOD Rehab program.

G. BOND FUND SUMMARY



For the period ending May 31, 2019, Revenue and Expenses were \$33,697 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: 7/2019 (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: 7/2019

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 MAY 31, 2019

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	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)	-	-	-
HCVP 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)
<u>Operating Expenses</u>									
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 MAY 31, 2019

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	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)	-	-	-
HCVP 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)
<u>Operating Expenses</u>									
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 MAY 31, 2019

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	145,071	132,000	13,071	235,179	244,000	(8,821)	12,505	7,500	5,005
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	500,417	538,125	(37,708)	262,751	281,083	(18,332)	10,200	10,813	(613)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	63,961	66,098	(2,137)	2,800	3,252	(452)
Other Income	37,320	13,167	24,153	7,524	7,479	45	-	146	(146)
Total Operating Revenue	682,808	683,292	(484)	569,415	598,660	(29,245)	25,505	21,710	3,795
<u>Operating Expenses</u>									
Administration	135,912	131,190	4,722	207,735	199,292	8,444	12,806	13,058	(253)
Tenant Services	5,367	1,458	3,909	1,700	1,438	263	36	-	36
Utilities	151,329	175,208	(23,879)	71,125	87,792	(16,667)	3,713	4,042	(329)
Ordinary maintenance & operations	215,734	191,104	24,629	217,223	224,167	(6,943)	5,546	3,104	2,442
Protective Services	123	521	(398)	106	283	(178)	3	13	(9)
General expense	46,706	43,354	3,352	71,525	56,408	15,117	3,401	1,494	1,908
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	127,638	140,456	(12,818)	-	29,281	(29,281)	-	-	-
Total Operating Expense	682,808	683,292	(484)	569,415	598,660	(29,246)	25,505	21,710	3,795
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)



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

	LIHTC/Public Housing AMP 6			LIHTC/Public Housing AMP 7			LIHTC/Public Housing AMP 8		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	82,067	77,500	4,567	68,757	65,500	3,257	26,428	27,500	(1,072)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	60,627	66,792	(6,165)	57,290	62,958	(5,668)	62,450	66,250	(3,800)
Investment Income	-	-	-	-	-	-	-	167	(167)
CY Transfers	41,189	29,158	12,031	24,378	42,294	(17,916)	48,842	21,854	26,988
Other Income	435	4,458	(4,023)	4,081	6,000	(1,919)	3,385	688	2,697
Total Operating Revenue	184,318	177,908	6,410	154,506	176,752	(22,246)	141,105	116,458	24,647
<u>Operating Expenses</u>									
Administration	94,223	84,731	9,492	54,417	47,581	6,835	55,126	39,813	15,314
Tenant Services	23,723	25,000	(1,277)	344	3,771	(3,427)	258	792	(534)
Utilities	1,296	2,917	(1,621)	750	2,208	(1,459)	14,163	10,958	3,205
Ordinary maintenance & operations	55,168	44,604	10,564	72,201	99,738	(27,537)	57,643	54,396	3,248
Protective Services	56	135	(79)	1,022	508	513	264	146	118
General expense	9,852	20,521	(10,669)	25,773	22,946	2,828	13,650	10,354	3,295
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	-	-
Total Operating Expense	184,318	177,908	6,410	154,507	176,752	(22,245)	141,104	116,458	24,646
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	0	-	0



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

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	23,283	24,000	(717)	14,991	16,500	(1,509)	30,092	29,500	592
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	113,274	119,542	(6,268)	29,333	31,625	(2,292)	36,336	37,438	(1,102)
Investment Income	263	208	55	-	-	-	-	-	-
CY Transfers	-	-	-	39,107	10,885	28,222	-	-	-
Other Income	2,951	4,021	(1,069)	400	750	(351)	788	2,604	(1,816)
Total Operating Revenue	139,772	147,771	(7,999)	83,831	59,760	24,070	67,216	69,542	(2,325)
<u>Operating Expenses</u>									
Administration	55,508	44,002	11,506	39,062	27,471	11,591	33,600	25,527	8,073
Tenant Services	344	4,208	(3,864)	129	21	108	445	208	236
Utilities	2,766	3,958	(1,192)	437	646	(209)	6,575	7,000	(425)
Ordinary maintenance & operations	58,414	73,750	(15,336)	37,507	26,000	11,507	19,957	27,583	(7,627)
Protective Services	482	250	232	1,453	467	986	1,963	604	1,359
General expense	13,454	12,333	1,121	5,243	5,156	87	4,447	5,602	(1,155)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	8,803	9,269	(466)	-	-	-	231	3,017	(2,786)
Total Operating Expense	139,772	147,771	(7,999)	83,830	59,760	24,070	67,217	69,542	(2,325)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)



