



Alexandria Redevelopment and Housing Authority

**Monthly Report
to the Board of Commissioners**

Keith Pettigrew
Chief Executive Officer

NOVEMBER 22, 2021



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

**Alexandria Redevelopment and Housing Authority
401 Wythe Street, Alexandria, VA 22314
(Virtual Meeting)**

Monday, November 22, 2021, at 7:00 pm

AGENDA

Due to the COVID-19 Pandemic emergency, the November 22, 2021, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, to undertake essential business. All of the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the Board Room at 401 Wythe Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through:

Zoom Meeting ID: 869 9716 4638, Passcode: 644112

One tap mobile: +13017158592,,86997164638#,,,,*644112# US (Washington DC)

Join Zoom Meeting: <https://arha-us.zoom.us/j/86997164638?pwd=Tk5QaE5iY0k2ZU5keGFTYzdiQ0sxZz09>

Public comment will be received at the meeting. Individuals interested in speaking during the Public Discussion Period should contact Cynthia Dickerson at cdickerson@arha.us. Comments may be sent in advance or made during the Zoom meeting.

Individuals requiring translation services or special accommodations should contact Cynthia Dickerson at cdickerson@arha.us.

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

- Ladrey Advisory Residents Board (RAB) – Steven Hines, President
- ARHA Resident Association (ARA) – Kevin Harris, President

2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES

3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, OCTOBER 25, 2021.



4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, NOVEMBER 22, 2021.
5. CONSENT DOCKET
6. ACTION DOCKET
7. NEW BUSINESS
8. ANNOUNCEMENTS
9. ADJOURNMENT
10. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.

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MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING
401 WYTHE STREET, ALEXANDRIA, VA 22314
(Virtual Meeting)
Monday, October 25, 2021, at 7:00 P.M.

THOSE PRESENT: **Peter Kleeblatt**, Chairman
 Anitra Androh, Vice Chairwoman
 Willie Bailey, Commissioner
 Christopher Ballard, Commissioner
 Daniel Bauman, Commissioner
 Tracy Jefferson, Commissioner
 Merrick Malone, Commissioner
 Salena Zellers, Commissioner

THOSE ABSENT: **Kevin Harris**, Commissioner

RECORDER: **Cynthia Dickerson**

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

Chairman Kleeblatt disclosed the following announcement:

Due to the COVID-19 Pandemic emergency, the October 25, 2021, meeting of the Alexandria Redevelopment and Housing Authority Board of Commissioners is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, to undertake essential business. All the members of the public body and staff are participating from remote locations through a Zoom meeting. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the Board Room at 401 Wythe Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through the Zoom information which can be found on the ARHA website or on the city website. Public comments will be received at the meeting individuals interested in speaking during the public discussion period should contact Ms. Dickerson comments may be send in advance are made during the meeting individuals requiring translation services or special accommodations contact Ms. Dickerson as well. Okay. So, with that, we are officially open during our public meeting.

To begin the meeting, Chairman Kleeblatt welcomed the newly appointed Commissioner, Ms. Tracy Jefferson.

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

- **Ladrey High-Rise Residents Advisory Board (RAB) – Mr. Steven Hines (absent)**

Mr. Pettigrew reported on behalf of Mr. Steve Hines, President, Ladrey Resident Advisory Board.

Mr. Pettigrew reported that he spoke with Mr. Hines prior to the meeting. He noted that Mr. Hines had no building concerns. He also reported that Mr. Hines did ask if ARHA could convince the Alexandria Health Department to administer COVID booster shots to Ladrey residents.

Mr. Pettigrew responded that they are currently working with AHD to schedule the shots.

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

Commissioner Harris was late and was unavailable to provide a report.

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

- Ms. Estela Herrera

Ms. Herrera greeted everyone and shared two concerns: 1) residents COVID safety regarding international travelers; and 2) maintenance on washing machines in Ladrey.

Mr. Pettigrew assured her that both issues would be addressed immediately.

ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, SEPTEMBER 27, 2021:

Chairman Kleeblatt presented the minutes for Monday, September 27, 2021. Commissioner Zellers moved to accept the minutes; the motion was seconded by Commissioner Bailey. The motion was approved with (7) Yeas, and (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, OCTOBER 25, 2021:

Mr. Pettigrew presented the Executive Summary as follows:

COVID updates:

We continue to meet with the Alexandria Health Department to encourage residents to get vaccinated. We also continue to conduct our weekly Town Hall meetings to discuss COVID related matters and update residents on protocol updates and changes.



Lineage:

We will discuss close out activities in the Executive Session.

Asset Management:

The rents payments continue to fluctuate. Over the past two months, there have been no income changes.

Park Place and Saxony Square

The 5 units at Saxony Square have been renovated and all the families have happily moved back in. The HOA is extremely pleased with the renovation work. Renovations are underway for 13 units at Park Place. We anticipate all 13 units to be completed by mid-December.

Security at Ladrey:

The security detail continues to be effective.

Maintenance & Facilities:

We continue to complete the work orders we had 147 emergency orders in the past a month, they were all abated.

Resident Services:

The staff continues to do a tremendous job with outreach in servicing our residents as we continue to push toward the end of the year.

ITEM 5. CONSENT DOCKET:

- No Items Submitted.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

- No Items Submitted

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:26 pm.

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

A motion was made by Vice Chairwoman Androh, seconded by Commissioner Malone, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:27 pm. At 9:40 pm the Board reconvened in public session.

Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Zellers moved to adjourn, seconded by Vice Chairwoman 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 (8) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 9:41 pm.

I. EXECUTIVE SUMMARY

Below are several key operational activities and notable highlights for October 2021:

ASSET MANAGEMENT

- Occupancy / Rent Collection**

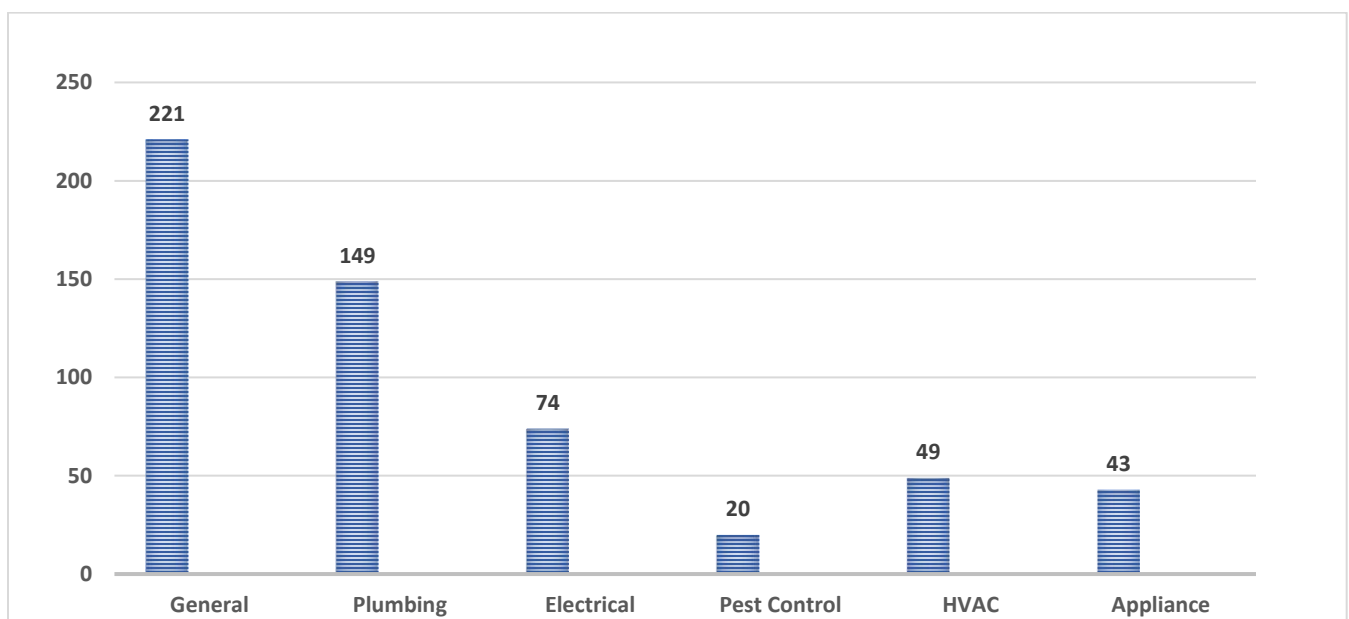
	Public Housing September 2021	Public Housing October 2021	MOD Rehab September 2021	MOD Rehab October 2021	Market Rate September 2021	Market Rate October 2021
Occupancy	97%	97%	99%	97%	96%	96%
Rent Collection	75%	74%	91%	82%	62%	58%

- Lease-Ups**

New Lease-Ups	September 2021	October 2021
Tenant-based (HCVP)	20	23
Number of requests for tenancy	20	23
Project-based voucher	0	1
Moderate Rehabilitation	2	0

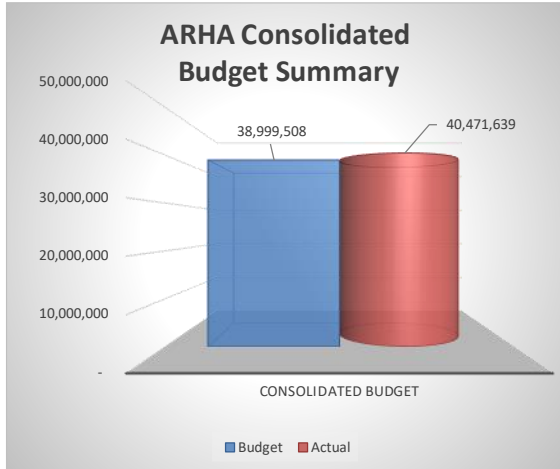
CENTRAL FACILITIES

Work Orders Activity Total 556



FINANCE

Budget Highlights as of October 31, 2021:

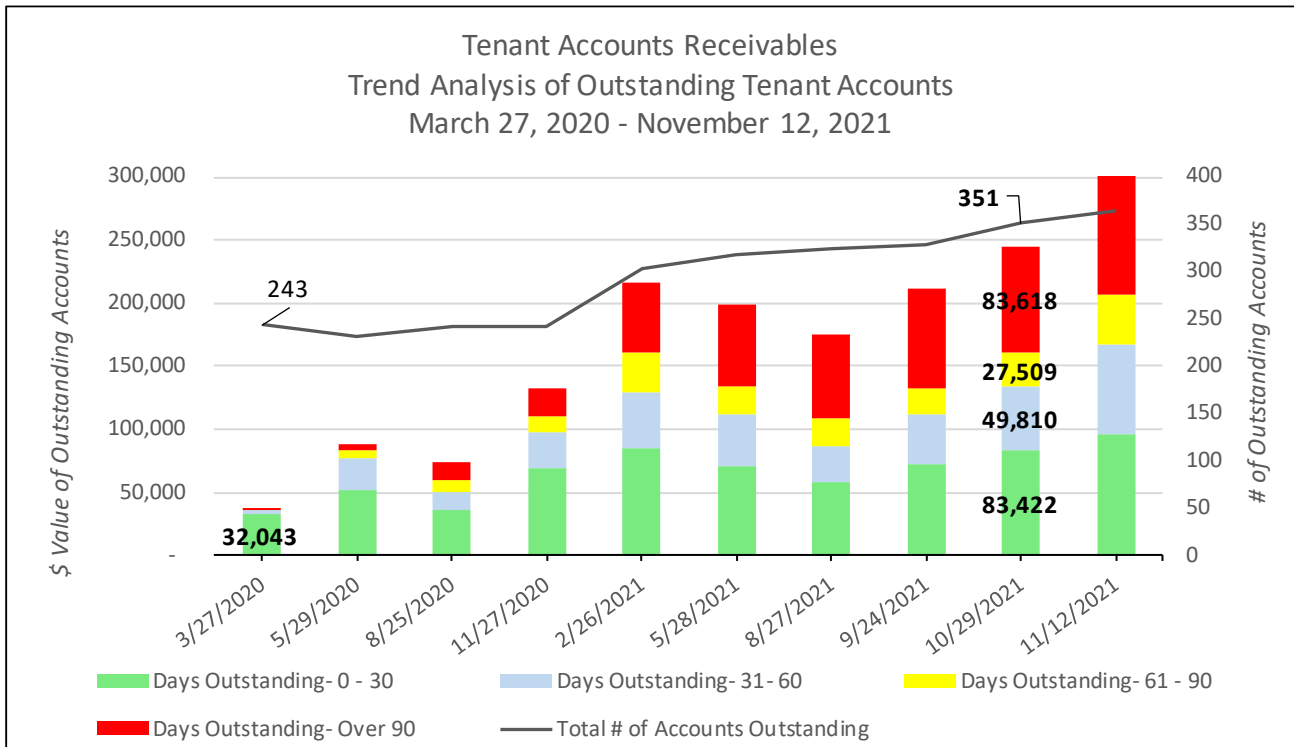


The budget versus actual comparisons as of October 31, 2021, is based on ARHA's FY2021 approved budget.

- Consolidated operations were \$1.47MM or 3.77% over the projected budget.
- Current Year (CY) operating transfers totaled \$136K, which was \$294K or 68% under the projected budget.
- CY reserves totaled \$3.9MM, of which \$2.9MM is restricted and \$915K is unrestricted.

Additional financial information can be found in the Finance Section of this report.

The following chart illustrates the total Tenant Accounts Receivables (TARs) past due by 0 – 30 days, 31 – 60 days, 61- 90 days, and over 90 days. Rent is considered late if it is received after the 5th of the month.





As the chart above indicates, prior to April 1, 2020, TARs had 243 accounts past due, which totaled \$37K. As of October 29th, TARs had 351 accounts past due that totaled \$244K. ***The net impact on TARs since March 2020 has been a net increase of 108 accounts, resulting in an overall increase in TARs of \$207K.*** Rent for the month of November is still being collected.

DEVELOPMENT

LINEAGE AT N. PATRICK STREET

Capital One paid the final invoice for the project during the first week of November. ARHA has up to 21 days after loan conversion to submit the final unconditional lien waivers by all the subcontractors on this project. We expect the construction loan for the project to be paid off with part of the tax credit equity release.

The property continues to perform with 100% occupancy after reaching project stabilization. Each month since May, the property has shown positive cash flow.

In compliance with the agreement with Enterprise for the Low-Income Housing Tax Credits for Ramsey Homes, ARHA submitted a draft cost certification of expenses for the project and our auditors have signed off on the information provided. The final cost certification of expense will be provided on or prior to the pay-off of the construction loan. On or about November 19, Enterprise will release the second and third tax credit installment payment. These payments will pay off the construction loan, fund the operating and replacement reserve for Lineage, and provide the deferred developers fee of slightly more than \$1,000,000. The final tax credit equity will be paid to ARHA after the final 8609 form has been submitted for the project. The balance of the ARHA developer's fee will be paid from cash flow distribution. As negotiated, payment of the deferred developers fee is in first position ahead of the city and ARHA loans.

PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

The five units at Saxony Square have been fully renovated and residents have moved back into their units. All the returning residents we satisfied with the renovations in their units and provided ARHA staff with positive feedback. The 13 units being renovated at Park Place will be completed before Thanksgiving and residents will commence returning to these units.

HUD has informed ARHA that the conversion of the subsidy from ACC operating subsidy to Section 8 rents for the completed units at Saxony should be in effect in December; if not, then in January at the latest. The subsidy conversion at Park Place will be completed during the first quarter of 2022.

SAMUEL MADDEN REDEVELOPMENT

At a special meeting, the Board of Commissioners unanimously selected the development team comprised of Fairstead, Mill Creek Residential, and The Communities Group as the ARHA development partner for the redevelopment of the Samuel Madden public housing community. This marks the first step in a multi-year process of entitlements, financing, resident relocation, demolition, construction, lease-up and ribbon cutting.



LADREY HIGH RISE REDEVELOPMENT

With the selection of the development partner for the Samuel Madden public housing community, the Board is expected to release the Request for Proposals from previously procured development teams. The RFP is expected to be released on November 19. Identified teams will have approximately 3 months to submit proposals.

RAD & RE-SYNDICATION

The identified RAD projects are being processed. The financing plans are expected to be submitted in early 2022.

The limited partners for Chatham Square are expected to withdraw from the partnership by the end of 2021. BWR limited partners have already withdrawn and ARHA is sole owner of these units. ARHA expects to select the financial team and the general contractor for the required capital improvements in the first quarter of 2022.

CITY FUNDING FOR DEVELOPMENT

Staff submitted to the city four funding applications from the City's Housing Opportunity Fund. The funding request totaled \$300,000 and will fund studies, reports, analysis and other pre-development expenses that ARHA has or will expend in preparing development projects. The funds will cover the following: 1) Park/Saxony, 2) Re-syndication of BWR/Chatham. 3) Ladrey and 4) Madden. The City Council is expected to act upon the City's recommendation in its last meeting of December.

TAX CREDIT PORTFOLIO

October month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Third quarter financial statements for all Boston Financial investor properties have been submitted. Boston Financial 2020 annual distributions have been calculated and processed for payment. Boston Financial provided final James Bland I close out of their annual tenant file review. Awaiting additional comments or closure on the additional Boston Financial properties. Year-end Financial Reporting preparation is underway for all tax credit properties. Pendleton Park annual investor audit review final close out is underway. The HUD Office of Davis Bacon & Labor Standards will be performing a remote monitoring review in December which will consist of reviewing HUD funded contracts for labor standards compliance.

RESIDENT SERVICES

Firefighters & Friends partnered with ARHA to distribute over 700 coats to youth on October 30th at Charles Houston Recreation Center and Samuel Tucker Elementary school. In addition to coats, youth were able to pick-up free books from Inspire Lit, free athletic gear donated by HilcoGlobal, and interact with rescue dogs from the Fire Department and life-size characters from Paw Patrol. Groups such as RunningBrooke and the Animal Welfare League of Alexandria were also on hand to pass out interactive movement toolkits and share free goodies for family pets. The event was also supported by several volunteers from the Departmental Progressive Club, George Mason University Athletes, Hearts of Empowerment, and the Alexandria Fire Department.

UPCOMING MEETINGS AND EVENTS

The upcoming 2021 Board Meetings and other event dates are as follow:

Date	Event	Location	Time
December 17 th -19 th , 2021	Santa's Winter Wonderland 2021	Charles Houston Recreation Center 901 Wythe St, Alexandria, VA 22314	12/17/21: 3:00-6:45 PM 12/18/21: 9:00-6:45 PM 12/19/21: 1:00-4:00 PM
December TBD	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM

II. ASSET MANAGEMENT



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

	Indicator	Sept. 2021	Oct. 2021	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	97%	97%	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%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3	Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	.69%	.48%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

(*) values are estimated and rounded up/down.

