



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

OCTOBER 25, 2021



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, October 25, 2021, at 7:00 pm

AGENDA

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 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, SEPTEMBER 27, 2021.



4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, OCTOBER 25, 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, September 27, 2021, at 7:00 P.M.

THOSE PRESENT: **Peter Kleeblatt, Chairman**
 Willie Bailey, Commissioner
 Christopher Ballard, Commissioner
 Daniel Bauman, Commissioner
 Carter Flemming, Commissioner
 Merrick Malone, Commissioner
 Salena Zellers, Commissioner

THOSE ABSENT: **Anitra Androh, Vice Chairwoman**
 Kevin Harris, Commissioner

RECORDER: **Cynthia Dickerson**

Chairman Kleeblatt called the meeting to order at 7:09 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. Steven Hines (absent)**

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

Mr. Pettigrew reported that Ladrey has two issues that need to be addressed: 1) the front door needs to be repaired; and 2) several washing machines need to be repaired and/or replaced. Staff acknowledged the issues and indicated that the vendors had been contacted and the repairs will be made soon.

Chairman Kleeblatt asked do we own those machines or are we leasing them?

Mr. Pettigrew responded we lease them.

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

– No Items Submitted



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

- No Items Submitted

ITEM 3. VOTE TO APPROVE THE MINUTES FOR REGULAR SCHEDULED BOARD MEETING MONDAY, AUGUST 23, 2021:

Chairman Kleeblatt presented the minutes for Monday, August 23, 2021. Commissioner Flemming 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, SEPTEMBER 27, 2021:

Mr. Pettigrew presented the Executive Summary as follows:

COVID Updates:

We are still under the safety precautions for COVID 19. Also, we are working with the Health Department to schedule additional vaccination events.

Chairman Kleeblatt asked does the vaccine mandate apply to ARHA staff?

Mr. Pettigrew responded yes, and we are complying.

Commissioner Zellers asked who does the testing and who pays for it?

Mr. Pettigrew responded the city contracts with vendors, and it also covers the cost.

Lineage:

We will discuss the closeout of Lineage in Executive Session.

Section 18:

We have begun the renovations on Saxony Square and Park Place. We will discuss Madden as well as Ladrey during the Executive Session.

RAD Applications:

The applications are on track for conversion in the first quarter of 2022.

Asset Management:

Rents continue to fluctuate, however, due to rental assistance from the City and HUD, financially we appear to be in good shape for the remainder of the year.

Town Hall Calls:

The calls continue to be informative.

Maintenance & Facilities:

We continue to complete the work orders, preventative maintenance, and pest services.

Resident Services:

We continue to conduct outreach and coordinate effort with the various third-party organizations, as well as the Alexandria Public Schools, to ensure our residents are receiving the services they need.

Chairman Kleeblatt said very good. Thank you, Mr. Pettigrew.

ITEM 5. CONSENT DOCKET:

5.1 Vote Approval of Resolution No. 702-2021 to Submit to HUD the 2022 Annual Agency Plan.

The Agency Annual Plan was presented to the Board for Approval.

Chairman Kleeblatt requested a motion to approve Resolution No. 702-2021 to Submit to HUD the 2022 Annual Agency Plan. Commissioner Flemming moved to approve Resolution No. 702-2021; seconded by Commissioner Ballard. The motion was passed by (7) Yeas; (0) Nays to accept Resolution No. 702-2021.

ITEM 6. ACTION DOCKET:

- No Items Submitted.

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew announced that Commissioner Flemming is participating in her final meeting as a Commissioner. Each Commissioner thanked her for 20 years of incredible and dedicated services.

Commissioner Flemming thanked her fellow Commissioners and assured them that she will remain involved in both ARHA and community activities.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 7:54 pm.



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

A motion was made by Commissioner Bailey, seconded by Commissioner Flemming, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:55 pm. At 8:59 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 Commissioner Bailey, 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 Kleeblatt adjourned the meeting at 9:01 pm.

I. EXECUTIVE SUMMARY



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

ASSET MANAGEMENT

- Occupancy / Rent Collection**

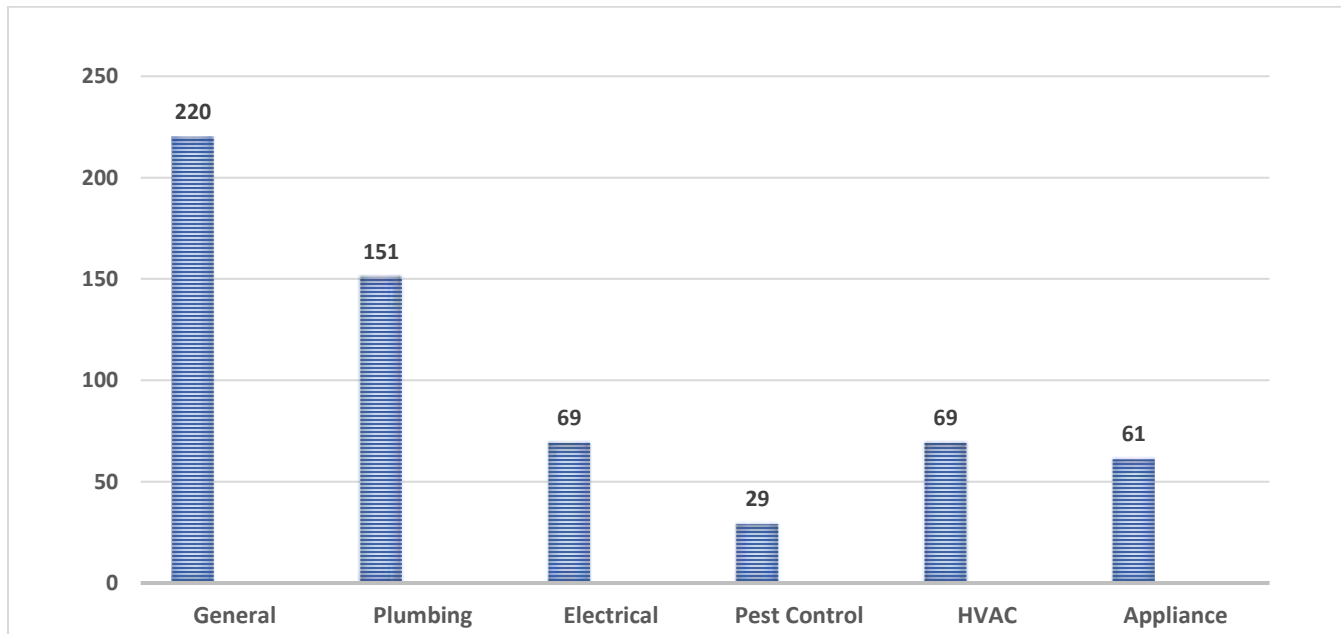
	Public Housing August 2021	Public Housing September 2021	MOD Rehab August 2021	MOD Rehab September 2021	Market Rate August 2021	Market Rate September 2021
Occupancy	97%	97%	98%	99%	97%	96%
Rent Collection	81%	75%	91%	91%	70%	62%

