



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

MAY 28, 2019



May 28, 2019

DANIEL BAUMAN

Chairman

PETER KLEEBLATT

Vice Chairman

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

Commissioners:

Anitra Androh

Commissioner

Christopher Ballard

Commissioner

Kevin Harris

Commissioner

Carter D. Flemming

Commissioner

Salena Zellers

Commissioner

Merrick Malone

Commissioner

Karl Sandberg

Commissioner

RE: Tuesday, May 28, 2019, Board of Commissioners Meeting

Dear Chairman Bauman,

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to convene on Tuesday, May 28, 2019, at 7:00 pm. The meeting will be held at our ARHA offices located at 401 Wythe Street in the Large Conference Room.

There is (1) Consent item and no Action items submitted for the docket.

Sincerely,

Keith Pettigrew,
Secretary-Treasurer

KP/CD

Keith Pettigrew
Secretary-Treasurer

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



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, May 28, 2019 at 7:00 pm

AGENDA

1. **PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES**
 - Ladrey Advisory Residents Board (RAB) – Amos Simms, President
 - ARHA Resident Association (ARA) – Kevin Harris, President
2. **PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES**
3. **ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, APRIL 22, 2019.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF TUESDAY, MAY 28, 2019.**
5. **CONSENT DOCKET**
 - 5.1 Vote to approve Resolution No. 674-2019 to submit to HUD the 2019 Amended Agency Plan
6. **ACTION DOCKET**
7. **NEW BUSINESS**
8. **ANNOUNCEMENTS**
9. **ADJOURNMENT**
10. **EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.**

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**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING**

401 WYTHE STREET, ALEXANDRIA, VA 22314

(Large Conference Room)

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

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

THOSE ABSENT: N/A

RECORDER: Cynthia Dickerson

The Chairman called the meeting to order at 7:06 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA Department Directors, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership and members of the public.

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

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

Mr. Amos Simms, President of the Ladrey RAB reported that everyone at ARHA is doing a good job at the Ladrey Building, subsequently he thanked the Board.

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

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

- ARA has been reaching out to residents attempting to build better and stronger relationships with neighbors to keep them informed about activities in the community such as the upcoming Job Fair and other activities that ARA may be conducting or participating.
- ARA is encouraging and recruiting residents to participate on various Boards throughout the city. We just recently identified a resident who agreed to be appointed to the Employment Opportunity Commission.
- The ARA is currently planning summer program activities.

Mr. Harris thanked the Board.

**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.

- No Items Submitted

**ITEM 3. VOTE TO APPROVE MINUTES FOR REGULAR SCHEDULED BOARD MEETING
HELD MONDAY, MARCH 25, 2019:**

Chairman Bauman presented the minutes for Monday, March 25, 2019. Vice-Chairman Kleeblatt moved to accept the minutes, the motion was seconded by Commissioner Sandberg. The motion was approved with (7) Yeas, and (0) Nays.

**ITEM 4. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF MONDAY,
APRIL 22, 2019:**

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

Mr. Pettigrew began by welcoming the new Resident Board Commissioner, Mr. Kevin Harris. He informed Mr. Harris that he should be receiving board training for the City. Mr. Pettigrew also informed Mr. Harris that he has a fiduciary duty to the ARHA Board that must be adhered to at all times, despite his other organizational affiliations. He then noted that all Executive Session communication is confidential. Finally, he informed Mr. Harris of the email protocol for Commissioners. He closed by once again welcoming Mr. Harris to the Board.

Mr. Pettigrew proceeded to highlight his report:

- Asset Management: Occupancy and Rent Collection numbers increased in March.
- Central Facilities: 740 work orders for the month of March.
- Finance: The first quarter was pretty good. The agency was under budget in terms of expenses. Revenue is within budget.
- Development: Ramsey Homes is moving along. Excavation is on-going. Also, our Tax Credit Portfolio audits have been going well.
- Resident Services: 5 ARHA Residents were recent scholarship winners. The scholarship award breakout was as follows: 2 students won \$2,500, 2 students won \$1,500 and 1 student \$ 1,000, this is the D.C. Regional Program.

Chairman Bauman ask to do a Press Release, he added that we have 5 ARHA resident-winners and should highlight it. Maybe Alexandria Times can do so.

Mr. Pettigrew said, great story for you Dan Brendel, newspaper reporter for the Alexandria Gazette.

Finally, Mr. Pettigrew announced the upcoming ARHA Section 3, Job Fair scheduled for May 1st, 2019.

In closing, Mr. Pettigrew, for the record, stated that ARHA has not and does not authorize anyone or any entity to use our logo for any purpose. He went on to say that we cannot control unauthorized use. However, when we are made aware of unauthorized use we will inform the individual or entity to cease and desist immediately.

Mr. Pettigrew concluded the Executive Summary report and Chairman Bauman requested a motion to accept the Executive Summary Report. Commissioner Androh moved to accept the Executive Summary Report. The motion was seconded by Commissioner Harris. The motion was approved unanimously (8) Yeas to (0) Nays to accept the Executive Summary Report as of Monday, April 22, 2019.

ITEM 5. CONSENT DOCKET:

5.1 Vote to approve Resolution No. 673-2019 Amendment to Procurement Policy to Adopt 2 CFR 200.318

Mr. Derek McDaniel, Director of Finance explained that this is more of a resolution for administrative purposes. HUD's new procurement policy has increased the ceiling requirements for small purchases to \$250,000. Our current policy has a limit of \$150,000. However, the state of Virginia's threshold for small purchase is \$100,000. Therefore, we have to follow the more stringent policy. The purpose of this resolution is to update our policy to reflect the \$100,000 threshold. A couple of other changes are with micro purchases. Right now it is \$3,000 and it will increase to \$5,000, for purchases using federal funds and \$10,000 for non-federal funds, and construction related procurement is set at \$2,000. Those are the major administrative amendments to the policy.

Chairman Bauman asked, does anybody have any questions on the policy itself or any of the particulars of the policy?

Chairman Bauman requested a motion to approve Resolution No. 673-219. Commissioner Flemming moved to approve Resolution No. 673-2019; seconded by Commissioner Androh. The motion was passed by (7) Yeas; (0) Nays to accept Resolution No. 673-2019.

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 Vice-Chairman Kleeblatt, seconded by Commissioner Androh, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:22pm. At 8:27pm 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 8:27pm.

I. EXECUTIVE SUMMARY

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

ASSET MANAGEMENT

- **Occupancy / Rent Collection**

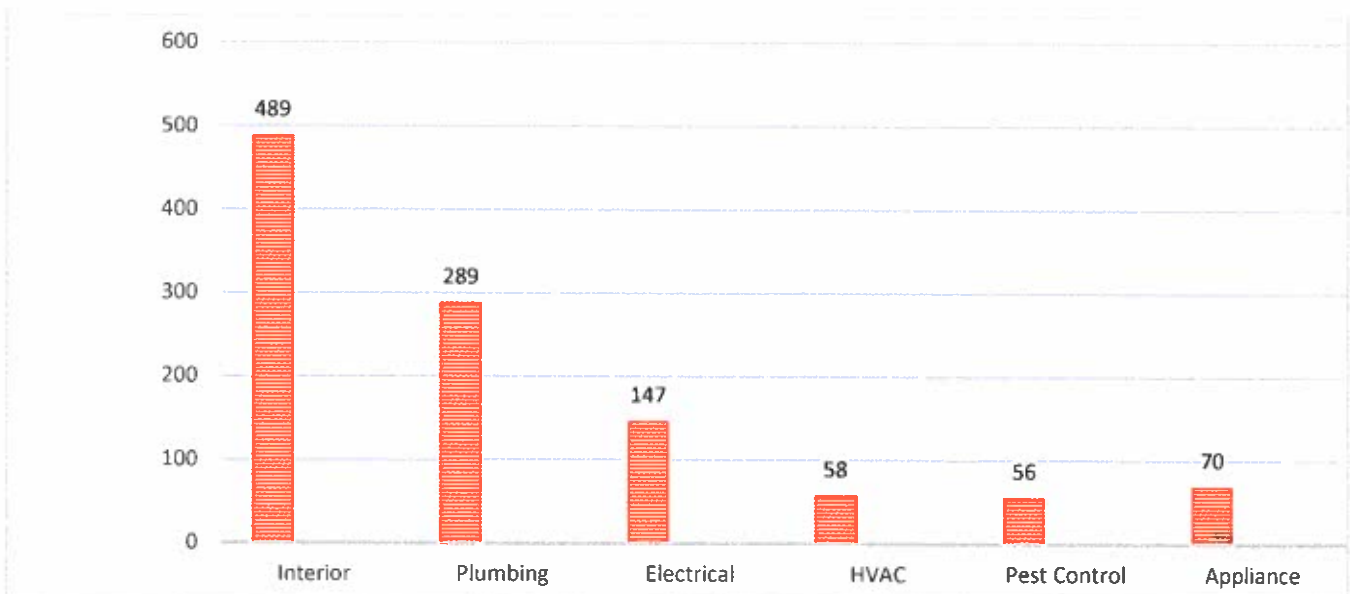
	Public Housing March 2019	Public Housing April 2019	MOD Rehab March 2019	MOD Rehab April 2019	Market Rate March 2019	Market Rate April 2019
Occupancy	98%	98%	98%	99%	93%	97%
Rent Collection	98%	97%	98%	100%	93%	93%