B. OCCUPANCY RATE

Public Housing had an average occupancy rate of **97%**. Individual Performance data by property is as follows:

PUBLIC HOUSING	September 2021	October 2021
Samuel Madden	100%	98%
Andrew Adkins	97%	97%
Ladrey Highrise	99%	98%
Scattered Sites I	96%	96%
Scattered Sites II	94%	94%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	82%	79%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	95%	100%
Old Dominion	100%	100%
West Glebe	100%	100%
James Bland I, II, IV	100%	100%



C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	September 2021	October 2021
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	99%	99%
Project Based Section 8	100%	99%
Low Rent Public Housing	97%	97%
Market Rate (Affordable Dwelling Units)	97%	97%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for October 2021:

	September 2021	October 2021
Homeownership	15	15
Homeownership New this Month	0	0
Family Unification	38	37
Portable Vouchers Paid	149	103
Tenant Protection	61	60
All Other Vouchers	1,294	1,300
Number of Vouchers Under Lease on the last day of the month	1,557	1,555
HA Owned Units Leased – included in the units lease above	149	148
New Vouchers issued but not under contract as of the last day of the month	20	2
Portable Vouchers Administered	29	30
Number of Vouchers Covered by Project-Based AHAPs and HAPs	76	77

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 09/30/2021	Total Occupied units 10/31/2021	Current # Vacant
Princess Square	68	62	63	5
Quaker Hill	60	58	60	0
Hopkins-Tancil	108	107	105	3
Miller Homes	16	16	16	0
Pendleton Park	24	22	21	3
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
TOTALS	376	365	365	11



F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 09/30/2021	Total Units Occupied 10/31/2021	Current # Vacant
Ladrey Building	169	167	166	3
Chatham Square.	52	52	52	0
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	65	64	1
A. Adkins Homes	89	86	86	3
Scattered Sites 410	50	48	48	2
Scattered Site 411	30	28	28	2
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	17	18	0
Saxony Square	5	5	5	0
Park Place	38	31	30	8
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
TOTALS: (Values are rounded up/down)	751	734	732	19

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Sep 2021	Currently Active on the Waiting list Oct 2021
HCVP	13,701	13,701
Total	13,701	13,701
MOD Rehab		
(1) bedroom	60	40
(2) bedroom	36	36
(3) bedroom	30	30
(4) bedroom	0	0
Total	126	106
General Public Housing		
(1) bedroom	4,584	4,584
(2) bedroom	1,200	1,200
(3) bedroom	1,202	1,202
(4) bedroom	188	188
Total	7,174	7,174
Elderly / Disabled		
(1) bedroom	285	256
Total	285	256
BWR		
(2) bedroom	2,039	2,039
(3) bedroom	1,246	1,246
Total	3,285	3,285
Chatham Square		
(2) bedroom	2,183	2,183
(3) bedroom	1,356	1,356
Total	3,539	3,539
West Glebe / Old Dominion		
(1) bedroom	2,230	2,230
(2) bedroom	2,050	2,050
(3) bedroom	1,331	1,331
(4) bedroom	12	12
Total	5,623	5,623
OTC I, II, IV		
(2) bedroom	2,115	2,115
(3) bedroom	1,322	1,322
Cumulative TOTAL	37,170	37,121



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	September 2021	October 2021
Pre-Admission/Eligibility	6	11
Request for Tenancy Approval	11	23
New Move-in/Change of Unit/Port-in	11	23
Interim Change	41	48
Annual Reexamination	96	112
End of Participation	3	7
PUBLIC HOUSING		
Pre-Admission/Eligibility	3	12
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	2	5
Interim Change	14	36
Annual Reexamination	66	41
End of Participation	3	5
MODERATE REHABILITATION		
Pre-Admission/Eligibility	4	0
Request for Tenancy Approval	1	1
New Move-in/Change of Unit/Port-in	1	1
Interim Change	4	3
Annual Reexamination	5	7
End of Participation	0	3
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	0	3
Annual Reexamination	2	4
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	273	345

I. INSPECTIONS

Inspections	September 2021	October 2021
# Of annual/return Inspections	177	110
# Of Initial/Re-inspections	37	30
# Of Final Failed Inspections	0	0
# Of Abatements	0	0
# Of Emergency/Special Inspections	3	0
# Of Missed Inspections (no show)	4	4
# Of quality control inspections conducted	11	12

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	September 2021	October 2021
Recertification's	46	48
Intake Certifications	41	42

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

Number of Recertification's Files With Errors /Recert Info	September 2021	October 2021
# Of Recert Files w/ Errors	5	4

2. Public Safety

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

Types	September 2021	October 2021
Bar Notices issued	0	0
Late Notices	33	45
Unlawful Detainers	0	0
Evictions (legal)	1	2
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected cash at **71%** of rent charged for October 2021. Individual performance by property is as follows:

	September 2021	October 2021
Samuel Madden*	54%	45%
Andrew Adkins	45%	47%
Ladrey High-Rise	98%	95%
Scattered Sites I	59%	59%
Scattered Sites II	100%	100%
Scattered Sites III*	69%	58%
Saxony Square	100%	100%
Park Place	70%	44%
Chatham Square	85%	96%
Braddock	100%	100%
Whiting	76%	69%
Reynolds	92%	78%
Old Dominion	97%	91%
West Glebe	79%	93%
James Bland I	52%	54%
James Bland II	35%	43%
James Bland IV	70%	80%
TOTAL	75%	74%
MARKET RATE		
Quaker Hill	56%	63%
Princess Square*	58%	50%
Miller Homes	66%	67%
Pendleton Park*	70%	62%
James Bland V	60%	48%
TOTAL	62%	58%
MOD/PBV		
Hopkins-Tancil	91%	82%
TOTAL	91%	82%

*Additional Rent Collection Information: (October 2021)

(41 Units) Scattered Site III
(38 Units) Park Place

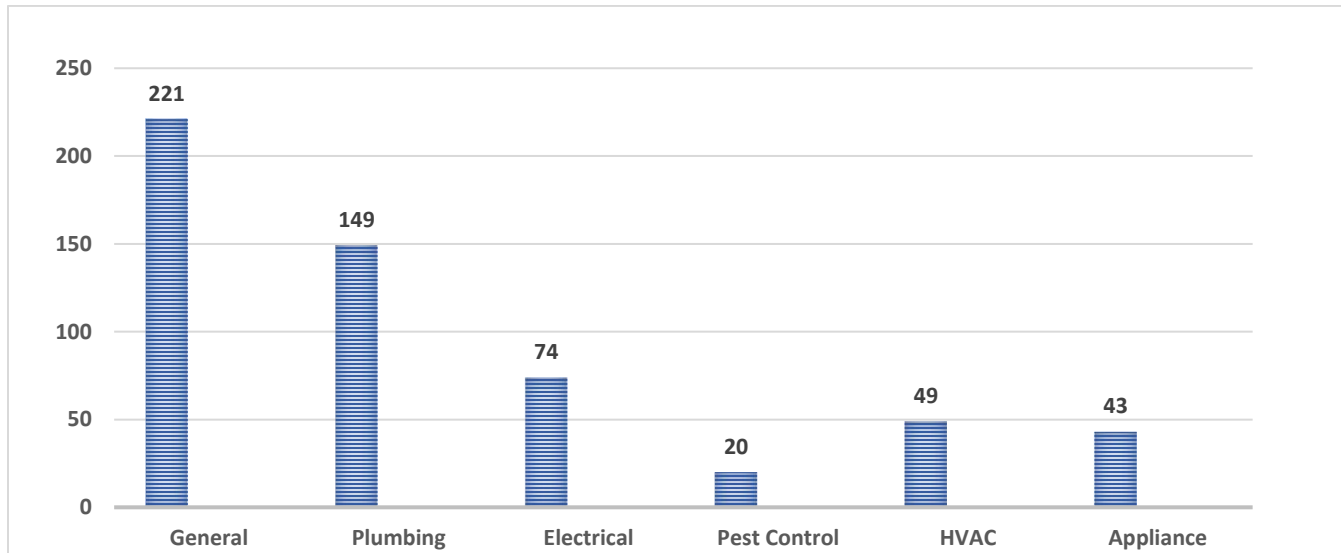
Out of 41 units (13) families rent portion is \$0 and (8) failed to pay rent.
Out of 31 units (0) families rent portion is \$0 and (7) failed to pay rent (13) units vacant due to renovation.

(18 Units) Reynolds
(54 Units) James Bland V

Out of 18 units (8) families rent portion is \$0 rent and (2) failed to pay rent..
Out of 54 units (20) families rent portion is \$0 and (7) failed to pay rent.

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL 556



B. COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD

Property	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total	Prev. Month	2020 Year End
Administrative Building	0	0	0	0	0	0	0	0	3
Alexandria Crossing (Old Dominion & West Glebe)	5	12	4	0	0	1	22	29	755
Andrew Adkins	30	11	10	0	10	4	65	47	547
BWR (Braddock, Whiting & Reynolds)	8	9	0	0	0	1	18	29	319
Chatham Square	9	5	6	0	2	7	29	25	535
Hopkins-Tancil	35	18	12	5	6	7	83	74	801
James Bland I, II, IV	14	4	7	1	3	2	31	39	553
James Bland V	5	5	3	0	3	5	21	29	342
Ladrey Highrise	27	19	9	5	7	3	70	81	741
Miller Homes	3	1	0	0	0	0	4	7	144
Park Place & Saxony Sq.	4	1	1	0	0	2	8	13	153
Pendleton Park	8	2	1	2	1	2	16	14	125
Princess Square	30	15	6	1	6	3	61	58	572
Quaker Hill	5	11	4	3	2	0	25	75	343
Samuel Madden	11	11	1	1	1	2	27	25	448
Scattered Sites I, II, III	27	25	10	2	8	4	76	54	827
TOTAL	221	149	74	20	49	43	556	599	7,208

C. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental in regard to decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in January 2022.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by three (3) different methods. Notices are mailed via US Postal Service, staff hand delivers notices, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:
 - Andrew Adkins – 11/5 & 11/19
 - Hopkins Tancil – 11/2 – 11/3 & 11/16 – 11/17
 - Chatham Square – 11/4 & 11/18
 - Samuel Madden – 11/12 & 11/22
 - Princess Square – 11/9 & 11/23

 - Ladrey floors 7-11 – 11/29
 - Ladrey floors 1-6 – 11/30

Annual Uniform Physical Condition Standard (UPCS) Inspections:

- As a result of UPCS Annual Inspections conducted by American Property Consultants (APC), work orders are being created by Central Facilities Staff. The deficiencies captured on the inspection reports are being and completed by the Maintenance Staff, the Modernization Staff, and contractors. We have completed 98% of the created work orders. The remainder of the work is ongoing, and the goal is to have all deficiencies corrected prior to HUD Real Estate Assessment Center (REAC) inspections. To date, we have not received any official correspondence pertaining to a schedule for the HUD REAC inspections, but we plan to be prepared if and when they are announced.