- Lease-Ups**

New Lease-Ups	August 2021	September 2021
Tenant-based (HCVP)	20	11
Number of requests for tenancy	20	37
Project-based voucher	0	1
Moderate Rehabilitation	2	0

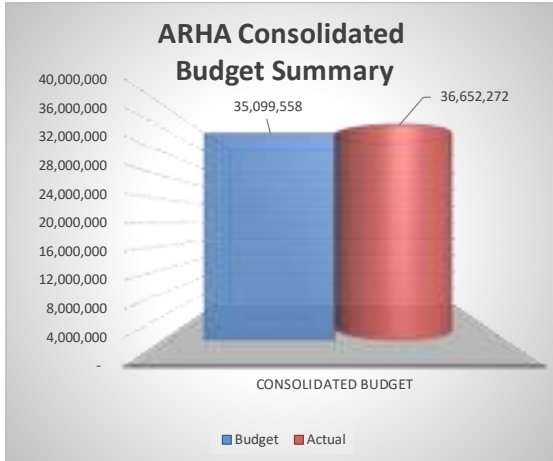
CENTRAL FACILITIES

Work Orders Activity Total 599



FINANCE

Budget Highlights as of September 30, 2021:

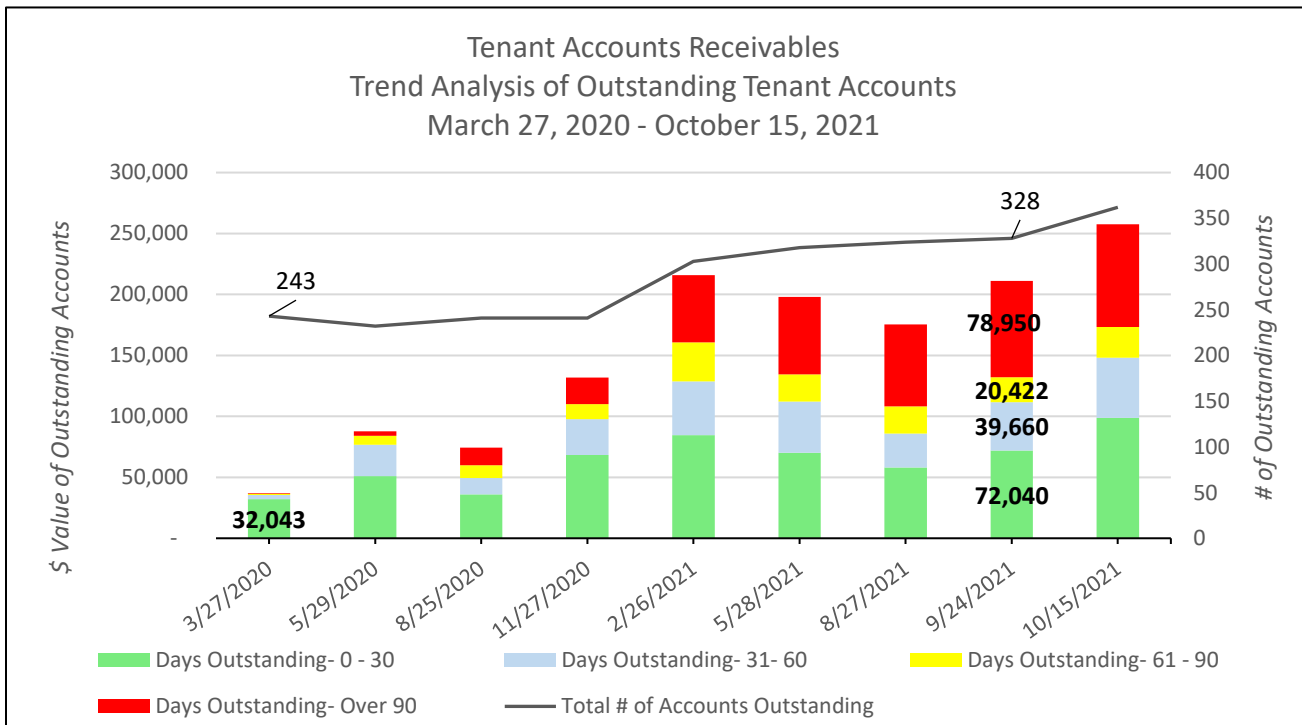


The budget versus actual comparisons as of September 30, 2021, is based on ARHA's FY2021 approved budget.

- Consolidated operations were \$1.55MM or 4.42% over the projected budget.
- Current Year (CY) operating transfers totaled \$98K, which was \$289K or 74% under the projected budget.
- CY reserves totaled \$3.7MM, of which \$2.6MM is restricted and \$1.1MM 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 September 25th, TARs had 328 accounts past due that totaled \$211K. ***The net impact on TAR's since March 2020 has been a net increase of 85 accounts, resulting in an overall increase in TARs of \$174K.*** Rent for the month of October is still being collected.

DEVELOPMENT

LINEAGE

The Development Team obtained the final Certificate of Occupancy for the building in September. The issues raised by BAR and the city were addressed to their satisfaction.