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

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	81,424	70,000	11,424	83,164	74,167	8,997	68,637	59,000	9,637
Rental Assistance	-	-	-	257,911	264,583	(6,672)	61,909	57,500	4,409
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	46,240	49,375	(3,135)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	17,778	-	17,778	-	-	-	-	-	-
Other Income	14,456	11,979	2,477	16,331	13,458	2,872	2,123	3,125	(1,002)
Total Operating Revenue	159,899	131,354	28,544	357,406	352,208	5,197	132,669	119,625	13,044
<u>Operating Expenses</u>									
Administration	67,403	62,963	4,441	88,787	77,446	11,341	35,066	38,071	(3,005)
Tenant Services	-	-	-	22,841	29,083	(6,243)	-	-	-
Utilities	8,922	8,333	588	6,160	5,750	410	1,630	938	692
Ordinary maintenance & operations	57,730	45,646	12,084	89,818	79,271	10,548	13,903	24,958	(11,055)
Protective Services	1,592	1,042	550	3,120	1,042	2,078	11	-	11
General expense	24,252	12,104	12,148	29,833	34,750	(4,917)	1,095	6,625	(5,530)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	1,267	(1,267)	116,846	124,867	(8,021)	80,964	49,033	31,931
Total Operating Expense	159,898	131,354	28,544	357,406	352,208	5,197	132,669	119,625	13,044
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	-	(0)	-	-	-



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING MAY 31, 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	133,498	126,000	7,498	219,623	215,500	4,123	111,673	115,500	(3,827)
Rental Assistance	488,912	518,000	(29,088)	276,575	250,500	26,075	366,859	346,000	20,859
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	107	83	24	210	488	(278)	206	-	206
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	4,798	3,167	1,631	7,102	8,688	(1,585)	10,595	9,858	736
Total Operating Revenue	627,314	647,250	(19,936)	503,510	475,175	28,335	489,332	471,358	17,974
<u>Operating Expenses</u>									
Administration	91,967	93,238	(1,270)	151,410	150,213	1,197	59,715	56,840	2,876
Tenant Services	35,798	63,125	(27,327)	7,968	3,750	4,218	-	2,917	(2,917)
Utilities	53,078	58,625	(5,547)	-	1,292	(1,292)	37,131	39,167	(2,036)
Ordinary maintenance & operations	231,904	173,500	58,404	49,379	80,302	(30,923)	209,778	131,708	78,070
Protective Services	683	417	266	40	125	(85)	755	771	(16)
General expense	32,233	37,583	(5,350)	83,702	87,708	(4,006)	97,215	95,500	1,715
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	38,255	37,750	505	40,782	40,833	(51)
CY Reserves	181,651	220,763	(39,112)	172,756	114,035	58,720	43,955	103,623	(59,668)
Total Operating Expense	627,314	647,250	(19,936)	503,510	475,175	28,335	489,332	471,358	17,974
ADJUSTED NET INCOME(LOSS)**	-	-	0	-	-	0	-	-	0