- **Lease-Ups**

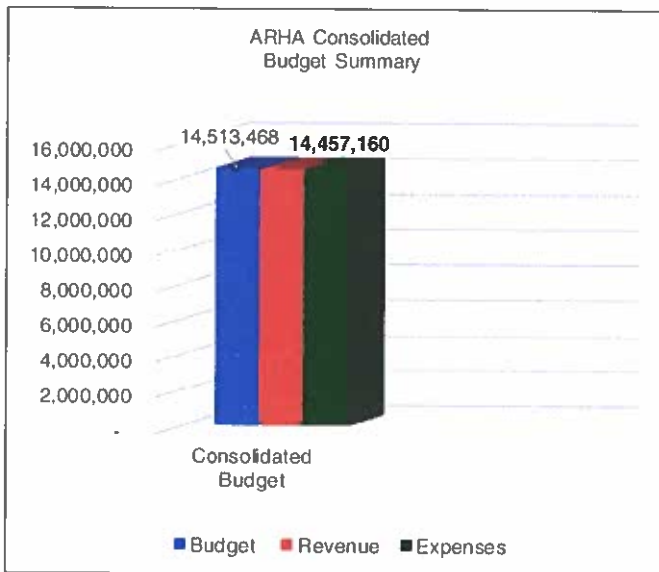
New Lease-Ups	March 2019	April 2019
Tenant-based (HCVP)	8	17
Number of request for tenancy	8	17
Project-based voucher	5	1
Moderate Rehabilitation	3	2

CENTRAL FACILITIES

- **Activity Total = 1,109**



FINANCE



As of April 30, 2019 revenue and expenses were \$56K or 0.39% lower than the projected budget. ARHA generated CY reserves of \$744K of which \$435K are restricted and \$309K are unrestricted.

Overall, the Housing Authority continues to operate in the black. We are forecasting 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

With excavation and sheeting and shoring complete the footings and foundation work is now underway and expected to be completed by the end of May. In conjunction with the local utilities (Dominion, Virginia American Water, Comcast, and Verizon) we have finalized the undergrounding plan to be completed as part of the site work. Carlson Construction (General Contractor) is in the process of pulling permits to begin the work. Carlson has also hired a neighborhood resident to a full-time labor position. ARHA is also planning a job fair to be held on May 1, 2019. Carlson has secured four subcontractors to be present to screen and take resumes for any future job openings that may arise during the construction of Ramsey. We continue to have bi-weekly on-site progress meetings with the design and construction team.

Tax Credit Portfolio

Enterprise Community has scheduled its 2019 audit at Braddock, Whiting and Reynolds (BWR) on May 12th and Boston Capital is expected shortly thereafter 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.

RESIDENT SERVICES

The Health Department has been overseeing Community Health Assessment (CHA) Survey and are preparing the final report, which will be released on June 26th at Beth El Hebrew Congregation. The final report will be 15-18 pages, and will include the Top Ten Health Issues identified by the Community Surveys and Meetings and the community stories submitted by the Steering Committee. Of note, is the fact that concerns regarding affordable housing (under Neighborhood and Built Environment) made the Top Ten Issues and was identified by at least 2 of the 3 assessments conducted for the Community Health Survey.

After the June 26th release, there will be a transition to the Community Health Improvement Plan (CHIP), which will be led by the Partnership for a Healthy Alexandria, in conjunction with the AHD. There will be a series of public hearing meetings to discuss the report between July and December, after which the CHIP will be finalized by December 2019.

HUMAN RESOURCES



Seeing the many challenges our residents face when looking for employment, which includes the fact that they may not have the professional clothing or may not have a professional resume or are unprepared to answer interview questions which can sometimes seem tricky. This year ARHA attempted to help with these challenges by offering a clothing bank, resume writing workshops and mock interview sessions before the actual Section 3 Job Fair.

UPCOMING MEETINGS AND EVENTS

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

Date	Event
June 1 st	Youth Arts Festival
June 24	Board Meeting
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		April 2019	Benchmark / 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 (General Public Housing only)
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 %		<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	March 2019	April 2019
Samuel Madden	97%	96%
Andrew Adkins	98%	99%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	98%
Scattered Sites II	94%	97%
Scattered Sites III	96%	98%
Saxony Square	100%	100%
Park Place	98%	98%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
Old Dominion	95%	95%
West Glebe	98%	96%
James Bland I, II, IV	100%	99%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	March 2019	April 2019
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	98%	99%
Project Based Section 8	100%	100%
Low Rent Public Housing	98%	98%
Market Rate (Affordable Dwelling Units)	93%	97%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for April, 2019:

	March 2019	April 2019
Homeownership	18	18
Homeownership New this Month	0	0
Family Unification	37	37
Portable Vouchers Paid	277	275
Tenant Protection	68	68
All Other Vouchers	1,249	1,266
Number of Vouchers Under Lease on the last day of the month	1,649	1,662
HA Owned Units Leased – included in the units lease above	180	179
New Vouchers issued but not under contract as of the last day of the month	0	0
Portable Vouchers Administered	23	27
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78	79

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 04/30/19	# Vacant
Princess Square	68	61	7
Quaker Hill	60	60	0
Hopkins-Tancil	108	107	1
Miller Homes	16	16	0
Pendleton Park	24	23	1
Old Town Commons V	54	54	0
TOTALS	330	321	9

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 4/30/19	# Vacant
Ladrey Building	169	168	1
Chatham Square.	52	52	0
Old Town Commons I	18	17	1
Old Town Commons II	18	18	0
Old Town Commons IV	44	44	0
S. Madden Homes	65	63	2
A. Adkins Homes	89	88	1
Scattered Sites 410	50	49	1
Scattered Site 411	30	29	1
Scattered Site 412	41	40	1
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	46	2
Old Dominion	36	34	2
TOTALS: (values are rounded up/down)	753	741	12

F. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list March 2019	Currently Active on the Waiting list April 2019
HCVP	2,040	1,590
Total	2,040	1,590
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	820	822
(2) bedroom	691	668
(3) bedroom	246	234
(4) bedroom	1	1
Total	1,758	1,725
Elderly / Disabled		
(1) bedroom	518	508
Total	518	508
BWR		
(2) bedroom	541	543
(3) bedroom	224	223
Total	765	766
Chatham Square		
(2) bedroom	520	521
(3) bedroom	222	221
Total	742	742
West Glebe / Old Dominion		
(1) bedroom	483	443
(2) bedroom	603	603
(3) bedroom	191	191
(4) bedroom	1	1
Total	1,278	1,238
OTC I, II, IV		
(2) bedroom	435	437
(3) bedroom	246	245
Total	681	682

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	March 2019	April 2019
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	8	17
New Move-in/Change of Unit/Port-in	8	17
Interim Change	47	138
Annual Reexamination	116	89
End of Participation	2	4
PUBLIC HOUSING		
Pre-Admission/Eligibility	15	6
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	16	9
Interim Change	25	23
Annual Reexamination	66	71
End of Participation	5	5
MODERATE REHABILITATION		
Pre-Admission/Eligibility	8	2
Request for Tenancy Approval	2	2
New Move-in/Change of Unit/Port-in	2	2
Interim Change	9	6
Annual Reexamination	5	11
End of Participation	0	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	4	0
Request for Tenancy Approval	3	1
New Move-in/Change of Unit/Port-in	2	1
Interim Change	2	4
Annual Reexamination	7	10
End of Participation	2	1