Capital One extended the conversion of the construction loan to November 26, 2021. This additional time will allow the general contractor to produce the outstanding lien waivers that prevented conversion from taking place in September.

On March 31, 2021, when 100% of the leases for the units at Lineage were signed, the tax credits for the property were placed in service. Since reaching this milestone, the property has surpassed the cash flow projections and has maintained 100% occupancy since reaching project stabilization.

PARK PLACE/SAXONY RENOVATIONS AND REPOSITIONING

With the procurement of the contractors and supplies starting to arrive for the renovation of the units, work on the 5 units at Saxony and 13 units at Park Place commenced in late September. As anticipated, supply issues have been encountered, but the contingency plans put in place have produced the required results. The five units at Saxony will be completed by mid-October and the units at Park Place will be completed in November. The goal is to have all residents in this first phase of the renovations in their units before the holidays.

The Development Team commenced work with HUD on the conversion of the subsidy from ACC operating subsidy to Section 8 rents for the completed units. The goal is to reach conversion of the subsidies of the units on or before the end of the year.

SAMUEL MADDEN REDEVELOPMENT

The Board will discuss the selection of a development partner at the October meeting.

CHATHAM SQUARE/BWR RE-SYNDICATION

The target for withdrawal of the Limited Partner for Chatham Square has been moved to the end of this year.



LADREY PLANNING

Staff is prepared to issue the RFP for the redevelopment of Ladrey once the selection of the development partner for Madden has been approved by the ARHA Board.

TAX CREDIT PORTFOLIO

September month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Pendleton Park virtual site inspection was completed with no findings. Third quarter financial statements for all Boston Financial investor properties are underway. Boston Financial revised the 2020 invoice for annual distributions and are now being 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.

RESIDENT SERVICES

The Ladrey Food Pantry was awarded a grant from the Capital Area Food Bank (CAFB) in recognition of our work to prevent food insecurity in Northern Virginia. The award of \$5,963 is available through April 2022 and can be used to purchase USDA food and other fruits and vegetables offered through the CAFB Partnerlink Menu.

UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
November 22, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
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	Aug. 2021	Sept. 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	August 2021	September 2021
Samuel Madden	97%	100%
Andrew Adkins	98%	97%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	96%
Scattered Sites II	93%	94%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	74%	82%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	94%	95%
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:

	August 2021	September 2021
Housing Choice Voucher	100%	100%
Moderate Rehabilitation	98%	99%
Project Based Section 8	99%	100%
Low Rent Public Housing	97%	97%
Market Rate (Affordable Dwelling Units)	96%	97%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for September 2021:

	August 2021	September 2021
Homeownership	16	15
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	149	149
Tenant Protection	60	61
All Other Vouchers	1,301	1,294
Number of Vouchers Under Lease on the last day of the month	1,564	1,557
HA Owned Units Leased – included in the units lease above	150	149
New Vouchers issued but not under contract as of the last day of the month	25	20
Portable Vouchers Administered	28	29
Number of Vouchers Covered by Project-Based AHAPs and HAPs	76	76

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 08/31/2021	Total Occupied units 09/30/2021	Current # Vacant
Princess Square	68	64	62	6
Quaker Hill	60	59	58	2
Hopkins-Tancil	108	106	107	1
Miller Homes	16	16	16	0
Pendleton Park	24	21	22	2
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
TOTALS	376	366	365	11



F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 08/31/2021	Total Units Occupied 09/30/2021	Current # Vacant
Ladrey Building	169	168	167	2
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	63	65	0
A. Adkins Homes	89	87	86	3
Scattered Sites 410	50	49	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	17	1
Saxony Square	5	5	5	0
Park Place	38	28	31	7
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
Lineage	6	6	6	0
TOTALS: (Values are rounded up/down)	757	738	740	17

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list Aug 2021	Currently Active on the Waiting list Sept 2021
HCVP	13,701	13,154
Total	13,701	13,154
MOD Rehab		
(1) bedroom	60	4
(2) bedroom	36	12
(3) bedroom	30	11
(4) bedroom	0	0
Total	126	27
General Public Housing		
(1) bedroom	4,584	4,397
(2) bedroom	1,200	1,200
(3) bedroom	1,202	1,202
(4) bedroom	188	187
Total	7,174	6,986
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	2,149
(3) bedroom	1,356	1,328
Total	3,539	3,477
West Glebe / Old Dominion		
(1) bedroom	2,230	2,185
(2) bedroom	2,050	2,024
(3) bedroom	1,331	1,318
(4) bedroom	12	12
Total	5,623	5,539
OTC I, II, IV		
(2) bedroom	2,115	2,072
(3) bedroom	1,322	1,309
Cumulative TOTAL	37,170	36,105



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	August 2021	September 2021
Pre-Admission/Eligibility	6	6
Request for Tenancy Approval	20	11
New Move-in/Change of Unit/Port-in	20	11
Interim Change	32	41
Annual Reexamination	113	96
End of Participation	3	3
PUBLIC HOUSING		
Pre-Admission/Eligibility	1	3
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	3	2
Interim Change	15	14
Annual Reexamination	60	66
End of Participation	9	3
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	4
Request for Tenancy Approval	2	1
New Move-in/Change of Unit/Port-in	2	1
Interim Change	7	4
Annual Reexamination	9	5
End of Participation	0	0
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	1	0
Annual Reexamination	5	2
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	308	273

I. INSPECTIONS

Inspections	August 2021	September 2021
# Of annual/return Inspections	93	177
# Of Initial/Re-inspections	20	37
# Of Final Failed Inspections	0	0
# Of Abatements	0	0
# Of Emergency/Special Inspections	0	3
# Of Missed Inspections (no show)	9	4
# Of quality control inspections conducted	1	11

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	August 2021	September 2021
Recertification's	43	46
Intake Certifications	37	41

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

Number of Recertification's Files With Errors /Recert Info	August 2021	September 2021
# Of Recert Files w/ Errors	5	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	August 2021	September 2021
Bar Notices issued	0	0
Late Notices	30	33
Unlawful Detainers	0	0
Evictions (legal)	2	1
Evictions (drugs)	0	0