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

	LIHTC/Pendleton Park			Housing Choice Voucher Program			Mod Rehab Project-Based			Tax Exempt Bond Income		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	49,293	50,500	(1,207)	-	-	-	-	-	-	-	-	-
Rental Assistance	104,605	90,500	14,105	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	9,706,854	9,738,333	(31,479)	494,699	552,083	(57,384)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	720,690	673,333	47,357	37,893	64,792	(26,898)	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	20	21	(1)	5,715	3,750	1,965	57	50	7	143	-	143
CY Transfers	14,926	-	14,926	175,089	41,219	133,870	27,056	-	27,056	33,697	-	33,697
Other Income	9,215	6,167	3,048	21,775	417	21,359	-	-	-	1,500	26,375	(24,875)
Total Operating Revenue	178,059	147,188	30,871	10,630,124	10,457,052	173,072	559,706	616,925	(57,219)	35,340	26,375	8,965
Operating Expenses												
Administration	37,442	26,021	11,421	486,567	547,031	(60,464)	35,303	44,046	(8,742)	10,396	25,667	(15,271)
Tenant Services	-	10	(10)	-	-	-	-	-	-	24,944	708	24,236
Utilities	18,531	20,208	(1,677)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	52,032	32,125	19,907	3,744	104	3,640	-	-	-	-	-	-
Protective Services	17	52	(35)	329	750	(421)	-	-	-	-	-	-
General expense	42,052	39,292	2,760	163,368	170,833	(7,465)	6,645	7,000	(355)	-	-	-
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	9,976,115	9,738,333	237,782	517,757	552,083	(34,326)	-	-	-
Debt Service	27,985	27,917	68	-	-	-	-	-	-	-	-	-
CY Reserves	-	1,563	(1,563)	-	-	-	-	13,796	(13,796)	-	-	-
Total Operating Expense	178,058	147,188	30,871	10,630,124	10,457,052	173,071	559,706	616,925	(57,219)	35,340	26,375	8,965
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)	(0)	-	(0)



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

Project Name	# of Units	January	March	April	May	June	Total	Tenant Avg. Rental Income/Unit
Public Housing Units								
*Ladrey High-rise	170	46,181	45,846	45,680	46,060	47,182	\$ 275,895	\$ 272
*Samuel Madden	66	11,147	10,482	10,422	11,547	13,044	\$ 67,628	\$ 173
*Andrew Adkins	90	15,740	18,431	18,172	19,336	18,980	\$ 107,780	\$ 202
*4-10 Scattered Sites	50	14,860	14,756	18,298	18,343	14,669	\$ 95,858	\$ 320
*4-11 Scattered Sites	30	9,532	9,752	3,921	9,256	9,256	\$ 51,986	\$ 289
*4-12 Scattered Sites	41	14,547	12,709	12,194	12,953	13,903	\$ 76,131	\$ 309
*Park Place	38	11,388	11,709	11,894	11,454	11,410	\$ 69,397	\$ 304
*Saxony Square	5	2,499	2,499	2,504	2,504	2,504	\$ 15,009	\$ 500
*Chatham Square	52	16,427	16,056	16,338	16,030	15,983	\$ 97,225	\$ 312
*Braddock	6	1,586	1,577	1,801	1,801	1,135	\$ 9,562	\$ 266
*Whiting	24	6,847	4,398	4,421	5,955	5,832	\$ 33,647	\$ 234
*Reynolds	18	5,505	6,790	7,550	5,289	5,289	\$ 36,311	\$ 336
*Old Dominion	36	4,596	5,929	5,788	6,287	7,162	\$ 34,109	\$ 158
*West Glebe	48	4,391	4,459	5,029	5,267	5,228	\$ 28,636	\$ 99
*James Bland I	18	3,272	2,737	2,588	3,657	3,041	\$ 18,032	\$ 167
*James Bland II	18	5,086	6,668	7,034	6,091	6,667	\$ 37,324	\$ 346
*James Bland IV	44	14,458	16,304	15,458	17,679	16,450	\$ 96,416	\$ 365
**Total Public Housing	754	\$ 188,062	191,102	189,092	199,509	197,735	\$ 1,150,946	\$ 274