I. INSPECTIONS

Inspections	March 2019	April 2019
# of annual/return Inspections	93	202
# of Initial/Re-inspections	33	18
# of Final Failed Inspections	2	4
# of Abatements	2	4
# of Emergency/Special Inspections	4	5
# of Missed Inspections (no show)	20	40
# of quality control inspections conducted	20	15

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	March 2019	April 2019
Recertifications	40	40
Intake Certifications	49	40

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

Number of Recertification's Files With Errors /Recert Info	March 2019	April 2019
# of Recert Files w/ Errors	4	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	March 2019	April 2019
Bar Notices issued	1	5
Late Notices	84	105
Unlawful Detainers	43	22
Evictions (legal)	1	2
Evictions (drugs)	0	0

K. RENT COLLECTION

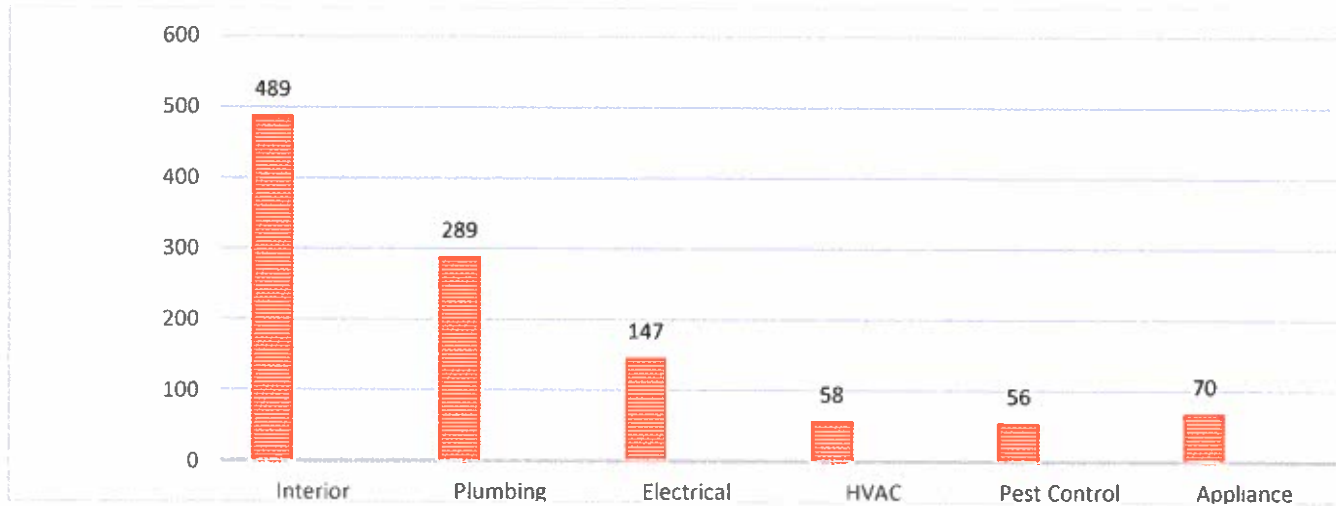
ARHA properties collected cash at 97% of rent charged for April 2019. Individual performance by property is as follows:

	March 2019	April 2019
Samuel Madden	99%	89%
Andrew Adkins	88%	88%
Ladrey High-Rise	97%	98%
Scattered Sites I	99%	100%
Scattered Sites II	95%	100%
Scattered Sites III	100%	99%
Saxony Square	100%	100%
Park Place	94%	93%
Chatham Square	100%	100%
Braddock	100%	95%
Whiting	100%	100%
Reynolds	100%	97%
Old Dominion	97%	100%
West Glebe	100%	100%
James Bland I	100%	100%
James Bland II	100%	91%
James Bland IV	98%	100%
TOTAL	98%	98%
MARKET RATE		
Quaker Hill	87%	86%
Princess Square	87%	88%
Miller Homes	90%	100%
Pendleton Park	97%	93%
James Bland V	100%	93%
TOTAL	93%	93%
MOD/PBV		
Hopkins Tancil	100%	100%
TOTAL	100%	100%

(63 Units) **Samuel Madden:** out of 63 units (23) families rent portion is 0 and (3) failed to pay rent
 (6 Units) **Braddock:** out of 6 units (1) family failed to pay rent
 (18 Units) **Reynolds:** out of 18 units (4) families rent portion is 0 and (1) failed to pay rent
 (18 Units) **James Bland II:** out of 18 units (2) families rent portion is 0 and (3) 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 = 1,109



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	2	1	1	0	0	0	4	1	32
Alexandria Crossing (Old Dominion & West Glebe)	39	12	8	0	8	7	74	57	759
Andrew Adkins	23	25	2	7	8	2	67	162	791
BWR (Braddock, Whiting & Reynolds)	69	33	16	6	2	9	135	24	537
Chatham Square	75	39	21	0	5	9	149	32	515
Hopkins-Tancil	97	36	34	12	1	10	190	72	1,079
James Bland V	8	9	3	0	0	5	25	29	446
Ladrey Highrise	23	24	16	1	6	5	75	46	853
Miller Homes	2	2	2	0	1	1	8	8	136
James Bland I, II, IV	19	9	4	3	2	9	46	59	664
Park Place & Saxony Sq.	6	7	0	1	0	3	17	42	265
Pendleton Park	7	6	1	1	0	4	19	4	236
Princess Square	59	35	4	7	7	3	115	48	816
Quaker Hill	20	11	16	11	3	0	61	13	583
Ramsey Homes	0	0	0	0	0	0	0	0	7
Samuel Madden	15	15	9	4	10	0	53	68	584
Scattered Sites I, II, III	25	25	10	3	5	3	71	70	1347
TOTAL	489	289	147	56	58	70	1,109	735	9,650

C. NEW WORK BY SITE

- **Princess Square**

Due to the age of the water heaters and the life expectancy, it will be necessary to replace to existing equipment with new equipment. To avoid any unexpected mechanical inconveniences, we will replace four water heaters, one per day. The process will take approximately 8 hours to remove the existing and replace with the new 600 lbs. equipment. There may be a brief interruption in service for the residents. We anticipate the completion of this project by the end of May 2019.

D. WORK IN PROGRESS BY SITE

- **Ladrey High-Rise**

Upgrades of the HVAC Packaged Terminal Air Conditioning equipment (PTACS) is ongoing. New units are replaced in resident units that have been deemed inoperable and unrepairable. The replacement is necessary due the state of the aged compressors and obsolete equipment and materials. Staff continues to monitor the progress and address each unit accordingly. This will be an ongoing project. An assessment of the entire HVAC system will be conducted for a permanent resolution in the near future.

- **Park Place**

Replacement Heating & Cooling Convectors in all 38 of the units is ongoing. This is necessary as the current units are extremely aged and in a deteriorated state. We anticipate the entire process to be completed by May 31, 2019.

- **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, basis (via work orders). Quarterly inspections and treatments are instrumental in decreasing the amount of requests and complaints in between the scheduled quarterly services. The Ladrey Highrise is the exception, routine inspections and treatments are performed monthly. The next services for all properties is scheduled for July 2019.