K. RENT COLLECTION

ARHA properties collected cash at **73%** of rent charged for September 2021. Individual performance by property is as follows:

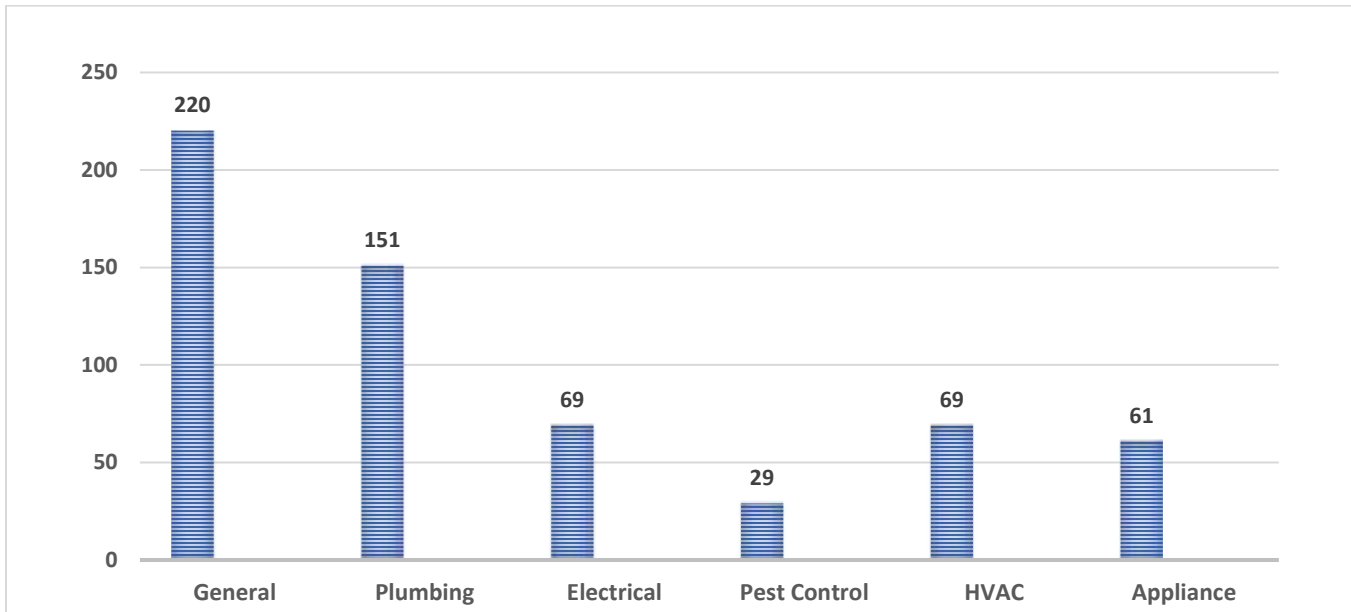
	August 2021	September 2021
Samuel Madden*	47%	54%
Andrew Adkins	65%	45%
Ladrey High-Rise	97%	98%
Scattered Sites I	70%	59%
Scattered Sites II	100%	100%
Scattered Sites III*	57%	69%
Saxony Square	100%	100%
Park Place	92%	70%
Chatham Square	91%	85%
Braddock	98%	100%
Whiting	86%	76%
Reynolds	92%	92%
Old Dominion	97%	97%
West Glebe	90%	79%
James Bland I	61%	52%
James Bland II	62%	35%
James Bland IV	73%	70%
TOTAL	81%	75%
MARKET RATE		
Quaker Hill	67%	56%
Princess Square*	68%	58%
Miller Homes	86%	66%
Pendleton Park*	63%	70%
James Bland V	66%	60%
TOTAL	72%	70%
MOD/PBV		
Hopkins-Tancil	91%	91%
TOTAL	91%	91%

*Additional Rent Collection Information: (August 2021)

(89 Units) Andrew Adkins	Out of 89 units (30) families rent portion is \$0 and (16) failed to pay rent
(50 Units) Scattered Site I	Out of 50 units (15) families rent portion is \$0 and (6) failed to pay rent
(38 Units) Park Place	Out of 38 units (12) families rent portion is \$0 and (6) failed to pay rent
(48 Units) West Glebe	Out of 48 units (18) families rent portion is \$0 and (8) failed to pay rent
(18 Units) James Bland II	Out of 18 units (5) families rent portion is \$0 and (4) failed to pay rent
(16 Units) Miller Homes	Out of 16 units (1) families rent portion is \$0 and (3) failed to pay rent

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL 599



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	2	3
Alexandria Crossing (Old Dominion & West Glebe)	5	6	3	0	12	3	29	32	755
Andrew Adkins	16	18	5	1	4	3	47	33	547
BWR (Braddock, Whiting & Reynolds)	6	11	3	2	3	4	29	15	319
Chatham Square	9	6	5	0	1	4	25	33	535
Hopkins-Tancil	21	23	8	8	5	9	74	117	801
James Bland I, II, IV	13	3	8	1	9	5	39	38	553
James Bland V	9	7	5	1	2	5	29	32	342
Ladrey Highrise	27	23	10	4	11	6	81	61	741
Miller Homes	3	1	0	0	2	1	7	8	144
Park Place & Saxony Sq.	0	8	2	2	0	1	13	5	153
Pendleton Park	8	2	1	0	2	1	14	22	125
Princess Square	26	9	4	1	9	9	58	93	572
Quaker Hill	41	14	6	3	3	8	75	34	343
Samuel Madden	9	5	7	1	3	0	25	38	448
Scattered Sites I, II, III	27	15	2	5	3	2	54	84	827
TOTAL	220	151	69	29	69	61	599	647	7208

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 – 10/1 & 10/15
 - Hopkins Tancil – 10/5 – 10/6 & 10/19 – 10/20
 - Chatham Square – 10/7 & 10/21
 - Samuel Madden – 10/8 & 10/22
 - Princess Square – 10/12 & 10/26
 - Ladrey floors 7-11 – 10/20
 - Ladrey floors 1-6 – 10/21

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 96% 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