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

Project Name	# of Units	January	March	April	May	June	Total	Avg. Rental Income/Unit
Non-Public Housing Units								
*Quaker Hill LP	60	44,393	42,846	43,236	43,050	42,685	\$ 260,015	\$ 722
-Renal Assistance		52,294	55,534	56,979	57,496	57,138	\$ 333,713	
Pendleton Park I	20	8,284	8,789	9,069	9,447	9,526	\$ 54,318	\$ 453
-Renal Assistance		20,730	15,858	16,437	18,722	18,151	\$ 104,954	
Pendleton Park II	4	940	940	940	940	940	\$ 5,640	\$ 235
Hopkins Tancil (Mod Rehab)	111	24,731	26,589	29,808	30,290	30,577	\$ 169,036	\$ 258
-Renal Assistance		97,513	98,255	100,067	99,654	100,294	\$ 589,206	
*James Bland V	54	16,449	16,349	16,892	16,872	18,315	\$ 100,501	\$ 310
-Renal Assistance		53,527	51,037	50,505	51,050	53,705	\$ 311,616	
*Miller Homes	16	12,940	12,429	12,137	12,584	12,137	\$ 74,441	\$ 775
-Renal Assistance		11,066	12,034	12,584	12,584	12,584	\$ 72,843	
*Princess Square	69	20,941	24,783	24,096	23,416	24,112	\$ 139,419	\$ 342
-Renal Assistance		71,041	75,029	74,277	73,585	77,979	\$ 444,838	
Total Non-Public Housing	334	\$ 434,849	440,472	447,027	449,690	458,143	\$ 2,660,540	442
Totals	1088	\$ 622,911	\$ 631,574	\$ 636,119	\$ 649,199	\$ 655,878	\$ 3,811,486	

Total Monthly Average- (Actual)

\$ 635,248

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

3,674

** Public Housing total above does not include operating subsidy received from HUD.

V.DEVELOPMENT

A. RAMSEY HOMES

Construction

Footings and foundation work has been delayed due to the weather and rain delays with the site requiring to be dewatered after every storm. This work is now scheduled to begin the first week of June. However, waterproofing of the site has been able to commence and is expected to be completed before the end of the month. Carlson Construction (General Contractor) continues the process of pulling permits to begin undergrounding of utilities. The ARHA job fair held on May 1, 2019 was very successful with several subcontractors present and reporting a good pool of candidates. We continue to have bi-weekly on-site progress meetings with the design and construction team.

B. TAX CREDIT PORTFOLIO

Enterprise Community completed its site visit as part of the 2019 audit at Braddock, Whiting and Reynolds (BWR) and is finalizing its documents review. Boston Capital has scheduled 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. The audits are expected to wrap up by the end of the second quarter 2019.

We continue to prepare the application to HUD in regards to their repositioning initiative. We continue to analyze our portfolio as well as the most recent guidance from HUD to inform our recommendation to the board. We still expect to complete the application by June 30, 2019.

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	21	
Chatham	16	
Samuel Madden	23	1
Andrew Adkins	20	1
James Bland V	80	2
Princess Square	4	
Ladrey	40	
HCVP	61	1
Scattered Sites	34	2
City-wide	43	
TOTAL	342	7

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days May 2019	Cumulative Service Hours May 2019
Hopkins-Tancil	362	381
Chatham	235	277
Samuel Madden	57	83
Andrew Adkins	11	20
James Bland V	138	260
Princess Square	6	6
Ladrey	87	426
HCVP	155	620
Scattered Sites	56	183
City-wide	281	1,124
TOTAL	1,388	3,380

*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 141 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 Ladrey for the month of May. Campbell Bright, current local Boy Scout, submitted a proposal to build and design flower beds to beautify the Ladrey Courtyard. He organized and recruited an additional 18 volunteers to assist with the building and installation. The finished project will serve as not only a way to give back to the community, but as his entrance project to become an Eagle Scout.

# (YTD)	# New Recruits	# of Service Hours May 2019	\$ of Service Hours
141	1	319.5	\$8,613.72
19	Special Ladrey Project	133	\$3,585.68

D. ACTIVITIES BY AGE GROUP

Age Groups	Total # of Activities	# of Participants
0-18	6	71
19-60	7	33
60+	21	422
TOTAL	34	526

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	May 2019	YTD
Healthcare & Medical	119	542
Financial Assistance/Literacy Education	24	114
Daily Living Skills/Entitlements	52	212
Transportation	412	2,243
Enrollments/Registrations/Assessments	8	57
Adult Basic Education/Literacy/GED	3	17
Job Training Skills/Programs/Certifications	4	47
Childcare Services	4	10
TOTAL	626	3,242