IV. FINANCE

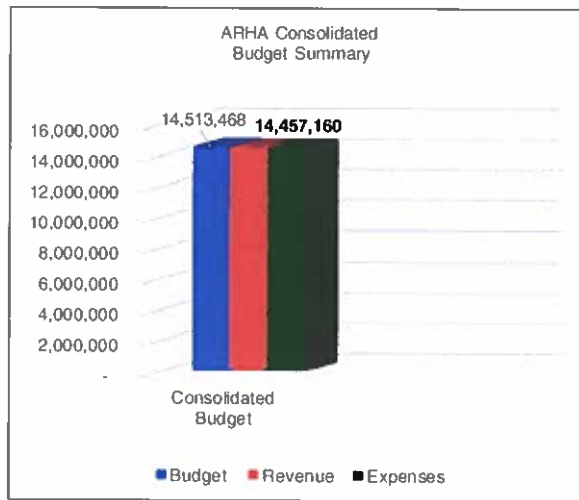


A. FINANCIAL SUMMARY

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

	Annual Budget	April-19			FY 2019 YTD (January 2019 - April 2019)			
		Total Budget	Total Actual	Variance \$	Total Budget	Total Actual	Variance \$	%
Operating Revenue								
Dwelling Rent	\$ 3,755,200	\$ 312,933	\$ 324,751	\$ 11,818	\$ 1,251,733	\$ 1,272,608	\$ 20,874	2%
Rental Assistance	3,665,000	305,417	309,928	4,511	1,221,667	1,243,680	22,013	2%
Governmental Grants	24,697,000	2,058,083	1,944,902	(113,181)	8,232,333	8,079,551	(152,782)	-2%
Local Grants	132,390	11,033	3,487	(7,546)	44,130	51,146	7,016	16%
Management/Fee for Service	3,657,200	304,767	267,973	(36,794)	1,219,067	1,124,337	(94,729)	-8%
Bookkeeping Fee	248,700	20,725	19,861	(864)	82,900	78,924	(3,977)	-5%
Asset Management Fee	124,150	10,346	10,351	5	41,383	41,221	(162)	0%
HCVF Asset Management Fee	2,118,000	176,500	183,140	6,640	706,000	725,359	19,359	3%
Operating Subsidy	3,873,600	322,800	291,180	(31,620)	1,291,200	1,178,753	(112,447)	-9%
Investment Income	11,930	994	1,382	388	3,977	5,528	1,552	39%
CY Transfers	515,425	42,952	245,882	202,930	171,808	397,581	225,773	131%
Other Income	741,810	61,818	56,894	(4,924)	247,270	258,471	11,201	5%
Total Operating Revenue	\$ 43,540,405	\$ 3,628,367	\$3,659,731	\$ 31,364	\$ 14,513,468	\$ 14,457,160	\$ (56,308)	0%
Operating Expenses								
Administration	\$ 6,444,125	\$ 537,010	\$ 615,605	\$ 78,595	\$ 2,148,042	\$ 2,074,534	\$ (73,507)	-3%
Tenant Services	634,915	52,910	22,131	(30,779)	211,638	157,859	(53,779)	-25%
Utilities	1,458,050	121,504	104,250	(17,254)	486,017	405,230	(80,787)	-17%
Ordinary maintenance & operations	5,601,845	466,820	410,692	(56,129)	1,867,282	1,799,351	(67,931)	-4%
Protective Services	87,100	7,258	4,035	(3,223)	29,033	28,329	(705)	-2%
General expense	2,355,155	196,263	191,316	(4,947)	785,052	783,915	(1,136)	0%
Housing Assistance Payments	24,697,000	2,058,083	2,109,919	51,836	8,232,333	8,383,079	150,746	2%
Debt Service	255,600	21,300	21,404	104	85,200	80,021	(5,179)	-6%
CY Reserves	2,006,615	167,218	180,379	13,161	668,872	744,841	75,970	11%
Total Operating Expense	\$ 43,540,405	\$ 3,628,367	\$3,659,731	\$ 31,364	\$ 14,513,468	\$ 14,457,159	\$ (56,309)	0%
NET SURPLUS (DEFICIT)	-	-	(0)	(0)	-	1	1	

B. CONSOLIDATED BUDGET SUMMARY

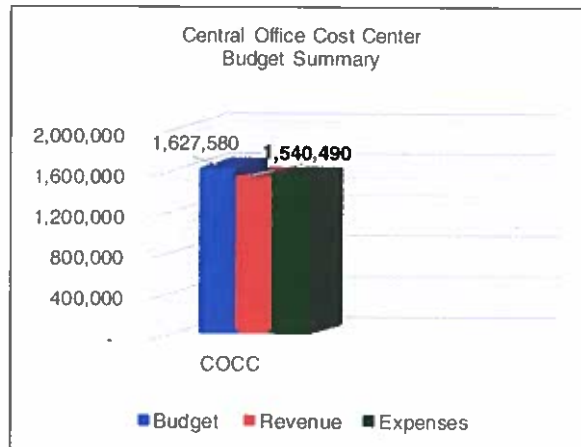


For the period ending April 30, 2019 revenue and expenses were \$56K or 0.39% lower than the projected budget. ARHA generated CY reserves of \$744K of which \$435K are restricted and \$309K are unrestricted.

Overall Reserves/Transfers totaled \$397K, which was \$225K 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, Management Fees, and Operating Subsidy are the revenue categories under budget by more than \$50K. Further explanation will be provide below under HCVP, Central Office, 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



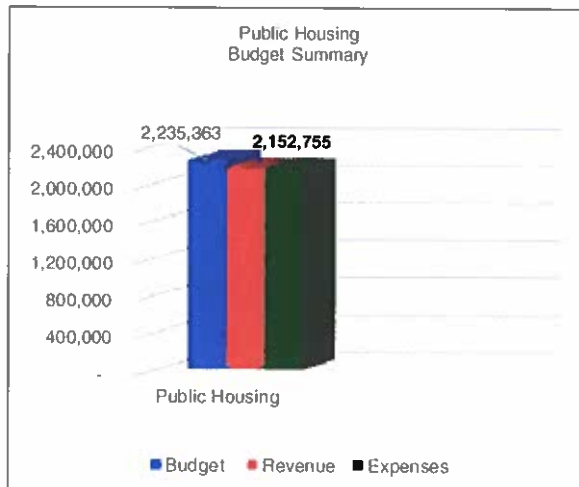
Overall, as of April 30, 2019, Revenues and Expenses were \$87K or 5.35% under budget. The reason revenue is under budget is due to the timing of maintenance fees being charge by Central Facilities. There were not any expense projections under budget by more than \$50K.

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 \$55K or 3.29% 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 April 30, 2019, Public Housing- AMP 1 generated a restricted reserve of \$3,762 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 April 30, 2019, Public Housing-AMP 3 generated a restricted reserve of \$113,881 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 April 30, 2019, Public Housing- AMP 4 generated a deficit of \$20,187 which is \$32,691 or 62% 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 April 30, 2019, Public Housing- AMP 5 generated a deficit of \$1,840 which is \$762 or 29% 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 April 30, 2019, Public Housing- AMP 6 generated a deficit of \$25,516 which is \$2,189 or 9% under the projected deficit.

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 April 30, 2019, Public Housing- AMP 7 generated a deficit of \$4,694 which is \$29,141 or 86% 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 April 30, 2019, Public Housing- AMP 8 generated a deficit of \$43,496 which is \$19,628 or 149% 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 April 30, 2019, Public Housing- AMP 9 generated a restricted reserve of \$13,543, 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 April 30, 2019, Public Housing- AMP 10 generated a deficit of \$23,976 which is \$15,268 or 175% 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 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.

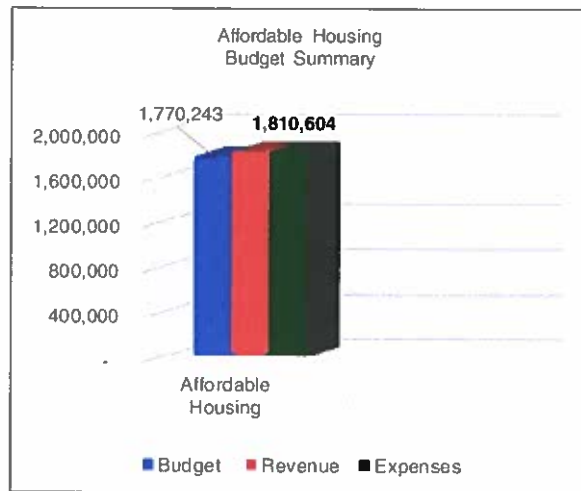
For the period ending April 30, 2019, Public Housing- AMP 11 generated a restricted reserve of \$42, which is restricted to the Limited Partnership and is used to fund replacement reserves.

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 April 30, 2019, Public Housing- AMP 12 10 generated a deficit of \$23,194 which was not anticipated. The deficit is a result of maintenance and repair costs being high in the beginning of the year.

E. AFFORDABLE HOUSING SUMMARY



Properties include; James Bland Phase V, Miller Homes, Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park. Revenues were \$40K or 2.23% 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 \$40K or 2.23% over budget due to the net increase in unanticipated reserves (cash flow) at Quaker Hill and Miller Homes. Among our affordable

units, four (4) properties James Bland V, Quaker Hill, Princess Square and Pendleton Park, generated a restricted reserve of \$304K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$266K, which is available to support other in other affordable housing needs.