IV. FINANCE

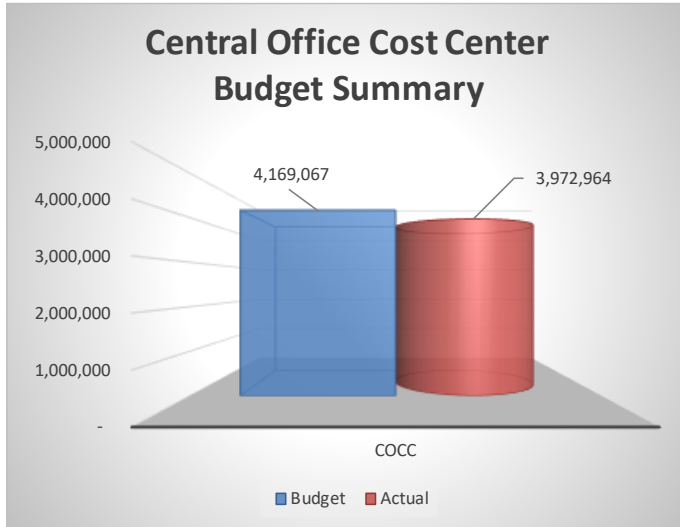


A. FINANCIAL SUMMARY

*Alexandria Redevelopment & Housing Authority
FY 2021 Budget vs Actual
For the Period Ending October 31, 2021*

	Annual Budget	October 31, 2021				FY 2021 YTD (Jan. 1, 2021 - October 31, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 357,768	\$ 11,051	3%	\$ 3,467,167	\$ 3,527,461	\$ 60,294	2%
Rental Assistance	3,962,600	330,217	315,331	(14,886)	-5%	3,302,167	3,275,747	(26,420)	-1%
Governmental Grants	26,430,562	2,202,547	2,453,829	251,282	11%	22,025,468	23,984,632	1,959,164	9%
Local Grants	207,825	17,319	-	(17,319)	-100%	173,188	133,957	(39,230)	-23%
Management/Fee for Service	3,568,650	297,388	134,093	(163,294)	-55%	2,973,875	2,876,361	(97,514)	-3%
Bookkeeping Fee	249,900	20,825	20,100	(725)	-3%	208,250	201,508	(6,743)	-3%
Asset Management Fee	125,650	10,471	10,290	(181)	-2%	104,708	103,150	(1,558)	-1%
HCVP Asset Management Fee	2,474,223	206,185	188,282	(17,903)	-9%	2,061,853	1,958,996	(102,856)	-5%
Operating Subsidy	4,158,850	346,571	327,182	(19,388)	-6%	3,465,708	3,278,773	(186,936)	-5%
Investment Income	7,050	588	80	(508)	-86%	5,875	699	(5,176)	-88%
CY Transfers	517,283	43,107	341,990	298,883	693%	431,069	136,295	(294,774)	-68%
Other Income	936,217	78,018	64,526	(13,492)	-17%	780,181	994,060	213,879	27%
Total Operating Revenue	\$ 46,799,410	\$ 3,899,951	\$4,213,472	\$ 313,521	8%	\$ 38,999,508	\$ 40,471,639	\$1,472,130	4%
<u>Operating Expenses</u>									
Administration	\$ 6,602,315	\$ 550,193	\$ 675,348	\$ 125,155	23%	\$ 5,501,929	\$ 5,455,666	\$ (46,264)	-1%
Tenant Services	976,626	81,386	74,446	(6,939)	-9%	813,855	700,867	(112,988)	-14%
Utilities	1,520,020	126,668	139,260	12,592	10%	1,266,683	1,287,317	20,633	2%
Ordinary maintenance & operations	5,897,110	491,426	378,327	(113,099)	-23%	4,914,258	4,379,182	(535,077)	-11%
Protective Services	158,140	13,178	41,535	28,357	215%	131,783	211,780	79,997	61%
General expense	2,533,650	211,138	207,650	(3,488)	-2%	2,111,375	1,954,699	(156,676)	-7%
Housing Assistance Payments	26,480,562	2,206,714	2,246,279	39,566	2%	22,067,135	22,359,995	292,860	1%
Debt Service	257,120	21,427	21,587	160	1%	214,267	215,870	1,603	1%
CY Reserves	2,373,867	197,822	429,039	231,217	117%	1,978,223	3,906,264	1,928,041	97%
Total Operating Expense	\$ 46,799,410	\$ 3,899,951	\$4,213,472	\$ 313,521	8%	\$ 38,999,508	\$ 40,471,640	\$1,472,131	4%
NET SURPLUS (DEFICIT)	-	-	0	0		-	(1)	(1)	

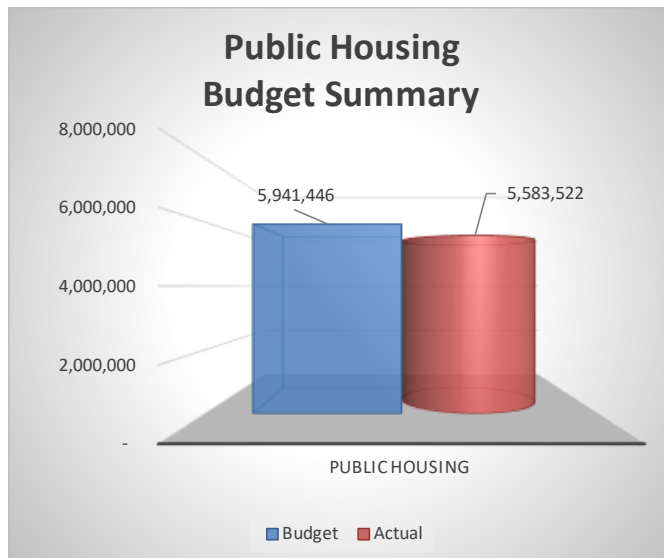
B. CENTRAL OFFICE



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

Overall, as of October 31, 2021, the Central Office was \$196K or less than 4% under budget and had a net reserve of \$228K

C. 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.

Overall, as of October 31, 2021, Public Housing (PH) was \$357K or 6% under budget and had a net “restricted reserve” of \$619K. Seven (7) Amps had a surplus totaling \$748K and four (4) Amps had a deficit totaling \$129K.

I. PUBLIC HOUSING- AMP 1

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

For the period ending October 31, 2021, Public Housing- AMP 1 generated a deficit of \$14,069, which is \$5,377 or 62% over the projected deficit.

II. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with two (2) HUD project numbers which includes: Andrew Adkins (90 units) and Samuel Madden Homes Uptown (66 units). This AMP consists of 156 rental units.

For the period ending October 31, 2021, Public Housing-AMP 3 generated reserves of \$418,429 which is restricted for Public Housing operations and will be 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 AMP consists of 159 rental units.

For the period ending October 31, 2021, Public Housing- AMP 4 generated reserves of \$102,347, which is restricted for Public Housing operations and will be used to support CY deficits in other Public Housing AMPs.

IV. PUBLIC HOUSING- AMP 5

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

For the period ending October 31, 2021, Public Housing- AMP 5 generated a deficit of \$21,753, which is \$2,649 or 14% over 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 AMP consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending October 31, 2021, Public Housing- AMP 6 generated a deficit of \$69,248 which is \$34,440 or 98% over the projected deficit.

PUBLIC HOUSING- AMP 7

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

For the period ending October 31, 2021, Public Housing- AMP 7 generated a deficit of \$24,125, which is \$21,721 or 47% under the projected deficit.

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

For the period ending October 31, 2021, Public Housing- AMP 8 generated a reserve of \$16,256 which is restricted to the Limited Partnership.

VII. PUBLIC HOUSING- AMP 9

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

For the period ending October 31, 2021, Public Housing- AMP 9 generated a reserve of \$40,359, which is restricted to the Limited Partnership.

VIII. PUBLIC HOUSING- AMP 10

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

For the period ending October 31, 2021, Public Housing- AMP 10 generated a reserve of \$22,965, which is restricted to the Limited Partnership.

IX. PUBLIC HOUSING- AMP 11

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

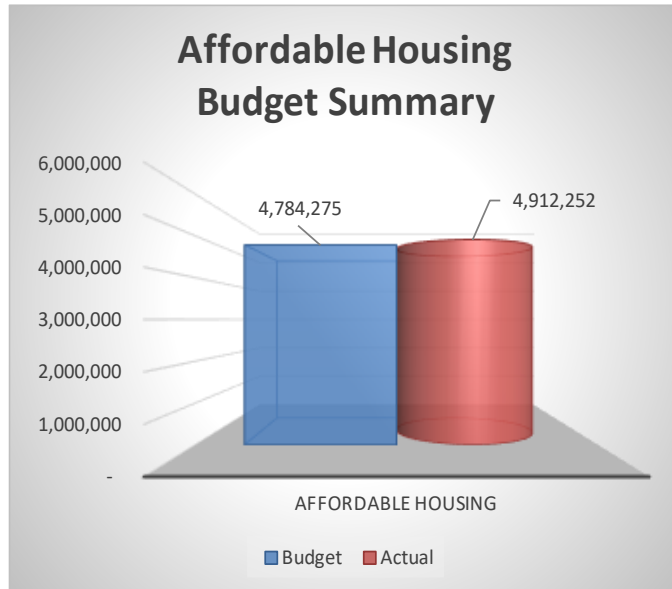
For the period ending October 31, 2021, Public Housing- AMP 11 generated a reserve of \$27,609, which is restricted to the Limited Partnership and is used to fund replacement reserves.

X. PUBLIC HOUSING- AMP 12

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

For the period ending October 31, 2021, Public Housing- AMP 12 generated a reserve of \$120,351, which is restricted to the Limited Partnership and is used to fund replacement reserves.

D. AFFORDABLE HOUSING SUMMARY



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

Overall, as of October 31, 2021, ARHA's Affordable Housing was \$127K or 2.6% over budget and had a net CY operating reserve of \$1.01MM.

Three (3) properties, James Bland V, Quaker Hill, and Princess Square, generated restricted reserves of \$562K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$458K. One (1) property

Pendleton Park generated a deficit of (\$7K).

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending October 31, 2021, JB V generated a reserve of \$185,327, 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 because of the demolition of public housing units at the original James Bland and James Bland Additions developments. There is no debt service related to these units. This group of properties consists of 16 affordable housing rental units.

For the period ending October 31, 2021, Miller Homes generated an (unrestricted) reserve of \$118,767 which is available to support other affordable housing needs.

HOPKINS-TANCIL COURTS

This property includes 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending October 31, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$339,265, which is available to support other affordable housing needs.

III. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending October 31, 2021, Quaker Hill generated a restricted reserve of \$136,881, which is restricted to the Limited Partnership and is used to fund replacement/operating reserves and pay an outstanding debt obligation to the City of Alexandria.