G. PARTNERSHIPS

Provider/Partner	Event/Activity	# Participants Served
Bright Home Healthcare	Blood Pressure Clinic	11
Bright Home Healthcare	Grand Bingo	62
ALIVE	Nutrition/Food Distribution/Family Assistance	44
ALIVE (End of Month)	End of Month Food Distribution	164
Third Street Church	Mother's Day Celebration	32
Successful Aging Committee	Senior Health & Fitness Fair	26
Capital Area Food Bank (CAFB) Mobile	Nutrition/Food Program (Produce)	88
Capital Area Food Bank (CAFB)	Nutrition/Food Program (Meat)	156
Capital Area Food Bank (CAFB)	Weekend Bags	90
DCHS, Corey Castle	Men's Support Group	11
DCHS, Corey Castle	Aging Successful Group	16
Russell Temple CME Church	Thursday Bags	160
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
African Art Museum	Art of African Blacksmith's & Good as Gold: Fashioning Senegalese Women Exhibits	23



Edith Miller, Envoy of Alexandria	Blood Pressure Screening Clinic	27
Nancy Lorenz	Parkour Movement/Balance Training	18
Jarreau Williams, Vocalist	Mother's Day Entertainment	35
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	Mother's Day Gifts	88
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
Ladrey Advisory Board/Volunteers	Memorial Day Cookout	100
Workforce Development Center	Census Job Assessment	5
Bright Paths	Financial Management/Credit	1
NACA First Time Homebuyers Program	Home Purchase Counseling	9
D. Robinson Consulting	Resume/Interviewing Skills Workshop	4
ACPS FACE	IDA Science Extravaganza	38
Total	36	1,853

H. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Donations	ARHA Funding	TOTAL (All Sources)
\$ 655.00	\$ 7,500.00	\$ 0.00	\$12,407.97

I. PROGRAM SUMMARY

In observance of Older American's month, the participants of the Senior Center @ Charles Houston focused on health and nutritional activities which included a cooking class and attendance at the annual Senior Health & Fitness Day with vision/glaucoma and blood pressure screenings, tai chi, volleyball, and a nutrition class. Additionally, we observed and honored the women with a pre-Mother's Day Hat Show and Luncheon, and observed "funny" special days such as National Pizza Party Day, National Grape Popsicle Day and National Buttermilk Biscuit Day, learning the origin and history of each day.

Residents of Ladrey also celebrated Older American's Month, by participating in the Senior Health & Fitness Day, and introducing two new monthly programs. The first was Grand Bingo, hosted by the Doctors and Nurses of Bright Home Healthcare. In addition to having dinner and socializing with Dr. Rana, each resident received a prize for attending. The second new program was Chair-robics with Sonny and Starr. Participants were led by a certified physical therapist in exercises that focused on strength, balance, and flexibility while seated in a chair. May also was a time to recognize the Mothers for Mother's Day. The ladies of Ladrey were showered with Mother's Day gifts and dinners from various churches and the I'm Still Alive Foundation. Lastly, staff conducted 25 home visits and one nursing home visit.



Our 10th Annual Youth Arts Festival garnered participation from over 300 students and their families in either the performing arts, visual arts, or the interactive artist exhibits at the Mt. Vernon Recreation Center. The stage featured a local youth band called the Outcast Brass Band, who not only entertained the crowd with a variety of music, but also served as our “House Band” and provided accompaniment for the vocalists and musical performers. The outdoor interactive exhibits featured stations that allowed students to paint and design a variety of objects with different types of art supplies. In addition, there was face painting, balloon animals, a moon

bounce, dunk tank, and raffles of gift cards and art related prizes. Lastly, two-dimensional and three-dimensional art pieces were on display inside of the gym. These art pieces were created by students from ARHA, all of the recreation centers, and ACPS schools. A panel of experts selected specific pieces that will be displayed and featured throughout the ARHA Building until Labor Day.

Over the Memorial Day Holiday Weekend, local Boy Scout, Campbell Bright, completed his community service project in preparation for becoming an Eagle Scout. His community service project was the beautification of Ladrey and helping to create a pleasant environment for the seniors and residents who live there. Mr. Bright designed and installed two planter boxes in the courtyard. In addition to fundraising and purchasing all of the materials and supplies, he recruited 19 volunteers to assist with the endeavor. By the end of the day, they not only completed the boxes, but mulched all of the plants and trees around Ladrey, and cleaned the courtyard. The residents were thrilled with the additions and we are working with other scouts and leaders in the troop to identify projects for the future.