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending April 30, 2019, JB V generated a restricted reserve of \$90,352 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 April 30, 2019, Miller Homes generated an (unrestricted) reserve of \$62,987 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 April 30, 2019, Hopkins Tancil generated an (unrestricted) reserve of \$163,276 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 April 30, 2019, Quaker Hill generated a restricted reserve of \$144,183 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.

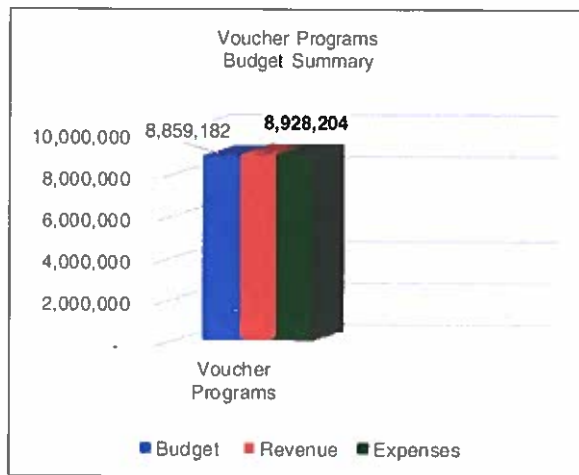
For the period ending April 30, 2019, Princess Square generated a restricted reserves of \$67,198 which is restricted and designated to fund replacement reserves.

VI. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending April 30, 2019, Pendleton Park generated a restricted reserve of \$2,591 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves

F. VOUCHER PROGRAMS SUMMARY



Includes Housing Choice Voucher Program and Mod Rehab. Revenues and Expenses were \$69K or 0.78% over the projected budget.

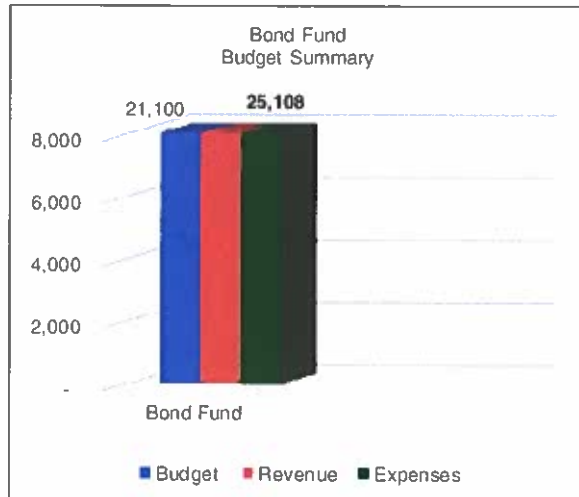
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending April 30, 2019, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$204,256, which was \$171,281 or 519% 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 April 30, 2019, the Housing Mod-Rehab operated with a deficit of \$26,931. 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 April 30, 2019, Revenue and Expenses were \$8,590 or 54% 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 APRIL 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	Actual	Budget	Over / (Under) Budget	Over / (Under) Budget
Operating Revenue													
Dwelling Rent	1,272,608	1,251,733	20,874	-	-	-	183,086	184,000	(914)				
Rental Assistance	1,243,680	1,221,667	22,013	-	-	-	-	-	-				
Governmental Grants	8,079,551	8,232,333	(152,782)	-	-	-	-	-	-				
Local Grants	51,146	44,130	7,016	51,146	44,130	7,016	-	-	-				
Management/Fee for Service	1,124,337	1,219,067	(94,729)	1,124,337	1,219,067	(94,729)	-	-	-				
Bookkeeping Fee	78,924	82,900	(3,977)	78,924	82,900	(3,977)	-	-	-				
Asset Management Fee	41,221	41,383	(162)	41,221	41,383	(162)	-	-	-				
HCVP Asset Management Fee	725,359	706,000	19,359	119,810	115,500	4,310	-	-	-				
Reserves	-	-	-	-	-	-	-	-	-				
Operating Subsidy	1,178,753	1,291,200	(112,447)	-	-	-	233,381	280,000	(46,619)				
Investment Income	5,528	3,977	1,552	32	33	(2)	150	130	20				
CY Transfers	397,581	171,808	225,773	-	-	-	-	-	-				
Other Income	258,471	247,270	11,201	125,020	124,567	453	28,654	24,667	3,987				
Total Operating Revenue	14,457,160	14,513,468	(56,308)	1,540,490	1,627,580	(87,090)	445,270	488,797	(43,526)				
Operating Expenses													
Administration	2,074,534	2,148,042	(73,507)	556,915	642,717	(85,801)	124,981	117,967	7,014				
Tenant Services	157,859	211,638	(53,779)	59,120	78,913	(19,793)	18,312	23,533	(5,221)				
Utilities	405,230	486,017	(80,787)	28,241	25,117	3,124	69,369	117,667	(48,297)				
Ordinary maintenance & operations	1,799,351	1,867,282	(67,931)	569,751	653,000	(83,249)	184,702	164,633	20,069				
Protective Services	28,329	29,033	(705)	4,043	6,167	(2,124)	14,509	17,167	(2,658)				
General expense	783,915	785,052	(1,136)	239,395	208,967	30,428	29,634	40,433.33	(10,799)				
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-				
Housing Assistance Payments	8,383,079	8,232,333	150,746	-	-	-	-	-	-				
Debt Service	80,021	85,200	(5,179)	-	-	-	-	-	-				
CY Reserves	744,841	668,872	75,970	83,026	12,700	70,326	3,762	7,397	(3,635)				
Total Operating Expense	14,457,159	14,513,468	(56,309)	1,540,490	1,627,580	(87,090)	445,270	488,797	(43,526)				
NET INCOME (LOSS)	1	-	1	(0)	-	(0)	(0)	-	(0)				
Less: Restricted Income	-	-	-	-	-	-	-	-	-				
ADJUSTED NET INCOME(LOSS)**	1	-	1	(0)	-	(0)	(0)	-	(0)				



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

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5			LIHTC/Public Housing AMP 6		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	114,045	105,600	8,445	183,200	195,200	(12,000)	10,001	6,000	4,001	66,037	62,000	4,037
Rental Assistance	-	-	-	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	401,211	430,500	(29,289)	210,714	224,867	(14,152)	8,180	8,650	(470)	48,620	53,433	(4,813)
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	20,187	52,878	(32,691)	1,840	2,602	(762)	25,516	23,327	2,189
Other Income	32,974	10,533	22,440	6,700	5,983	717	-	117	(117)	37	3,567	(3,530)
Total Operating Revenue	548,229	546,633	1,596	420,802	478,928	(58,127)	20,021	17,368	2,653	140,210	142,327	(2,117)
Operating Expenses												
Administration	107,156	104,952	2,205	162,629	159,433	3,196	10,043	10,447	(403)	77,349	67,785	9,564
Tenant Services	2,499	1,167	1,332	560	1,150	(590)	-	-	-	13,825	20,000	(6,175)
Utilities	124,363	140,167	(15,804)	58,014	70,233	(12,219)	2,973	3,233	(261)	1,296	2,333	(1,037)
Ordinary maintenance & operations	166,961	152,883	14,078	144,243	179,333	(35,091)	4,268	2,483	1,784	44,740	35,683	9,057
Protective Services	123	417	(294)	106	227	(121)	3	10	(7)	56	108	(52)
General expense	33,247	34,683	(1,437)	55,250	45,127	10,124	2,734	1,195	1,539	2,943	16,417	(13,474)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	113,881	112,365	1,516	-	23,425	(23,425)	-	-	-	-	-	-
Total Operating Expense	548,229	546,633	1,596	420,802	478,928	(58,126)	20,021	17,368	2,653	140,210	142,327	(2,117)
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)	-	-	0