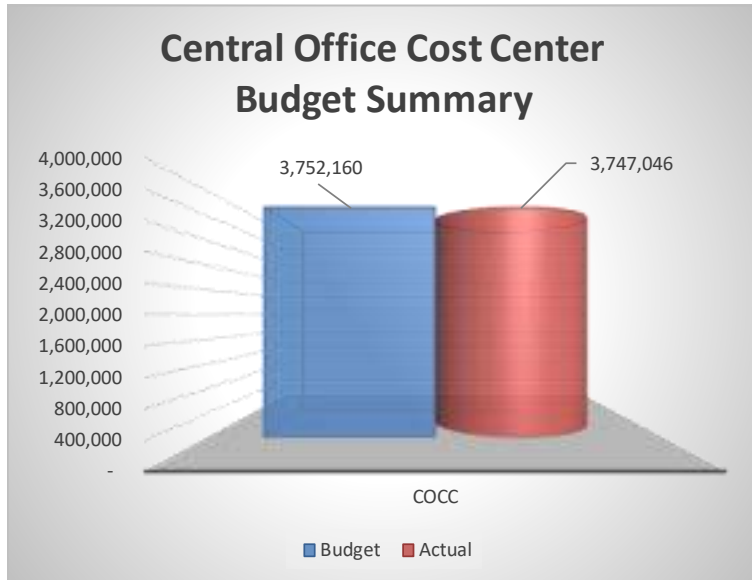


A. FINANCIAL SUMMARY

*Alexandria Redevelopment & Housing Authority
FY 2021 Budget vs Actual
For the Period Ending September 30, 2021*

	Annual Budget	September 30, 2021				FY 2021 YTD (Jan. 1, 2021 - September 30, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 368,041	\$ 21,325	6%	\$ 3,120,450	\$ 3,202,265	\$ 81,815	3%
Rental Assistance	3,962,600	330,217	310,628	(19,589)	-6%	2,971,950	2,960,416	(11,534)	0%
Governmental Grants	26,430,562	2,202,547	2,450,230	247,683	11%	19,822,922	21,530,803	1,707,882	9%
Local Grants	207,825	17,319	23,070	5,751	33%	155,869	133,957	(21,912)	-14%
Management/Fee for Service	3,568,650	297,388	289,257	(8,131)	-3%	2,676,488	2,742,268	65,780	2%
Bookkeeping Fee	249,900	20,825	20,094	(731)	-4%	187,425	181,408	(6,018)	-3%
Asset Management Fee	125,650	10,471	10,300	(171)	-2%	94,238	92,860	(1,377)	-1%
HCVP Asset Management Fee	2,474,223	206,185	220,061	13,876	7%	1,855,667	1,770,714	(84,953)	-5%
Operating Subsidy	4,158,850	346,571	318,473	(28,098)	-8%	3,119,138	3,008,223	(110,914)	-4%
Investment Income	7,050	588	79	(509)	-87%	5,288	619	(4,669)	-88%
CY Transfers	517,283	43,107	16,859	(26,248)	-61%	387,962	98,070	(289,892)	-75%
Other Income	936,217	78,018	101,093	23,074	30%	702,163	930,670	228,507	33%
Total Operating Revenue	\$ 46,799,410	\$ 3,899,951	\$4,128,184	\$ 228,233	6%	\$ 35,099,558	\$ 36,652,272	\$1,552,715	4%
<u>Operating Expenses</u>									
Administration	\$ 6,602,315	\$ 550,193	\$ 502,830	\$ (47,363)	-9%	\$ 4,951,736	\$ 4,810,915	\$ (140,821)	-3%
Tenant Services	976,626	81,386	67,038	(14,348)	-18%	732,470	636,605	(95,864)	-13%
Utilities	1,520,020	126,668	130,720	4,052	3%	1,140,015	1,147,091	7,076	1%
Ordinary maintenance & operations	5,897,110	491,426	430,199	(61,227)	-12%	4,422,833	4,034,663	(388,169)	-9%
Protective Services	158,140	13,178	9,007	(4,171)	-32%	118,605	165,529	46,924	40%
General expense	2,533,650	211,138	195,625	(15,513)	-7%	1,900,238	1,758,819	(141,418)	-7%
Housing Assistance Payments	26,480,562	2,206,714	2,272,225	65,512	3%	19,860,422	20,113,716	253,295	1%
Debt Service	257,120	21,427	21,587	160	1%	192,840	194,283	1,443	1%
CY Reserves	2,373,867	197,822	498,954	301,131	152%	1,780,400	3,790,654	2,010,254	113%
Total Operating Expense	\$ 46,799,410	\$ 3,899,951	\$4,128,184	\$ 228,233	6%	\$ 35,099,558	\$ 36,652,276	\$1,552,718	4%
NET SURPLUS (DEFICIT)	-	-	-	-		-	(3)	(3)	

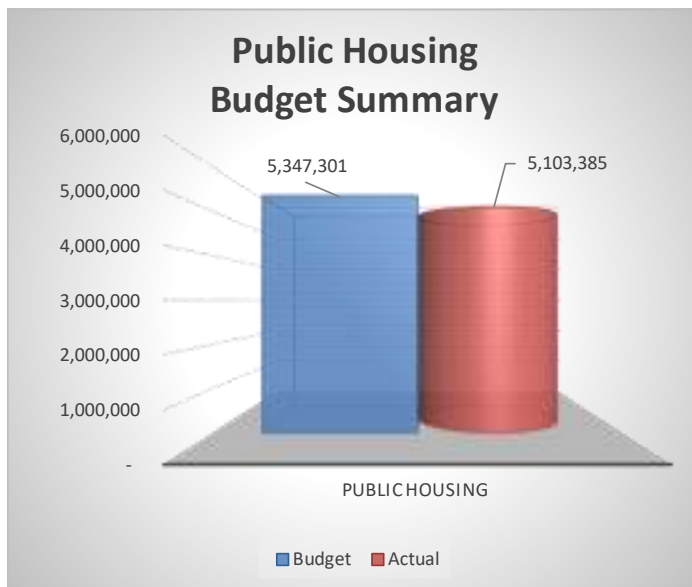
B. CENTRAL OFFICE



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

Overall, as of September 30, 2021, the Central Office was \$5,114K or less than 1% under budget and had a net reserve of \$578K

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 September 30, 2021, Public Housing (PH) was \$243K or 4.5% under budget and had a net “restricted reserve” of \$579K. Eight (8) Amps had a surplus totaling \$673K and three (3) Amps had a deficit totaling \$94K.