IV. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

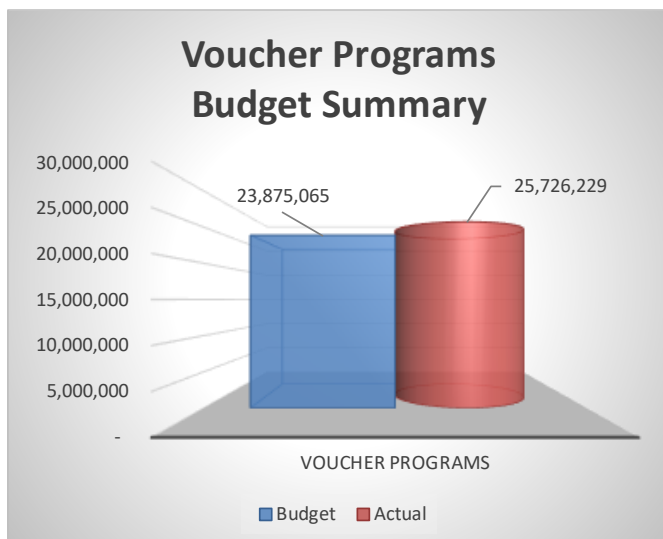
For the period ending October 31, 2021, Princess Square generated a restricted reserve of \$240,552, which is restricted to fund replacement reserves.

V. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending October 31, 2021, Pendleton Park generated a deficit of \$7,100, which was not anticipated, and staff is monitoring expenses closely.

E. VOUCHER PROGRAM SUMMARY



The Voucher Programs includes both the Housing Choice Voucher Program and Mod Rehabilitation Program.

As of October 31, 2021, ARHA's Voucher Program was 1.85MM or 7.5% over the projected budget.

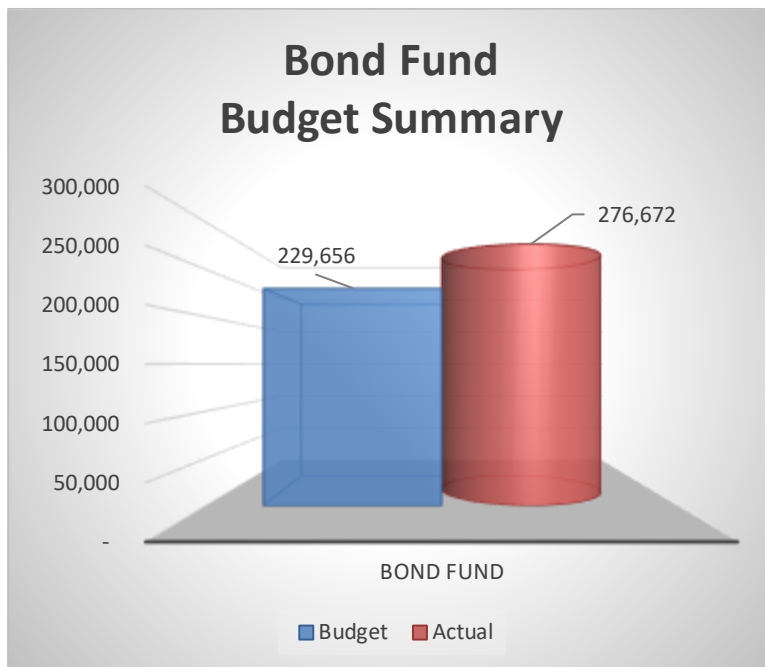
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending October 31, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$1,544MM, which is restricted to HCVP.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending October 31, 2021, Mod-Rehab operated with a surplus of \$135,569 which is restricted to the Mod Rehab Program.

F. BOND FUND SUMMARY



As of October 31, 2021, ARHA's Bond Fund was \$47K over the projected budget. This was due to the defeasance of bonds held by Brentwood Place at the end of FY 2020.

For more financial details please see YTD Budget vs Actual Reports and Rent Roll summaries below.



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	3,527,461	3,467,167	60,294	-	-	-	452,290	461,417	(9,126)
Rental Assistance	3,275,747	3,302,167	(26,420)	-	-	-	-	-	-
Governmental Grants	23,984,632	22,025,468	1,959,164	-	-	-	-	-	-
Local Grants	133,957	173,188	(39,230)	133,957	173,188	(39,230)	-	-	-
Management/Fee for Service	2,876,361	2,973,875	(97,514)	2,876,361	2,973,875	(97,514)	-	-	-
Bookkeeping Fee	201,508	208,250	(6,743)	201,508	208,250	(6,743)	-	-	-
Asset Management Fee	103,150	104,708	(1,558)	103,150	104,708	(1,558)	-	-	-
HCVP Asset Management Fee	1,958,996	2,061,853	(102,856)	323,540	343,625	(20,085)	-	-	-
Operating Subsidy	3,278,773	3,465,708	(186,936)	-	-	-	703,852	718,333	(14,481)
Investment Income	699	5,875	(5,176)	20	83	(63)	95	2,667	(2,572)
CY Transfers	136,295	431,069	(294,774)	-	53,921	(53,921)	14,069	8,692	5,377
Other Income	994,060	780,181	213,879	334,428	311,417	23,012	70,487	66,167	4,320
Total Operating Revenue	40,471,639	38,999,508	1,472,130	3,972,964	4,169,067	(196,103)	1,240,793	1,257,275	(16,482)
<u>Operating Expenses</u>									
Administration	5,455,666	5,501,929	(46,264)	1,649,358	1,612,633	36,725	320,846	307,900	12,946
Tenant Services	700,867	813,855	(112,988)	253,882	301,667	(47,784)	55,952	56,125	(173)
Utilities	1,287,317	1,266,683	20,633	55,337	59,583	(4,247)	273,681	287,083	(13,402)
Ordinary maintenance & operations	4,379,182	4,914,258	(535,077)	1,253,408	1,430,038	(176,629)	320,351	418,417	(98,066)
Protective Services	211,780	131,783	79,997	13,008	1,642	11,366	142,489	62,917	79,572
General expense	1,954,699	2,111,375	(156,676)	519,610	580,000	(60,390)	127,474	124,833.33	2,641
Housing Assistance Payments	22,359,995	22,067,135	292,860	-	-	-	-	-	-
Debt Service	215,870	214,267	1,603	-	-	-	-	-	-
CY Reserves	3,906,264	1,978,223	1,928,041	228,360	183,504	44,856	-	-	-
Total Operating Expense	40,471,640	38,999,508	1,472,131	3,972,964	4,169,067	(196,103)	1,240,793	1,257,275	(16,482)
ADJUSTED NET INCOME(LOSS)	(1)	-	(1)	0	-	0	0	-	0



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	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	353,669	342,500	11,169	502,063	516,667	(14,604)	29,484	26,250	3,234
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	1,071,255	1,148,208	(76,953)	511,553	522,167	(10,614)	15,636	15,958	(323)
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	177,013	(177,013)	21,753	19,104	2,649
Other Income	14,554	15,417	(862)	11,175	17,500	(6,325)	105	-	105
Total Operating Revenue	1,439,479	1,506,125	(66,646)	1,024,791	1,233,346	(208,555)	66,978	61,313	5,665
<u>Operating Expenses</u>									
Administration	272,985	265,929	7,055	407,897	402,471	5,426	42,423	28,496	13,928
Tenant Services	5,130	13,667	(8,537)	10,001	1,808	8,192	6	75	(69)
Utilities	343,941	337,500	6,441	146,563	156,833	(10,270)	13,905	14,333	(428)
Ordinary maintenance & operations	262,748	401,750	(139,002)	246,395	447,796	(201,401)	1,002	8,667	(7,665)
Protective Services	30,367	25,125	5,242	58	4,333	(4,275)	2	-	2
General expense	105,879	106,058	(179)	111,531	164,083	(52,553)	9,640	9,742	(102)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	418,429	356,096	62,333	102,347	56,021	46,326	-	-	-
Total Operating Expense	1,439,479	1,506,125	(66,646)	1,024,791	1,233,346	(208,555)	66,978	61,313	5,665
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	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	170,193	153,667	16,526	93,929	124,583	(30,654)	42,599	60,000	(17,401)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	175,465	179,167	(3,702)	102,645	169,000	(66,355)	157,567	160,833	(3,267)
Investment Income	-	-	-	-	-	-	92	350	(258)
CY Transfers	69,248	34,808	34,440	24,125	45,846	(21,721)	-	-	-
Other Income	7,224	2,583	4,641	6,011	2,917	3,094	190	-	190
Total Operating Revenue	422,130	370,225	51,905	226,710	342,346	(115,636)	200,448	221,183	(20,735)
<u>Operating Expenses</u>									
Administration	175,720	179,850	(4,130)	60,544	100,450	(39,906)	72,143	85,883	(13,740)
Tenant Services	37,287	32,583	4,704	36	592	(556)	1,338	683	655
Utilities	1,644	1,375	269	10,018	5,308	4,709	14,301	25,583	(11,283)
Ordinary maintenance & operations	151,582	108,500	43,082	109,454	170,500	(61,046)	75,866	89,375	(13,509)
Protective Services	31	-	31	2,111	3,000	(889)	313	417	(104)
General expense	55,865	47,917	7,948	44,547	53,383	(8,836)	20,230	18,958	1,272
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	9,113	(9,113)	16,256	283	15,973
Total Operating Expense	422,129	370,225	51,904	226,710	342,346	(115,636)	200,448	221,183	(20,735)
ADJUSTED NET INCOME(LOSS)	0	-	0	0	-	0	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	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	56,114	59,000	(2,886)	52,191	43,750	8,441	75,706	67,000	8,706
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	250,085	255,292	(5,207)	87,519	89,333	(1,814)	68,490	69,917	(1,427)
Investment Income	90	275	(185)	-	-	-	-	-	-
CY Transfers	-	-	-	-	6,042	(6,042)	-	-	-
Other Income	1,275	4,292	(3,017)	275	292	(17)	429	2,667	(2,238)
Total Operating Revenue	307,564	318,858	(11,294)	139,985	139,417	568	144,625	139,583	5,041
<u>Operating Expenses</u>									
Administration	98,225	95,583	2,641	52,683	51,433	1,250	54,191	50,633	3,558
Tenant Services	153	583	(431)	22	208	(187)	22	225	(203)
Utilities	7,014	8,875	(1,861)	1,466	1,667	(201)	3,388	3,750	(362)
Ordinary maintenance & operations	121,872	153,708	(31,836)	45,208	68,333	(23,125)	43,126	48,667	(5,540)
Protective Services	917	5,000	(4,083)	3,607	4,167	(560)	3,787	4,167	(380)
General expense	39,025	37,292	1,733	14,034	13,608	426	12,502	14,167	(1,665)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	40,359	17,817	22,542	22,965	-	22,965	27,609	17,975	9,634
Total Operating Expense	307,565	318,858	(11,294)	139,985	139,417	568	144,625	139,583	5,041
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	0	-	0	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	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	213,024	193,333	19,691	175,343	188,167	(12,824)	96,386	99,417	(3,031)
Rental Assistance	-	-	-	500,857	479,000	21,857	168,157	140,000	28,157
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	134,708	137,500	(2,793)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	22,289	20,942	1,348	32,894	21,958	10,935	215	3,750	(3,535)
Total Operating Revenue	370,021	351,775	18,246	709,094	689,125	19,969	264,758	243,167	21,591
<u>Operating Expenses</u>									
Administration	118,310	118,658	(349)	146,437	154,308	(7,872)	73,811	78,292	(4,480)
Tenant Services	53	-	53	56,989	61,333	(4,344)	-	17	(17)
Utilities	25,246	33,167	(7,921)	32,968	37,500	(4,532)	678	792	(113)
Ordinary maintenance & operations	72,507	137,833	(65,327)	221,629	261,583	(39,955)	65,591	63,800	1,791
Protective Services	6,698	6,667	31	6,427	10,167	(3,740)	6	17	(11)
General expense	26,857	32,583	(5,726)	59,318	59,833	(515)	5,904	7,792	(1,887)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	120,351	22,867	97,484	185,327	104,400	80,927	118,767	92,458	26,309
Total Operating Expense	370,021	351,775	18,246	709,094	689,125	19,969	264,758	243,167	21,591
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	0	-	0