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

	LIHTC/Public Housing AMP 7			LIHTC/Public Housing AMP 8			LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	53,322	52,400	922	20,141	22,000	(1,859)	17,925	19,200	(1,275)	11,334	13,200	(1,866)
Rental Assistance	-	-	-	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	45,944	50,367	(4,423)	50,082	53,000	(2,918)	90,841	95,633	(4,793)	23,524	25,300	(1,776)
Investment Income	-	-	-	-	133	(133)	206	167	40	-	-	-
CY Transfers	4,694	33,835	(29,141)	43,496	17,483	26,013	-	-	-	23,976	8,708	15,268
Other Income	3,657	4,800	(1,143)	3,344	550	2,794	716	3,217	(2,501)	288	600	(312)
Total Operating Revenue	107,617	141,402	(33,785)	117,063	93,167	23,896	109,688	118,217	(8,529)	59,122	47,808	11,313
Operating Expenses												
Administration	34,701	38,065	(3,364)	47,130	31,850	15,280	47,596	35,202	12,394	34,136	21,977	12,160
Tenant Services	-	3,017	(3,017)	-	633	(633)	-	3,367	(3,367)	-	17	(17)
Utilities	677	1,767	(1,089)	11,443	8,767	2,676	2,277	3,167	(890)	318	517	(199)
Ordinary maintenance & operations	53,295	79,790	(26,495)	49,630	43,517	6,114	35,555	59,000	(23,445)	19,286	20,800	(1,514)
Protective Services	812	407	405	234	117	117	392	200	192	1,153	373	779
General expense	18,132	18,357	(225)	8,625	8,283	341	10,325	9,867	458	4,229	4,125	104
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	13,543	7,415	6,128	-	-	-
Total Operating Expense	107,616	141,402	(33,785)	117,062	93,167	23,896	109,688	118,217	(8,529)	59,122	47,808	11,313
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	0	-	0	(0)	-	(0)



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

	LIHTC/Public Housing AMP 11			LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	24,001	23,600	401	62,190	56,000	6,190	66,292	59,333	6,959	53,445	47,200	6,245
Rental Assistance	-	-	-	-	-	-	206,861	211,667	(4,806)	49,325	46,000	3,325
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	29,175	29,950	(775)	37,082	39,500	(2,418)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	23,194	-	23,194	-	-	-	-	-	-
Other Income	750	2,083	(1,333)	8,342	9,583	(1,242)	14,493	10,767	3,726	2,012	2,500	(488)
Total Operating Revenue	53,926	55,633	(1,707)	130,808	105,083	25,725	287,646	281,767	5,879	104,782	95,700	9,082
Operating Expenses												
Administration	29,059	20,422	8,637	55,852	50,370	5,482	73,149	61,957	11,193	27,836	30,457	(2,621)
Tenant Services	-	167	(167)	-	-	-	15,885	23,267	(7,381)	-	-	-
Utilities	4,876	5,600	(724)	8,224	6,667	1,558	5,563	4,600	963	1,630	750	880
Ordinary maintenance & operations	14,996	22,067	(7,071)	50,049	36,517	13,532	76,319	63,417	12,903	11,378	19,967	(8,589)
Protective Services	1,513	483	1,029	1,232	833	398	2,520	833	1,687	11	-	11
General expense	3,441	4,482	(1,041)	15,451	9,683	5,767	23,856	27,800	(3,944)	942	5,300	(4,358)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	42	2,413	(2,371)	-	1,013	(1,013)	90,352	99,893	(9,541)	62,987	39,227	23,760
Total Operating Expense	53,927	55,633	(1,706)	130,808	105,083	25,724	287,646	281,767	5,879	104,782	95,700	9,082
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	-	-	(0)	-	-	-



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

	Hopkins-Tancil			LHHC/Quaker Hill LP			Princess Square			LHHC/Pendleton Park		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue												
Dwelling Rent	102,893	100,800	2,093	176,573	172,400	4,173	90,102	92,400	(2,298)	38,021	40,400	(2,379)
Rental Assistance	389,258	414,400	(25,142)	219,079	200,400	18,679	293,274	276,800	16,474	85,883	72,400	13,483
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	85	67	18	164	390	(226)	172	-	172	16	17	(1)
CY Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	3,859	2,533	1,325	5,733	6,950	(1,218)	5,940	7,887	(1,947)	7,126	4,933	2,192
Total Operating Revenue	496,095	517,800	(21,705)	401,548	380,140	21,408	389,488	377,087	12,401	131,045	117,750	13,295
Operating Expenses												
Administration	72,902	74,590	(1,688)	120,569	120,170	399	48,215	45,472	2,743	31,907	20,817	11,090
Tenant Services	20,573	50,500	(29,927)	7,968	3,000	4,968	-	2,333	(2,333)	-	8	(8)
Utilities	40,033	46,900	(6,867)	-	1,033	(1,033)	30,605	31,333	(729)	15,328	16,167	(839)
Ordinary maintenance & operations	174,331	138,800	35,531	33,058	64,242	(31,183)	131,826	105,367	26,459	31,218	25,700	5,518
Protective Services	558	333	224	-	100	(100)	720	617	103	17	42	(24)
General expense	24,422	30,067	(5,645)	65,165	70,167	(5,001)	78,299	76,400	1,899	33,192	31,433	1,759
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	30,604	30,200	404	32,626	32,667	(41)	16,791	22,333	(5,542)
CY Reserves	163,276	176,610	(13,334)	144,183	91,228	52,955	67,198	82,898	(15,700)	2,591	1,250	1,341
Total Operating Expense	496,095	517,800	(21,705)	401,548	380,140	21,408	389,488	377,087	12,401	131,045	117,750	13,295
ADJUSTED NET INCOME(LOSS)**	-	-	0	-	-	-	-	-	(0)	0	-	0



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

Project Name	# of Units	January	February	March	April	May	Total	Tenant Avg. Rental Income/Unit
Public Housing Units								
*Ladrey High-rise	170	46,181	44,946	45,846	45,680	46,060	\$ 228,713	\$ 271
*Samuel Madden	66	11,147	10,986	10,482	10,422	11,547	\$ 54,584	\$ 168
*Andrew Adkins	90	15,740	17,121	18,431	18,172	19,336	\$ 15,740	\$ 200
*4-10 Scattered Sites	50	14,860	14,932	14,756	18,298	18,343	\$ 81,189	\$ 325
*4-11 Scattered Sites	30	9,532	10,269	9,752	3,921	9,256	\$ 42,730	\$ 285
*4-12 Scattered Sites	41	14,547	9,825	12,709	12,194	12,953	\$ 62,228	\$ 304
*Park Place	38	11,388	11,542	11,709	11,894	11,454	\$ 57,987	\$ 305
*Saxony Square	5	2,499	2,499	2,499	2,504	2,504	\$ 12,505	\$ 500
*Chatham Square	52	16,427	16,391	16,056	16,338	16,030	\$ 81,242	\$ 312
*Braddock	6	1,586	1,662	1,577	1,801	1,801	\$ 8,427	\$ 281
*Whiting	24	6,847	6,194	4,398	4,421	5,955	\$ 27,815	\$ 232
*Reynolds	18	5,505	5,888	6,790	7,550	5,289	\$ 31,022	\$ 345
*Old Dominion	36	4,596	4,347	5,929	5,788	6,287	\$ 26,947	\$ 150
*West Glebe	48	4,391	4,262	4,459	5,029	5,267	\$ 23,408	\$ 98
*James Bland I	18	3,272	2,737	2,737	2,588	3,657	\$ 14,991	\$ 167
*James Bland II	18	5,086	5,778	6,668	7,034	6,091	\$ 30,657	\$ 341
*James Bland IV	44	14,458	16,067	16,304	15,458	17,679	\$ 79,966	\$ 363
**Total Public Housing	754	\$ 188,062	\$ 185,446	191,102	189,092	199,509	\$ 880,151	\$ 273



J. RENT ROLL - FOR THE PERIOD ENDING APRIL 30, 2019

Project Name	# of Units	January	February	March	April	May	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units								
*Quaker Hill LP	60	44,393	43,805	42,846	43,236	43,050	\$ 217,330	\$ 724
-Renal Assistance		52,294	54,272	55,534	56,979	57,496	\$ 276,575	
Pendleton Park I	20	8,284	9,203	8,789	9,069	9,447	\$ 44,792	\$ 448
-Renal Assistance		20,730	15,056	15,858	16,437	18,722	\$ 86,803	
Pendleton Park II	4	940	940	940	940	940	\$ 4,700	\$ 235
Hopkins Tancil (Mod Rehab)	111	24,731	27,041	26,589	29,808	30,290	\$ 138,459	\$ 254
-Renal Assistance		97,513	93,423	98,255	100,067	99,654	\$ 488,912	
*James Bland V	54	16,449	15,624	16,349	16,892	16,872	\$ 82,186	\$ 304
-Renal Assistance		53,527	51,792	51,037	50,505	51,050	\$ 257,911	
*Miller Homes	16	12,940	12,214	12,429	12,137	12,584	\$ 62,304	\$ 779
-Renal Assistance		11,066	11,991	12,034	12,584	12,584	\$ 60,259	
*Princess Square	69	20,941	22,071	24,783	24,096	23,416	\$ 115,307	\$ 339
-Renal Assistance		71,041	72,927	75,029	74,277	73,585	\$ 366,859	
Total Non-Public Housing	334	\$ 434,849	\$ 430,359	\$ 440,472	\$ 447,027	\$ 449,690	\$ 2,202,397	\$ 441
Totals	1088	\$ 622,911	\$ 615,805	\$ 631,574	\$ 636,119	\$ 649,199	\$ 3,082,548	
Total Monthly Average- (Actual)						\$		631,122
Total Monthly Budget								620,348