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 September 30, 2021, Public Housing- AMP 1 generated a generated a reserve of \$13,230, which is restricted for Public Housing operations and will be used to support CY deficits in other Public Housing AMPs.

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 September 30, 2021, Public Housing-AMP 3 generated reserves of \$375,317 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 September 30, 2021, Public Housing- AMP 4 generated reserves of \$94,869, 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 September 30, 2021, Public Housing- AMP 5 generated a deficit of \$19,348, which is \$2,154 or 13% 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 September 30, 2021, Public Housing- AMP 6 generated a deficit of \$71,425, which is \$40,098 or 127% over the projected deficit.

VI. 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 September 30, 2021, Public Housing- AMP 7 generated a deficit of \$3,898, which is \$37,363 or 91% 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 AMP consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending September 30, 2021, Public Housing- AMP 8 generated a reserve of \$14,106 which is restricted to the Limited Partnership.

VIII. 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 September 30, 2021, Public Housing- AMP 9 generated a reserve of \$27,825, which is restricted to the Limited Partnership.

IX. 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 September 30, 2021, Public Housing- AMP 10 generated a reserve of \$17,263, which is restricted to the Limited Partnership.

X. 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.

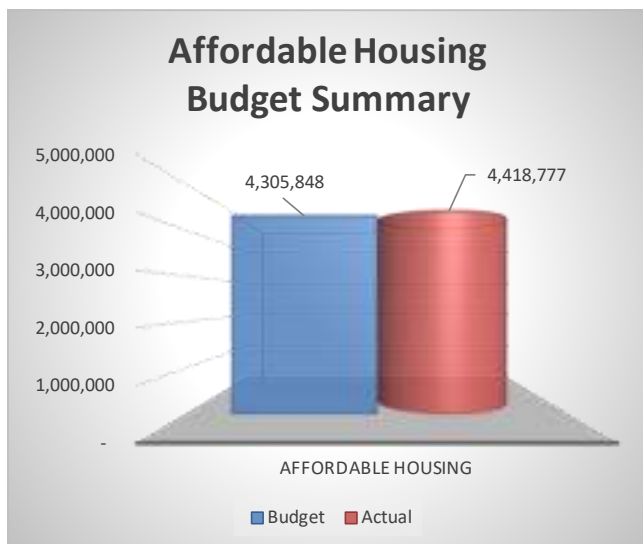
For the period ending September 30, 2021, Public Housing- AMP 11 generated a reserve of \$21,955, which is restricted to the Limited Partnership and is used to fund replacement reserves.

XI. PUBLIC HOUSING- AMP 12

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

For the period ending September 30, 2021, Public Housing- AMP 12 generated a reserve of \$108,668, 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 September 30, 2021, ARHA's Affordable Housing was \$112K or 2.6% over budget and had a net CY operating reserve of \$871K.

Three (3) properties, James Bland V, Quaker Hill, and Princess Square, generated restricted reserves of \$5518K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$356K. One (1) property

Pendleton Park generated a deficit of (\$3K).

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending September 30, 2021, JB V generated a reserve of \$140,103, 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 September 30, 2021, Miller Homes generated an (unrestricted) reserve of \$98,581 which is available to support 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 retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending September 30, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$257,674, which is available to support other affordable housing needs.

IV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending September 30, 2021, Quaker Hill generated a restricted reserve of \$126,231, 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.

V. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

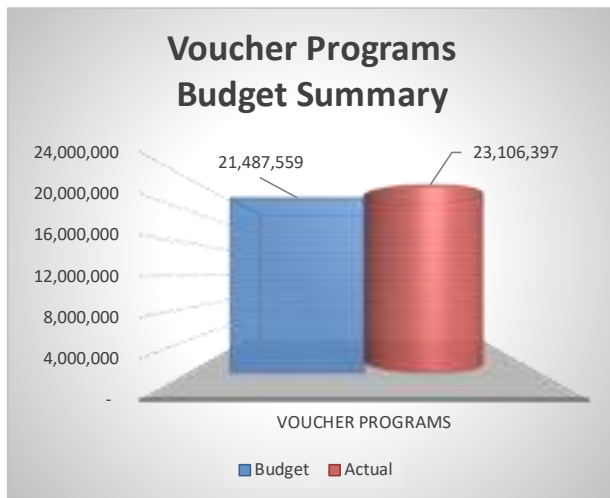
For the period ending September 30, 2021, Princess Square generated a restricted reserve of \$124,178, which is restricted to fund replacement reserves.

VI. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending September 30, 2021, Pendleton Park generated a deficit of \$3,399, 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 September 30, 2021, ARHA's Voucher Program was 1,618MM or 7.5% over the projected budget.

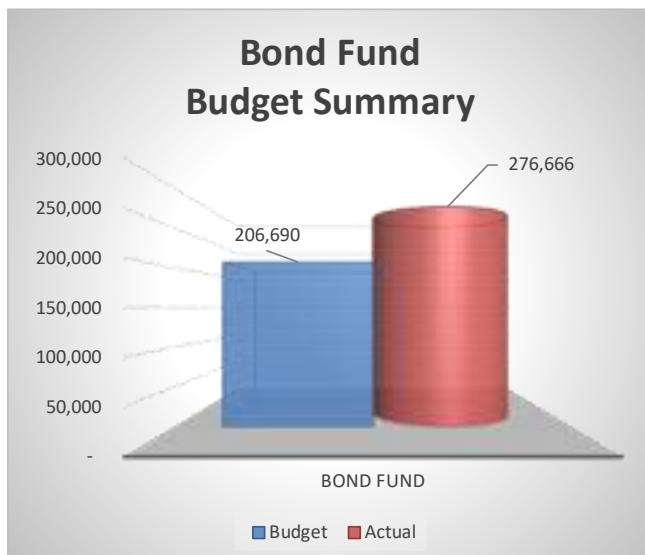
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending September 30, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$1,370,570, which is restricted to HCVP.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending September 30, 2021, Mod-Rehab operated with a surplus of \$122,431 which is restricted to the Mod Rehab Program.