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	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	362,016	313,917	48,099	395,788	420,833	(25,045)	334,764	270,000	64,764
Rental Assistance	1,041,904	1,032,083	9,821	632,291	635,250	(2,959)	736,990	810,000	(73,010)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	5	33	(28)	145	417	(271)	125	-	125
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	9,463	7,667	1,796	72,301	6,750	65,551	15,605	9,667	5,938
Total Operating Revenue	1,413,388	1,353,700	59,688	1,100,526	1,063,250	37,276	1,087,483	1,089,667	(2,183)
<u>Operating Expenses</u>									
Administration	201,532	193,792	7,740	310,064	314,908	(4,844)	117,187	132,008	(14,822)
Tenant Services	79,970	102,833	(22,863)	583	8,333	(7,750)	1,490	5,667	(4,177)
Utilities	215,841	137,500	78,341	2,549	3,542	(992)	97,741	109,167	(11,426)
Ordinary maintenance & operations	509,431	418,333	91,098	424,784	190,583	234,201	339,567	412,917	(73,350)
Protective Services	1,014	1,667	(652)	22	-	22	734	2,500	(1,766)
General expense	66,333	91,417	(25,083)	148,212	154,042	(5,829)	208,043	207,250	793
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	77,430	75,833	1,597	82,170	82,183	(13)
CY Reserves	339,265	408,158	(68,893)	136,881	316,008	(179,127)	240,552	137,975	102,577
Total Operating Expense	1,413,388	1,353,700	59,688	1,100,526	1,063,250	37,276	1,087,483	1,089,667	(2,183)
ADJUSTED NET INCOME(LOSS)	-	-	0	-	-	-	0	-	0



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING OCTOBER 31, 2021

	LIHTC/Pendleton Park			Housing Choice Voucher Program			Mod Rehab Project-Based			Tax Exempt Bond Income		
	Actual	Budget	Over /	Actual	Budget	Over / (Under)	Actual	Budget	Over /	Actual	Budget	Over /
			(Under) Budget			(Under) Budget			(Under) Budget			
Operating Revenue												
Dwelling Rent	121,902	126,667	(4,765)	-	-	-	-	-	-	-	-	-
Rental Assistance	195,548	205,833	(10,285)	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	22,857,098	20,935,052	1,922,046	1,127,534	1,090,417	37,118	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	1,510,175	1,593,228	(83,053)	125,282	125,000	282	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(62)	33	(95)	88	1,750	(1,663)	55	100	(45)	45	167	(121)
CY Transfers	7,100	-	7,100	-	85,644	(85,644)	-	-	-	-	-	-
Other Income	12,515	12,833	(318)	105,998	43,875	62,123	-	-	-	276,626	229,489	47,137
Total Operating Revenue	337,004	345,367	(8,363)	24,473,358	22,659,548	1,813,810	1,252,871	1,215,517	37,354	276,672	229,656	47,016
Operating Expenses												
Administration	55,151	63,783	(8,633)	1,156,978	1,158,000	(1,022)	54,825	75,667	(20,842)	14,356	31,250	(16,894)
Tenant Services	-	-	-	164,343	219,122	(54,779)	-	-	-	33,612	8,333	25,278
Utilities	41,036	43,125	(2,089)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	106,428	77,917	28,512	8,234	5,542	2,692	-	-	-	-	-	-
Protective Services	9	-	9	180	-	180	-	-	-	-	-	-
General expense	78,109	77,000	1,109	295,104	300,167	(5,063)	6,480	11,250	(4,770)	-	-	-
Housing Assistance Payments	-	-	-	21,303,998	20,976,718	327,280	1,055,997	1,090,417	(34,420)	-	-	-
Debt Service	56,270	56,250	20	-	-	-	-	-	-	-	-	-
CY Reserves	-	27,292	(27,292)	1,544,522	-	1,544,522	135,569	38,183	97,386	228,704	190,073	38,632
Total Operating Expense	337,003	345,367	(8,363)	24,473,359	22,659,548	1,813,811	1,252,870	1,215,517	37,354	276,672	229,656	47,016
ADJUSTED NET INCOME(LOSS)	0	-	0	(0)	-	(0)	0	-	0	(0)	-	(0)



H. RENT ROLL – FOR THE PERIOD ENDING OCTOBER 31, 2021

Project Name	# of Units	January	March	June	September	October	November	Total YTD	Tenant Avg. Rental Income/Unit
H. RENT ROLL									
Public Housing Units									
*Ladrey High-rise	170	48,170	44,613	45,246	44,941	46,432	42,959	\$ 501,689	\$ 270
*Samuel Madden	66	12,668	12,154	11,858	12,303	12,900	12,459	\$ 134,729	\$ 188
*Andrew Adkins	90	20,145	25,063	26,577	19,467	17,818	17,911	\$ 248,382	\$ 254
*4-10 Scattered Sites	50	17,156	15,388	18,081	18,127	15,783	15,250	\$ 183,007	\$ 333
*4-11 Scattered Sites	30	9,805	9,538	8,548	6,931	5,465	6,063	\$ 87,895	\$ 266
*4-12 Scattered Sites	41	13,583	15,055	14,411	14,398	14,222	13,419	\$ 158,361	\$ 351
*Park Place	38	12,142	11,700	11,263	8,650	11,622	5,378	\$ 117,234	\$ 280
*Saxony Square	5	2,268	3,055	3,040	3,040	3,040	(3,040)	\$ 26,145	\$ 475
*Chatham Square	52	16,082	14,987	17,424	19,700	17,028	16,855	\$ 186,500	\$ 326
*Braddock	6	1,737	894	974	2,433	2,433	2,355	\$ 16,504	\$ 250
*Whiting	24	5,875	3,905	5,606	5,502	4,557	4,386	\$ 54,194	\$ 205
*Reynolds	18	7,973	6,617	6,885	6,373	6,373	6,195	\$ 74,113	\$ 374
*Old Dominion	36	7,495	4,776	5,198	4,812	4,656	4,779	\$ 55,092	\$ 139
*West Glebe	48	6,151	6,122	5,652	6,094	6,810	6,425	\$ 68,542	\$ 130
*James Bland I	18	3,270	4,720	5,456	5,329	5,237	5,019	\$ 54,882	\$ 277
*James Bland II	18	6,040	7,290	8,000	8,042	7,447	5,567	\$ 81,220	\$ 410
*James Bland IV	44	17,553	20,810	22,678	22,319	21,091	21,067	\$ 230,958	\$ 477
**Total Public Housing	754	\$ 208,113	206,687	216,897	208,461	202,914	183,047	\$ 2,279,447	\$ 295

– FOR THE PERIOD ENDING OCTOBER 31, 2021



Project Name	# of Units	January	March	June	August	September	October	Total YTD	Tenant Avg. Rental Income/Unit	Average
Non-Public Housing Units										
*Quaker Hill LP	60	43,518	40,924	41,522	42,663	43,362	45,275	\$ 417,537	\$ 696	\$ 34,795
-Renal Assistance		62,148	64,232	64,105	60,907	60,990	61,952	\$ 632,116		\$ 52,676
Pendleton Park I	20	10,815	12,283	12,631	11,733	11,324	12,224	\$ 118,555	\$ 593	\$ 9,880
-Renal Assistance		17,605	18,219	16,821	13,958	13,333	15,741	\$ 165,575		\$ 13,798
Pendleton Park II	4	1,186	1,054	1,054	949	949	953	\$ 10,256	\$ 256	\$ 855
-Renal Assistance		8,669	2,470	2,590	2,694	2,878	2,878	\$ 32,683		\$ 2,724
Hopkins Tancil (Mod Rehab)	111	33,544	30,055	33,857	36,896	37,216	36,644	\$ 341,793	\$ 314	\$ 28,483
-Renal Assistance		99,217	105,818	100,603	97,526	99,920	103,857	\$ 1,017,218		\$ 84,768
*James Bland V	54	21,332	18,572	16,587	18,850	18,713	17,282	\$ 185,834	\$ 344	\$ 15,486
-Renal Assistance		44,865	50,353	52,882	50,075	50,212	51,650	\$ 494,803		\$ 41,234
*Miller Homes	16	10,912	9,554	11,207	11,303	11,656	12,156	\$ 107,547	\$ 672	\$ 8,962
-Renal Assistance		14,970	16,905	16,957	16,861	16,861	16,008	\$ 165,086		\$ 13,757
*Princess Square	69	25,023	27,567	42,632	44,762	42,008	40,484	\$ 365,136	\$ 537	\$ 30,428
-Renal Assistance		79,757	77,330	71,590	74,319	66,801	64,194	\$ 732,054		\$ 61,005
Total Non-Public Housing	334	\$ 473,561	475,336	485,038	483,496	476,223	481,298	\$ 4,786,193	487	\$ 398,849
Totals	1088	\$ 681,674	\$ 682,023	\$ 701,935	\$ 700,982	\$ 684,684	\$ 684,212	\$ 6,882,593		\$ 573,549

Total Monthly Average- (Actual)

\$ 688,259

Total Monthly Budget

678,333

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not include the amounts collected. The Total YTD Column amount includes hidden months within the reporting period.