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

With excavation and sheeting and shoring complete the footings and foundation work is now underway and expected to be completed by the end of May. In conjunction with the local utilities (Dominion, Virginia American Water, Comcast, and Verizon) we have finalized the undergrounding plan to be completed as part of the site work. Carlson Construction (General Contractor) is in the process of pulling permits to begin the work. Carlson has also hired a neighborhood resident to a full-time labor position. ARHA is also planning a job fair to be held on May 1, 2019. Carlson has secured four subcontractors to be present to screen and take resumes for any future job openings that may arise during the construction of Ramsey. We continue to have bi-weekly on-site progress meetings with the design and construction team.

B. TAX CREDIT PORTFOLIO

Enterprise Community has scheduled its 2019 audit at Braddock, Whiting and Reynolds (BWR) on May 12th and Boston Capital is expected shortly thereafter 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.

A joint work session with the ARHA board, Mayor's Office, City Council, and Planning Commission was scheduled for May 2, 2019. EJP Consulting Group will present the findings from its completed assessment of the ARHA portfolio.

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	22	
Andrew Adkins	19	
James Bland V	78	2
Princess Square	4	
Ladrey	40	
HCVP	63	
Scattered Sites	32	1
City-wide	43	
TOTAL	338	3

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days April 2019	Cumulative Service Hours April 2019
Hopkins-Tancil	229	277
Chatham	148	174
Samuel Madden	48	60
Andrew Adkins	18	18
James Bland V	143	243
Princess Square	4	4
Ladrey	89	434
HCVP	108	432
Scattered Sites	60	175
City-wide	255	1,020
TOTAL	1,102	2,837

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

# (YTD)	# New Recruits	# of Service Hours April 2019	\$ of Service Hours
140	5	255	\$6,874.80

D. ACTIVITIES BY AGE GROUP

Age Groups	Total # of Activities	# of Participants
0-18	4	158
19-60	9	278
60+	19	354
TOTAL	32	790

E. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	56	77
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	15	8

F. SUPPORT SERVICES / REFERRALS

Service / Referrals	April 2019	YTD
Healthcare & Medical	68	423
Financial Assistance/Literacy Education	39	90
Daily Living Skills/Entitlements	43	160
Transportation	479	1,831
Enrollments/Registrations/Assessments	22	49
Adult Basic Education/Literacy/GED	1	14
Job Training Skills/Programs/Certifications	2	43
Childcare Services	1	6
TOTAL	655	2,616

G. PARTNERSHIPS

Provider/Partner	Event/Activity	# Participants Served
Bright Home Healthcare	Blood Pressure Clinic	11
Bright Home Healthcare	Grand Bingo	58
ALIVE	Nutrition/Food Distribution/Family Assistance	39
ALIVE (End of Month)	End of Month Food Distribution	236
Third Street Church	Fellowship/Lunch	16
Successful Aging Committee (2 events)	Dance for All Ages & Spring Senior Walkathon @ Brennan Park	16 11
Capital Area Food Bank (CAFB) Mobile	Nutrition/Food Program (Produce)	170
Capital Area Food Bank (CAFB)	Nutrition/Food Program (Meat)	156
Capital Area Food Bank (CAFB)	Weekend Bags	70
Russell Temple CME Church	Thursday Bags	120
Monique Bagby, PIES Fitness	Arthritis Exercise (4 sessions)	57
Debbie Latimer, DAAS Social Worker	Comfort & Cheer Discussion Group	10
Burgundy Farm School	Burgundy Buddies Gardening Project	21
Min Krishnamurthy, Giant Nutritionist	Nutrition Presentation	23
Dave Pankey, Acoustic Guitarist	Music Therapy	22
I Heart Seniors, Inc./Lesley Kim	Golden Zumba	22
Ruby Tucker/Kimberly Artis	Creating Spring Wreaths	10
Nancy Lorenz	Parkour Movement/Balance Training	13
Alexandria Sheriff's Department	Easter Bunny Visit & Treats	22
Miller's & Dutch Amish Farmer's Markets	Fresh Produce Purchase	22
Safeway	Bread/Bakery Distribution (4X Month)	179
Alexandria Volunteer Coop	Health & Wellness – Nutrition	102
Office of Aging	Men's Group	6
Kingdom Fellowship Church	Easter Program & Egg Hunt	178
William Ramsey Recreation Center	Easter Egg Roll & Activities	91
Safeway	Bread/Bakery Distribution (4XMonth)	179
Jireh's Place	Teen Girls Enrichment	23
Annie B. Rose	Bingo	56
Giant Food	Meat/Toiletries/Bakery Distribution	46
Ladrey Advisory Board/Volunteers	Ladrey Game Night	26
Ladrey Advisory Board/Volunteers	3 rd Annual Easter Eggstravaganza	30
Workforce Development Center	Mock Interview/Career Workshop	5
Dartangia Robinson, Career Development	Resume Building/Job Coaching	5
BB&T	Bank on Your Success	5
Bright Paths	Financial Management/Credit	2
NACA First Time Homebuyers Program	Home Purchase Counseling	2
City of Alexandria Dept. of Housing	Home Purchase Counseling	1
ASBC Trinity Choir, Hidden Halos	Dress for Success Clothing Closet	8
ASBC Missions Outreach	Spring Break Field Trips	35
Alexandria Animal Welfare League	Vaccination Clinic	140
Total	41	2,244

H. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Donations	ARHA Funding	TOTAL (All Sources)
\$ 0.00	\$ 0.00	\$ 0.00	\$4,252.97

I. PROGRAM SUMMARY

The participants of the Senior Center @ Charles Houston focused on spring activities which included crafting spring wreaths and Easter themed projects such as creating Easter Bonnets, dying eggs and the annual visit from the Easter Bunny. In the health and fitness arena, a wellness topic by Giant Nutritionist Min Krishnamurthy and participation in the annual Seniors' Spring Walkathon sponsored by the Successful Aging Committee of Alexandria.

Residents of Ladrey will focus on cognitive activities and continue with Wii Fridays to encourage physical fitness and stress the importance of movement. In addition, several people have expressed a desire to participate in spring gardening activities for the building. This month, Ladrey held their 3rd Annual Easter Eggstravaganza. This is an intergeneration event for Seniors and their grandchildren, complete with Arts and Crafts, Easter Egg Hunt, and a visit from the Easter Bunny. In April, staff conducted 32 home visits and one nursing home visit.

James Bland V Supportive Services Program had residents accomplish some notable achievements on their pathway to self-sufficiency. This included Akua Owusua, who passed the Food Manager Certification Exam, and Kenya Douglas, who is applying to NVCC to pursue her Associates Degree.

ROSS held a Life Your Best Life session designed to target teenage moms, who are a part of the program. The participants are now planning to complete their GED and other opportunities offered through the Workforce Development WIOA Youth Program. The Bank on Your Success attendees created budget sheets to guide them with tools to track and save income. In preparation for the job fair, workshops were offered to provide residents with the opportunity to practice their interview skills and update their resumes. Alfred Street Baptist Church also provided outfits for both men and women, to have for their interviews and after they were hired.

April was all about spring break and the Easter Bunny for a lot of ARHA Families. Thanks to the support of Alfred Street Baptist Church Missions Ministry, students from Ruby Tucker were able to visit the Smithsonian Natural History Museum, the Smithsonian National African American Museum, and participate in a number of enrichment activities. ARHA also partnered with Kingdom Fellowship Church and William Ramsey Recreation Center to office Easter related activities, including egg hunts, potato sack races, and build your own baskets. The Alexandria Animal Welfare League held the 3rd Free Vaccination Clinic for dogs and cats. In addition to providing vaccines for 140 pets, residents were also able to take advantage of free grooming services, free food, and pet accessories.