F. BOND FUND SUMMARY



As of September 30, 2021, ARHA's Bond Fund was \$69K 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 SEPTEMBER 30, 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	3,202,265	3,120,450	81,815	-	-	-	404,675	415,275	(10,600)
Rental Assistance	2,960,416	2,971,950	(11,534)	-	-	-	-	-	-
Governmental Grants	21,530,803	19,822,922	1,707,882	-	-	-	-	-	-
Local Grants	133,957	155,869	(21,912)	133,957	155,869	(21,912)	-	-	-
Management/Fee for Service	2,742,268	2,676,488	65,780	2,742,268	2,676,488	65,780	-	-	-
Bookkeeping Fee	181,408	187,425	(6,018)	181,408	187,425	(6,018)	-	-	-
Asset Management Fee	92,860	94,238	(1,377)	92,860	94,238	(1,377)	-	-	-
HCVP Asset Management Fee	1,770,714	1,855,667	(84,953)	292,557	309,263	(16,706)	-	-	-
Operating Subsidy	3,008,223	3,119,138	(110,914)	-	-	-	633,609	646,500	(12,891)
Investment Income	619	5,288	(4,669)	18	75	(57)	85	2,400	(2,315)
CY Transfers	98,070	387,962	(289,892)	-	48,529	(48,529)	-	7,823	(7,823)
Other Income	930,670	702,163	228,507	303,979	280,275	23,704	63,493	59,550	3,943
Total Operating Revenue	36,652,272	35,099,558	1,552,715	3,747,046	3,752,160	(5,114)	1,101,863	1,131,548	(29,685)
<u>Operating Expenses</u>									
Administration	4,810,915	4,951,736	(140,821)	1,400,969	1,451,370	(50,401)	279,197	277,110	2,087
Tenant Services	636,605	732,470	(95,864)	215,794	271,500	(55,706)	48,837	50,513	(1,675)
Utilities	1,147,091	1,140,015	7,076	51,070	53,625	(2,555)	239,956	258,375	(18,419)
Ordinary maintenance & operations	4,034,663	4,422,833	(388,169)	1,086,001	1,287,034	(201,033)	298,930	376,575	(77,645)
Protective Services	165,529	118,605	46,924	6,224	1,478	4,747	109,610	56,625	52,985
General expense	1,758,819	1,900,238	(141,418)	466,122	522,000	(55,878)	112,103	112,350.00	(247)
Housing Assistance Payments	20,113,716	19,860,422	253,295	-	-	-	-	-	-
Debt Service	194,283	192,840	1,443	-	-	-	-	-	-
CY Reserves	3,790,654	1,780,400	2,010,254	520,866	165,154	355,712	13,230	-	13,230
Total Operating Expense	36,652,276	35,099,558	1,552,718	3,747,046	3,752,160	(5,114)	1,101,863	1,131,548	(29,684)
ADJUSTED NET INCOME(LOSS)	(3)	-	(3)	(0)	-	(0)	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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	322,460	308,250	14,210	457,845	465,000	(7,155)	26,444	23,625	2,819
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	964,365	1,033,388	(69,022)	460,508	469,950	(9,442)	14,076	14,363	(287)
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	159,311	(159,311)	19,348	17,194	2,154
Other Income	14,374	13,875	499	11,665	15,750	(4,085)	105	-	105
Total Operating Revenue	1,301,200	1,355,513	(54,312)	930,018	1,110,011	(179,994)	59,973	55,181	4,792
<u>Operating Expenses</u>									
Administration	242,629	239,336	3,293	365,536	362,224	3,312	38,100	25,646	12,453
Tenant Services	4,680	12,300	(7,620)	10,001	1,628	8,373	6	68	(62)
Utilities	308,343	303,750	4,593	126,485	141,150	(14,665)	12,534	12,900	(366)
Ordinary maintenance & operations	249,044	361,575	(112,531)	234,584	403,016	(168,432)	786	7,800	(7,014)
Protective Services	27,260	22,613	4,648	-	3,900	(3,900)	-	-	-
General expense	93,927	95,453	(1,525)	98,543	147,675	(49,132)	8,547	8,768	(220)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	375,317	320,486	54,831	94,869	50,419	44,450	-	-	-
Total Operating Expense	1,301,200	1,355,513	(54,313)	930,018	1,110,011	(179,993)	59,973	55,181	4,792
ADJUSTED NET INCOME(LOSS)	0	-	0	(0)	-	(0)	0	-	0



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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	153,165	138,300	14,865	115,297	112,125	3,172	37,943	54,000	(16,057)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	157,953	161,250	(3,297)	149,034	152,100	(3,066)	141,844	144,750	(2,906)
Investment Income	-	-	-	-	-	-	83	315	(232)
CY Transfers	71,425	31,328	40,098	3,898	41,261	(37,363)	-	-	-
Other Income	6,704	2,325	4,379	7,172	2,625	4,547	190	-	190
Total Operating Revenue	389,247	333,203	56,045	275,401	308,111	(32,711)	180,060	199,065	(19,005)
<u>Operating Expenses</u>									
Administration	154,128	161,865	(7,737)	87,792	90,405	(2,613)	65,393	77,295	(11,902)
Tenant Services	39,902	29,325	10,577	58	533	(475)	1,338	615	723
Utilities	997	1,238	(240)	7,489	4,778	2,712	10,761	23,025	(12,264)
Ordinary maintenance & operations	144,182	97,650	46,532	124,995	153,450	(28,455)	68,851	80,438	(11,586)
Protective Services	-	-	-	2,086	2,700	(614)	270	375	(105)
General expense	50,037	43,125	6,912	52,981	48,045	4,936	19,340	17,063	2,278
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	8,201	(8,201)	14,106	255	13,851
Total Operating Expense	389,247	333,203	56,045	275,401	308,111	(32,710)	180,060	199,065	(19,005)
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	0	-	0