Project Name	# of Units	January	March	June	September	October	November	Total YTD	Tenant Avg. Rental Income/Unit
Non-Public Housing Units									
*Quaker Hill LP	60	43,518	40,924	41,522	43,362	45,275	45,352	\$ 462,889	\$ 701
-Renal Assistance		62,148	64,232	64,105	60,990	61,952	62,716	\$ 694,832	
Pendleton Park I	20	10,815	12,283	12,631	11,324	12,224	12,013	\$ 130,568	\$ 593
-Renal Assistance		17,605	18,219	16,821	13,333	15,741	15,048	\$ 180,623	
Pendleton Park II	4	1,186	1,054	1,054	949	953	953	\$ 11,209	\$ 255
-Renal Assistance		8,669	2,470	2,590	2,878	2,964	2,829	\$ 35,598	
Hopkins Tancil (Mod Rehab)	111	33,544	30,055	33,857	37,216	36,644	32,745	\$ 374,538	\$ 312
-Renal Assistance		99,217	105,818	100,603	99,920	103,857	102,385	\$ 1,119,603	
*James Bland V	54	21,332	18,572	16,587	18,713	17,282	18,444	\$ 204,278	\$ 344
-Renal Assistance		44,865	50,353	52,882	50,212	51,650	51,398	\$ 546,201	
*Miller Homes	16	10,912	9,554	11,207	11,656	12,156	12,181	\$ 119,728	\$ 680
-Renal Assistance		14,970	16,905	16,957	16,861	16,008	15,983	\$ 181,069	
*Princess Square	69	25,023	27,567	42,632	42,008	40,484	47,431	\$ 412,567	\$ 552
-Renal Assistance		79,757	77,330	71,590	66,801	64,194	61,742	\$ 793,796	
Total Non-Public Housing	334	\$ 473,561	475,336	485,038	476,223	481,384	481,220	\$ 5,267,499	491
Totals	1088	\$ 681,674	\$ 682,023	\$ 701,935	\$ 684,684	\$ 684,298	\$ 664,267	\$ 7,546,946	

Total Monthly Average- (Actual) \$ 686,086

Total Monthly Budget 678,333

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not include the amounts collected. The Total YTD Column amount includes hidden months within the reporting period.

*Resolution 830 units

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

V. DEVELOPMENT

I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

1. PROJECT CLOSEOUT

Capital One paid the final invoice for the project during the first week of November. ARHA has up to 21 days after loan conversion to submit the final unconditional lien waivers by all the subcontractors on this project. We expect the construction loan for the project to be paid off with part of the tax credit equity release.

The property continues to perform with 100% occupancy after reaching project stabilization. Each month since May, the property has shown positive cash flow.

2. TAX CREDIT EQUITY RELEASE

In compliance with the agreement with Enterprise for the Low-Income Housing Tax Credits for Ramsey Homes, ARHA submitted a draft cost certification of expenses for the project and our auditors have signed off on the information provided. The final cost certification of expense will be provided on or prior to the pay-off of the construction loan. On or about November 19, Enterprise will release the second and third tax credit installment payment. These payments will pay off the construction loan, fund the operating and replacement reserve for Lineage, and provide the deferred developers fee of slightly more than \$1,000,000. The final tax credit equity will be paid to ARHA after the final 8609 form has been submitted for the project. The balance of the ARHA developer's fee will be paid from cash flow distribution. As negotiated, payment of the deferred developers fee is in first position ahead of the city and ARHA loans.

B. PARK PLACE/SAXONY SQUARE RENOVATIONS AND REPOSITIONING

The five units at Saxony Square have been fully renovated and residents have moved back into their units. All the returning residents we satisfied with the renovations in their units and provided ARHA staff with positive feedback. The 13 units being renovated at Park Place will be completed before Thanksgiving and residents will commence returning to these units.

HUD has informed ARHA that the conversion of the subsidy from ACC operating subsidy to Section 8 rents for the completed units at Saxony should be in effect in December; if not, then in January at the latest. The subsidy conversion at Park Place will be completed during the first quarter of 2022.

C. SAMUEL MADDEN REDEVELOPMENT

At a special meeting, the Board of Commissioners unanimously selected the development team comprised of Fairstead, Mill Creek Residential, and The Communities Group as the ARHA development partner for the redevelopment of the Samuel Madden public housing community. This marks the first step in a multi-year process of entitlements, financing, resident relocation, demolition, construction, lease-up and ribbon cutting.

D. LADREY HIGH RISE REDEVELOPMENT

With the selection of the development partner for the Samuel Madden public housing community, the Board is expected to release the Request for Proposals from previously procured development teams. The RFP is expected to be released on November 19. Identified teams will have approximately 3 months to submit proposals.

E. RAD & RE-SYNDICATION

The identified RAD projects are being processed. The financing plans are expected to be submitted in early 2022.

The limited partners for Chatham Square are expected to withdraw from the partnership by the end of 2021. BWR limited partners have already withdrawn and ARHA is sole owner of these units. ARHA expects to select the financial team and the general contractor for the required capital improvements in the first quarter of 2022.

F. CITY FUNDING FOR DEVELOPMENT

Staff submitted to the city four funding applications from the City's Housing Opportunity Fund. The funding request totaled \$300,000 and will fund studies, reports, analysis and other pre pre-development expenses that ARHA has or will expend in preparing development projects. The funds will cover the following: 1) Park/Saxony, 2) Re-syndication of BWR/Chatham. 3) Ladrey and 4) Madden. The City Council is expected to act upon the City's recommendation in its last meeting of December.

G. TAX CREDIT PORTFOLIO

October month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Third quarter financial statements for all Boston Financial investor properties have been submitted. Boston Financial 2020 annual distributions have been calculated and processed for payment. Boston Financial provided final James Bland I close out of their annual tenant file review. Awaiting additional comments or closure on the additional Boston Financial properties. Year-end Financial Reporting preparation is underway for all tax credit properties. Pendleton Park annual investor audit review final close out is underway. The HUD Office of Davis Bacon & Labor Standards will be performing a remote monitoring review in December which will consist of reviewing HUD funded contracts for labor standards compliance.

We continue to respond to all investor inquiries regarding the state of our properties in terms of financial and operational stability by providing various metrics as requested.

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	36	2
Chatham Square	26	1
Samuel Madden	31	0
Andrew Adkins	23	1
James Bland V	77	0
Princess Square	7	2
Ladrey	24	0
HCVP	69	0
Scattered Sites	31	0
City-wide	48	0
TOTAL	372	6

Due to the Covid-19 pandemic, not all RACS programs are physically meeting, but RACS staff are maintaining contact with program participants through phone calls, text, emails, and virtual meetings.

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

1. Congregate Meals –For adults aged 60 and older, ARHA partners with the City to provide a nutritious lunch, which meets one third (1/3) of the daily dietary reference intakes requirements for participants, in accordance with federal, state, and local laws and nutrition guidelines. (Not currently meeting in person due to Covid-19).
2. Krunch Bunch – Provides services and resources for adults age 60 and older. Activities consist of exercise classes, education seminars, analytical games, social, recreational, community-based events, and entertainment excursions to support independence and cognitive function. (Meeting virtually and occasionally in person for limited, socially distanced activities and essential supply senior shopping trips).

- **Ladrey Highrise:**

3. Activity Center - For seniors and adults with disabilities, Ladrey Highrise offers a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services for seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation, home visits and assessments for specific provisions. (Meeting virtually and by appointment with Social Worker).

Ruby Tucker Family Center: Provides programming and initiatives for families, focused on education, enrichment, and empowerment.

4. Community Gardening - Students at the Center, plan and maintain a garden from March – November, while adults may sign up for a family plot to do the same. In addition to realizing the benefits of growing their own produce, participants learn about healthy methods of preparing the food they harvest. (Meeting weekly outdoors and socially distanced)
5. FACE/LINK Club – In partnership with ACPS, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21st Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting twice a week, socially distanced in small groups).
6. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week socially distanced)

ROSS:

7. The Resident Opportunities for Self Sufficiency (ROSS) program provides case management and offers resources to residents of Traditional Public Housing to assist in the areas of Childcare Services, Adult Basic Education/Literacy Classes, High School Diploma/GED Classes, Job Training Skills, Financial Literacy, and Health Care. The coordinator assists residents in developing plans that meet the overall program goals of achieving economic self-sufficiency and reducing dependence on any type of subsidized housing or welfare assistance. (Meeting virtually and by appointment with Staff)

James Bland V Supportive Services

8. The JBV SS program, which specifically services James Bland V residents aged 18 and over provides outreach programming and supportive services that focus on motivation and wellness. The program model is designed to transition residents to achieve residential and employment stability and link them to resources needed to obtain self-sufficiency. (Meeting virtually and by appointment with Staff)

B. HOUSEHOLD CONTACT BY PROPERTY

Resident and Community Services (RACS) staff have been assigned to specific properties to conduct outreach activity, at least twice a week. The outreach activity includes, but is not limited to, phone calls, emails, site visits, wellness checks, etc. Through the outreach efforts, staff survey residents and determine their needs. We also coordinate with Asset Management to make sure that residents who have reported a loss of income are connected with resources. The Household Contacts table below identifies the number of households staff contacted from office closure through October broken down by property.