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

- 5/10 Pre-Mother's Day Hat Show & Lunch, 11:00 AM @ Charles Houston
- 5/16 Live Your Best Life, 11:00 AM @ Resident Association Office
- 5/16 NACA Homebuyers Info Session, 6:00 PM @ ARHA Headquarters
- 5/16 & 5/30 Kymme's Krafts, 10:00 AM @ Ruby Tucker
- 5/23 Chair-Robics with Sonny, 1:00 PM @ Ladrey Highrise
- 5/23 Financial Literacy Workshop – BB&T, 5:30 PM @ ARHA Headquarters
- 5/25 Ruby Tucker /Girl Scout Activity, 9:00 AM @ Tancil Courtyard
- 5/25 Garden/Eagle Scout Activity, 9:00 AM @ Ladrey Courtyard
- 5/27 Memorial Day Cookout, 12:00 PM @ Ladrey Courtyard
- 5/29 Senior Health & Fitness day 10:00 AM @ Lee Center
- 5/30 Post Memorial Day Celebration, 10:30 AM @ Charles Houston
- 5/30 Job Coach Sessions, 5:30 PM @ ARHA Headquarters
- 6/1 Youth Arts Festival, 1:00 PM @ Mt. Vernon Recreation Center
- 6/29 Ruby Tucker Day, 12:00 PM @ Tancil Courtyard

K. PHOTOS



Krunch Bunch Seniors Create Easter Bonnets



Easter Bunny Visits Krunch Bunch Seniors



"Burgundy Buddies" Gardening project



Easter Activities @ Ruby Tucker & William Ramsey



Alexandria Animal Welfare League Vaccination Clinic & Giveaway



Spring Break @ Smithsonian African American Museum

VII. HUMAN RESOURCES

A. PROVIDING JOB FAIR READINESS RESOURCES FOR ARHA RESIDENTS

Seeing the many challenges our residents face when looking for employment, which includes the fact that they may not have the professional clothing or may not have a professional looking resume or are unprepared to answer interview questions which can sometimes seem tricky. This year ARHA attempted to help with these challenges by offering a clothing bank, resume writing workshops and mock interview sessions before the actual Section 3 Job Fair.

A Pop-up Clothing Bank

In sharing the news of the May 1st Job Fair with residents, many expressed that they don't have any professional clothing. We contacted the Alfred Street Baptist Church for a Hidden Halo from their clothing bank and members of their Trinity Choir took on the task of collecting the new and like new, freshly dry-cleaned clothes which they delivered to ARHA and set-up for distribution. We were able to offer residents clothes from 8-racks of professional attire for men and women in small to extra-large sizes.



Mock Interview Sessions

Residents seeking to improve their employment situation were invited to participate in mock interview sessions to help them learn how to answer difficult questions and develop new interview strategies. The presenters were Ms. Rosalyn Miller from the Alexandria Office of Workforce Development and Shanelle Gayden of ARHA's Resident and Community Services team.



Resume Writing Workshop

Presented by Shanelle Gayden and a member of our Program Coordinating Committee for FSS, Dartangia Robinson, on April 29th from 4PM to 6PM in the ARHA Board Room, residents were given templates to complete which, upon completion, left them with a professionally completed resume. Computers were made available for their use in the Resident and Community Services computer room to ensure that they were "Resume Ready" for the May 1st Section 3 Job Fair.



VIII.CONSENT DOCKET

Keith Pettigrew, Chief Executive Officer

DATE: May 28, 2019

TO: Chairman Daniel Bauman, ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE OF RESOLUTION No. 674-2019 TO SUBMIT TO HUD THE 2019 AMENDED AGENCY PLAN**

ISSUE:

The Quality Housing and Work Responsibility Act of 1998 requires that Public Housing Authorities annually submit the Agency Plan (the "Plan") 75 days prior to the close of each fiscal year. On or about October 2018 ARHA submitted and HUD subsequently approved the Plan that we are currently working under. On or about December 2018 HUD rolled out a program to replace the current operating and capital subsidy on public housing units with Section 8 subsidies. The program called Section 18 Repositioning Initiative requires that ARHA amend its current Plan to include the strategies to be undertaken at each ARHA site. This resolution requests approval of the Amended Agency Plan and will be included as an exhibit when staff submits the application for the Section 18 repositioning of each property in ARHA's portfolio.

DISCUSSION:

Section 511 of the Quality Housing and Work Responsibility act of 1998 (QHWRA) requires each public housing authority to submit for HUD approval an annual agency plan. The FY2019 Plan was submitted timely and subsequently approved by the US Department of Housing and Urban Development (HUD) without edits. Subsequent to the Plan's approval, HUD commenced an initiative to replace the current public housing operating subsidy (Section 9 funding) with Section 8 vouchers on each currently designated ACC unit in ARHA's inventory. As a requirement of submitting an application for repositioning our public housing properties, ARHA must amend its current Plan to include the rationale for repositioning the properties as well as the future plans for each property.

The attached Amendment to the FY 2019 Agency Plan is limited to ARHA's redevelopment strategy and is an approach that ARHA will take on each property to implement the Repositioning Initiative in the event that HUD approves the Section 18 application for each property. The attached Amended Plan includes updates to ARHA's current redevelopment plans. In particular, the

Amended Plan describes the repositioning criteria that will be used in our application for Section 18 repositioning.

Similar to the procedures utilized for approval of the Amended Agency Plan, HUD requires that the Amended Plan be presented to the general public and stakeholders, and be submitted to the Board in consultation with the Resident Advisory Council members and with the City of Alexandria to ensure its consistency with the City's Consolidated Plan. The certification received from the City asserts that the Amended Plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy.

Staff posted the Amended Plan in easily accessible areas, advertised the availability of the document in various local publications, and ensured that the ARHA website also contained information on the Amended Plan. Staff also conducted two public meetings to allow comments from the general public and to answer any questions raised in these public meetings. The ARHA CEO also met with the Resident Council and the Residents Advisory Board to review the Amended Plan and to respond to any questions or concerns with the Amended Plan. Public Notices and advertising were placed on the official bulletin Board of the City of Alexandria web site, ARHA web site, and other public locations within the City of Alexandria. Staff did not receive any objections to the Amended Agency plan.

RECOMMENDATION:

The ARHA Board of Commissioners approve Resolution 674-2019 approves the FY2019 Amended Agency Plan and authorizes its submission to HUD for review and approval.

FISCAL IMPACT:

There is no fiscal impact.

HOUSING AUTHORITY BOARD OF COMMISSIONERS
APPROVAL TO SUBMIT TO HUD THE AMENDED FY2019 AGENCY PLAN
RESOLUTION No. 674-2019

WHEREAS, ARHA is required to submit to the HUD Secretary an annual public housing Agency Plan ("the Plan") under Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

WHEREAS, the Alexandria Redevelopment and Housing Authority Board approved Resolution No. 666 in September 2018 which authorized submission of the FY2019 Annual Agency Plan; and

WHEREAS, the US Department of Housing and Urban Development (HUD) subsequently approved the submitted ARHA FY2019 Annual Agency Plan; and

WHEREAS, HUD has announced the Section 18 Repositioning Initiative replacing the current operating subsidy for public housing units from Section 9 to Section 8 operating subsidy ; and

WHEREAS, HUD requires ARHA to submit a Section 18 Disposition application for each public housing property describing the repositioning strategy for each ARHA public housing property and that the repositioning strategy is consistent with an amended FY2019 Annual Agency Plan; and

WHEREAS, ARHA has amended the Annual Agency Plan in consultation with the resident councils and the City of Alexandria has certified that the Amended Agency Plan is consistent with the City's Consolidated Plan and that the plan meets the requirements of their applicable comprehensive housing affordability strategy; and

WHEREAS, ARHA has advertised and held public hearing and comments from the public and resident advisory board, which have been incorporated in the Amended Plan; and

WHEREAS, HUD requires that the Amended Agency Plan be approved prior to consideration of the Section 18 application that ARHA will submit on or about June 2019.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the Amended FY2019 Agency Plan is hereby ratified and approved, and authorize the Chief Executive Officer take any and all action to ensure timely submission of the Amended Plan to HUD.

Adopted this May 28, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

IX. ACTION DOCKET

X. OTHER BUSINESS