Campbell Bright & Volunteers at Ladrey High Rise

Residents at James Bland V got together on a Saturday to meet their neighbors and enjoy a relaxing time with family and friends. The day went well and everyone had a good time. As summer kicks in, the residents are thinking about summer programs for their children and moving forward with their lives regarding opportunities that are available in the community. JBV also had another success story this month, for Etagen Mengistu who immigrated to America from Ethiopia ten years ago. Although she had a college degree from her home country, she was unable to secure any work in her profession. After counseling and advice from the program, she decided to pursue her GED and then focus on a new career path. Ms. Mengistu successfully passed three GED courses, but could not master the English portion, until 3 weeks ago. Now that she has successfully passed and earned her GED, she has enrolled at NOVA Community College and is working on becoming an x-ray technician.

Ross participants had the opportunity to schedule one on one sessions with BB&T branch banker to create financial growth and credit recovery plans. The Live your Best Life continued to help create plans of success for teenage mothers and young adults. ROSS participants also had the opportunity to complete employment assessments for Census Bureau employment through Workforce Development, and are looking forward to Job Coach Sessions that will be created according to their needs, goals, and barriers.

In partnership with ACPS Family and Community Engagement Center, 37 students from Ruby Tucker and Charles Houston attended the annual Science Unrestricted event. As part of the event, students were able to participate in science and engineering activities, such as powering a lightbulb with kinetic energy, building a straw tower, launching rockets, and using simulation to land a plane. Volunteers at Ruby Tucker decided to come in and give the Center a spring cleaning and facelift by updating the paint and helping to reorganize supplies. They donated part of their holiday weekend to ensure that things were looking good for students when they returned from their holiday.

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

- 6/12 Celebrating Men, Special Men's Activity Day, 10:30 AM @ TSC@CH
- 6/14 Ladrey Fish Fry, 2:00 PM @ Ladrey Courtyard
- 6/17 HEARD Program (Writing Class), 1:00 PM @ Ladrey
- 6/20 Kymme's Krafts, 10:00 AM @ Ladrey
- 6/20 Life Your Best Life, 11:00 AM @ ARA Office
- 6/24 – 8/21 Water Works Program (Every Mon & Wed), 11:45 AM @ TSC@CH
- 6/29 Ruby Tucker Day, 12:00 PM @ Tancil Courtyard

K. PHOTOS



James Bland V Family Fun Day Gathering



Etagen Mengistu w / GED Certification



Pre-Mother's Day Fashion Show & Luncheon

VI. HUMAN RESOURCES

A. INTERNSHIPS AT ARHA

This year ARHA will host 32 college and high-school interns. The college interns started arriving on Monday, June 3rd. There is at least one intern working in each department to learn about the intricacies of how the Alexandria Housing Authority works. In addition to working with ARHA staff, we will be providing a weekly enrichment session where professionals will come in to speak about their successes and impart some words of wisdom to the interns. Speakers include professionals from local radio and television stations, law enforcement and legal professions, as well as the medical community. We will also host trips for the interns to the U.S. Library of Congress and the Smithsonian's African American Museum.



Chief Earl Cook (Retired), came in as the Intern Enrichment Session Guest Speaker on June 5, 2019

B. JOB FAIR SURVEY RESULTS

We conducted a short survey to chart the results of our May 1st Section 3 Job Fair for ARHA Residents. Out of the 42 participants attending the ARHA job fair, we received feedback from 16 participants. The participants overall response was that they enjoyed the job fair experience, as well as the wrap around services ARHA provided. Most were favorable of the time the fair was held. Some residents expressed that they would like to see more employers at the next fair; and some felt the employers there were focused on jobs traditionally held by men. Half of the participants who completed the survey were invited to interview for jobs. Of the 8 who went on job interviews, 6 were hired. That breakdown includes: 1 - with a Construction Company working on the Ramsey Project; 2 - with the K-Force Temporary Agency; and 3 - with Goodwill Industries.

VII. CONSENT DOCKET

VIII.ACTION DOCKET

IX. OTHER BUSINESS