Household Contacts Numbers Reached	
Property	October 1 – October 31, 2021
Hopkins-Tancil	92
Chatham Square	37
Samuel Madden	47
Andrew Adkins	49
James Bland /OTC	73
Princess Square	37
Ladrey Highrise	141
West Glebe/Old Dominion	36
Pendleton Park/Park Place	57
Scattered Sites	41
HCVP/City-wide	49
Total	659

C. VOLUNTEERS

Currently there are 54 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of September, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, conducted virtual workshops, and helped with the community garden program. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	# New Recruits	# Of Service Hours	Value of Service Hrs.
54	N/A	68	\$1,806.08

D. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation - YTD	52	73
Number of Households with Positive Escrow Accounts	N/A	51
Number of Households to Successfully Graduate – YTD	N/A	1

E. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	October 2021	YTD
Healthcare & Medical	14	612
Financial Assistance/Literacy Education	92	715
Daily Living Skills/Entitlements	2	33
Transportation	49	943
Enrollments/Registrations/Assessments	3	37
Adult Basic Education/Literacy/GED	2	11
Job Training Skills/Programs/Certifications	3	42
Childcare Services	2	83
Other	1	54
TOTAL	168	2,530

F. PARTNERSHIPS

Provider / Partner	Event/Activity – September 2021	# Participants Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	6
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	265
ALIVE	End of Month Food (Modified)	120
Capital Area Food Bank	Mobile Market	89
Russell Temple CME Church	Thursday Bags	60
Total	5	540

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$ 0	\$ 1,875.00	\$ 10,000	\$120,975.26

H. PROGRAM SUMMARY

Employment /Financial Assistance

RACS Staff continue to provide referrals for residents who are having difficulty paying their rent or utilities to organizations that are part of the Emergency Financial Providers, the Department of Community and Human Services, and the Rent Relief Program (RRP). Specifically, the number of financial referrals that were submitted regarding rental, utility, and security deposit assistance were 72.

General Program Updates

RACS Staff partnered with Truist Bank (formerly SunTrust) to offer Financial Wellness Sessions for residents throughout the month of October. This was a continuation of the initial pilot that started in the fall for the ROSS and FSS Participants, and the most recent sessions were expanded to include Senior Residents. The Sessions provided an opportunity for residents to learn about no-fee banking options and how to link their account for an easier option to pay bills, including their rent with ARHA.

ROSS participant, Kia Terry, was recently featured in an online story, along with a magazine article for the Washington DC Based group called, Suited For Change (SFC). Ms. Terry was selected to receive new professional outfits to assist her in finding a job, along with one on one coaching from a SFC mentor, who helped her with interview tips. In the article, Ms. Terry shared how the last year has been exceptionally challenging for her, not only because of the pandemic, but because she was battling breast cancer, and had to undergo multiple surgeries. SFC provided her with a boost of confidence and empowerment that assisted her in securing a job as a Security Officer. The link for the SFC story featuring Ms. Terry, can be found at: <https://www.suitedforchange.org/post/meet-kia>.

The James Bland V Supportive Services Coordinator has been working with residents to support their employment goals and had four residents successfully find employment. With the end of the Federal Unemployment Assistance Program, more residents are actively seeking employment. Additionally, staff noted an increase in assistance for utilities – which was also reflected in the referral requests received by RACS staff from residents across the board.

A celebration was held at the Charles Houston Recreation Center for retiring Senior Center at Charles Houston Program Director, Vanessa Greene. On hand to recognize Ms. Greene's almost three decades of service were: staff from ARHA, staff from our City of Alexandria partners – DCHS, the Division of Aging and Adult Services, the Division of Recreation, Parks, and Cultural Activities, and of course the Charles Houston Senior Center participants. A wonderful time was had by all as everyone reminisced about her years with the program and wished her well in her next chapter.

Firefighters & Friends partnered with ARHA to distribute over 700 coats to youth on October 30th at Charles Houston Recreation Center and Samuel Tucker Elementary school. In addition to coats, youth were able to pick-up free books from Inspire Lit, free athletic gear donated by HilcoGlobal, and interact with rescue dogs from the Fire Department and life-size characters from Paw Patrol. Groups such as RunningBrooke and the Animal Welfare League of Alexandria were also on hand to pass out interactive movement toolkits and share free goodies for family pets. The event was also supported by several volunteers from the Departmental Progressive Club, George Mason University Athletes, Hearts of Empowerment, and the Alexandria Fire Department.

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

- Town Hall Calls – Wednesdays (See dates in chart) – 12:00pm

November 17	December 1	December 8	December 15
Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	Ladrey Highrise Park Place Saxony Square Pendleton Park	Old Town Commons (JB I, II, IV, & V) West Glebe Old Dominion	Quaker Hill Miller Holmes Princess Square All Scattered Sites (I, II, III & BWR)

- Santa’s Winter Wonderland – Friday, December 17th – Sunday, December 19th
(Charles Houston Recreation Center)

J. PHOTOS

FIREFIGHTER & FRIENDS/ARHA COAT GIVEAWAY



COMMISSIONER BAILEY WITH FIREFIGHTER & FRIENDS VOLUNTEERS



COMMISSIONER MALONE & COMMISSIONER HARRIS WITH REPRESENTATIVE BARBARA LEWIS



FAMILIES RECEIVING COATS & CLOTHING / CHARACTERS FROM PAW PATROL INTERACTING WITH YOUTH



YOUTH INTERACTING WITH RESCUE DOGS



INSPIRE LIT DISTRIBUTING FREE BOOKS



ATHLETIC GEAR DONATED BY HILCOGLOBAL



RUNNING BROOK - MOVEMENT TOOLKITS & ACTIVITIES

RETIREMENT PARTY FOR VANESSA GREENE



KIA TERRY – SUITED FOR CHANGE



VII. CONSENT DOCKET

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

ALX NOW

NEWS

ARHA lays out plans for new North Old Town affordable housing development

Vernon Miles November 9, 2021 at 1:15pm



Rendering of new proposed Samuel Madden development (image courtesy ARHA)

(Updated 1:50 a.m.) The Alexandria Redevelopment and Housing Authority announced some next steps as it works to transform the [Samuel Madden Homes](#) (921 N. Henry Street) in the Braddock neighborhood into a mixed-income, mixed-use rental community.

There are currently 66 public housing units in a neighborhood at the northern point of where Route 1 splits into N. Patrick and N. Henry streets. It's an area overshadowed by the larger, higher-density developments to the east and west. A press release said the development would double the number of affordable units.

ARHA announced today a partnership with three development companies to help develop and operate affordable housing.

“The selection of a development partner for the Madden community is a happy day for Alexandria as it will allow us to increase affordable rental housing for all residents of the city” ARHA CEO Keith Pettigrew said in the press release. “Our partners have an outstanding track record of producing quality affordable housing and have embraced our goal of increasing housing opportunities for low-income and working families. The plan that they have submitted accomplishes that goal.”

The plan is to create a new development where one-third of the units will be low income — for those at 0-30% of [area median income](#). Another third will be for slightly higher-income households, those at 30-80% of area median income. The last third of the units will be available for market-rate renters — units at rates comparable to other nearby developments.

“The team will propose to the City that the apartments be constructed in two buildings, with amenities including courtyards, on-site management offices, pool, exercise rooms and indoor and outdoor community rooms,” the press release said. “The site concept plan will also include a 10,000-square-foot public park with a playground and public art; a food pantry and other potential ground-level retail.”

A project representative said amenities at the project will be available for all residents.

The press release noted that the new development will have a daycare center run by local non-profit [Hopkins House](#), which will have a sliding scale rate based on economic need. The development will also have an Alive! food pantry, with fresh food and vegetables.

“I believe that this property will become the crown jewel of our portfolio,” Pettigrew said. “When you come down the hill on Route 1 into Old Town, this majestic site will be the first thing you see. I can’t think of a better way to welcome people to our city.”

The release noted that ARHA is planning to submit concept plans to the city in 2022 and meet with nearby civic associations, neighborhood groups, zoning and planning boards, and eventually seek City Council approval.

Image courtesy ARHA
#ARHA #development

THE BUSINESS JOURNALS

Housing agency unveils plan to redevelop key Old Town Alexandria affordable development



A rendering of the proposed redevelopment of the Samuel Madden Homes in Old Town Alexandria.

By [Drew Hansen](#) – Assistant Managing Editor, Washington Business Journal

Nov 10, 2021, **Updated** Nov 10, 2021, 10:32am EST

The Alexandria Redevelopment and Housing Authority has named its development partners and fine-tuned its plans for the redevelopment of a deeply affordable housing complex located in a redeveloping section of the city.

On Tuesday, ARHA said it had selected a development team of New York City's Fairstead, Boca Raton, Florida's Mill Creek Residential and D.C.'s The Communities Group to overhaul the Samuel Madden Homes, located in the 900 blocks of N. Patrick and Henry streets and the 1000 block of Montgomery Street. The property is surrounded by a bevy of newer developments, including the recently redeveloped Carpenter's Shelter for homeless people [with a 97-unit apartment complex on top](#).

The current Samuel Madden property, measuring about 3.5 acres, is made of up of 66 brick rowhouses situated around green space. They were built in 1945 and remain in use.

ARHA said its new plan for the property is to double the number of low-income units with two apartment buildings that are to include courtyards, on-site management offices, a pool, exercise rooms and indoor and outdoor community spaces.

One-third of the apartment units would be designated for low-income households earning less than 30% of the area's median income. Another third would be for households earning between 30% and 80% of the area's median income, while the final third would be for market-rate renters. An exact number of new units was not disclosed.

A community food pantry run by Alexandria nonprofit ALIVE! will be among the ground-floor retail tenants, according to the announcement. Local nonprofit Hopkins House has also agreed to operate a day care center on the site. ARHA said the center will provide scholarships or sliding tuition scales based on economic need. The redeveloped property would also include a 10,000-square-foot public park with a playground and public art.

“I believe that this property will become the crown jewel of our portfolio,” ARHA CEO Keith Pettigrew said in a statement. “When you come down the hill on Route 1 into Old Town, this majestic site will be the first thing you see. I can’t think of a better way to welcome people to our city.”

ARHA said it expects to submit its designs for the new complex to the city next year. ARHA's announcement does not include any information on parking, though the property is located a third of a mile from Braddock Road Metro station.

Last year, ARHA [issued a request for proposals](#) to developers interested in overhauling five of its public housing communities, including the Samuel Madden Homes.