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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	49,304	53,100	(3,796)	46,954	39,375	7,579	68,259	60,300	7,959
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	225,130	229,763	(4,632)	78,785	80,400	(1,615)	61,654	62,925	(1,271)
Investment Income	82	248	(165)	-	-	-	-	-	-
CY Transfers	-	-	-	-	5,438	(5,438)	-	-	-
Other Income	760	3,863	(3,103)	190	263	(73)	429	2,400	(1,971)
Total Operating Revenue	275,276	286,973	(11,696)	125,929	125,475	454	130,342	125,625	4,717
<u>Operating Expenses</u>									
Administration	83,322	86,025	(2,703)	48,505	46,290	2,215	50,013	45,570	4,443
Tenant Services	153	525	(372)	22	188	(166)	22	203	(181)
Utilities	6,480	7,988	(1,507)	1,404	1,500	(96)	3,228	3,375	(147)
Ordinary maintenance & operations	121,192	138,338	(17,146)	42,926	61,500	(18,574)	40,472	43,800	(3,328)
Protective Services	810	4,500	(3,690)	3,240	3,750	(510)	3,390	3,750	(360)
General expense	35,495	33,563	1,932	12,569	12,248	321	11,263	12,750	(1,488)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	27,825	16,035	11,790	17,263	-	17,263	21,955	16,178	5,778
Total Operating Expense	275,277	286,973	(11,696)	125,929	125,475	454	130,342	125,625	4,717
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	0	-	0	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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	191,933	174,000	17,933	158,061	169,350	(11,289)	84,799	89,475	(4,676)
Rental Assistance	-	-	-	449,207	431,100	18,107	152,149	126,000	26,149
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	121,265	123,750	(2,485)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	20,879	18,848	2,032	22,791	19,763	3,028	215	3,375	(3,160)
Total Operating Revenue	334,077	316,598	17,480	630,059	620,213	9,846	237,163	218,850	18,313
<u>Operating Expenses</u>									
Administration	106,839	106,793	47	131,775	138,878	(7,103)	66,323	70,463	(4,139)
Tenant Services	53	-	53	46,736	55,200	(8,464)	-	15	(15)
Utilities	22,136	29,850	(7,714)	30,693	33,750	(3,057)	656	713	(57)
Ordinary maintenance & operations	66,713	124,050	(57,337)	223,029	235,425	(12,396)	66,398	57,420	8,978
Protective Services	5,591	6,000	(409)	5,700	9,150	(3,450)	-	15	(15)
General expense	24,078	29,325	(5,247)	52,024	53,850	(1,826)	5,205	7,013	(1,807)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	108,668	20,580	88,088	140,103	93,960	46,143	98,581	83,213	15,369
Total Operating Expense	334,077	316,598	17,480	630,059	620,213	9,847	237,163	218,850	18,313
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 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	325,858	282,525	43,333	350,513	378,750	(28,237)	298,525	243,000	55,525
Rental Assistance	936,961	928,875	8,086	571,521	571,725	(204)	672,763	729,000	(56,237)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	4	30	(26)	126	375	(249)	111	-	111
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	5,019	6,900	(1,882)	72,446	6,075	66,371	15,302	8,700	6,602
Total Operating Revenue	1,267,842	1,218,330	49,512	994,606	956,925	37,681	986,701	980,700	6,001
<u>Operating Expenses</u>									
Administration	175,013	174,413	600	278,412	283,418	(5,005)	105,620	118,808	(13,187)
Tenant Services	78,120	92,550	(14,430)	583	7,500	(6,917)	1,240	5,100	(3,860)
Utilities	192,694	123,750	68,944	2,433	3,188	(754)	91,452	98,250	(6,798)
Ordinary maintenance & operations	505,419	376,500	128,919	385,322	171,525	213,797	278,254	371,625	(93,371)
Protective Services	855	1,500	(645)	-	-	-	493	2,250	(1,757)
General expense	58,068	82,275	(24,207)	131,938	138,638	(6,699)	183,421	186,525	(3,104)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	69,687	68,250	1,437	73,953	73,965	(12)
CY Reserves	257,674	367,343	(109,669)	126,231	284,408	(158,177)	252,267	124,178	128,090
Total Operating Expense	1,267,842	1,218,330	49,512	994,606	956,925	37,681	986,701	980,700	6,001
ADJUSTED NET INCOME(LOSS)	-	-	-	-	-	(0)	(0)	-	(0)



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING SEPTEMBER 30, 2021

	LIHTC/Pendleton Park			Housing Choice Voucher Program			Mod Rehab Project-Based			Tax Exempt Bond Income		
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
			Budget			Budget			Budget			
Operating Revenue												
Dwelling Rent	110,230	114,000	(3,770)	-	-	-	-	-	-	-	-	-
Rental Assistance	177,815	185,250	(7,435)	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	20,508,744	18,841,547	1,667,198	1,022,059	981,375	40,684	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	1,364,595	1,433,905	(69,310)	113,563	112,500	1,063	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(65)	30	(95)	84	1,575	(1,491)	49	90	(41)	40	150	(110)
CY Transfers	3,399	-	3,399	-	77,080	(77,080)	-	-	-	-	-	-
Other Income	11,027	11,550	(523)	97,303	39,488	57,815	-	-	-	276,626	206,540	70,086
Total Operating Revenue	302,407	310,830	(8,423)	21,970,726	20,393,594	1,577,133	1,135,671	1,093,965	41,706	276,666	206,690	69,976
Operating Expenses												
Administration	50,441	57,405	(6,964)	1,017,773	1,042,200	(24,427)	48,776	68,100	(19,324)	14,356	28,125	(13,769)
Tenant Services	-	-	-	155,451	197,210	(41,759)	-	-	-	33,612	7,500	26,112
Utilities	38,279	38,813	(534)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	91,934	70,125	21,809	5,632	4,988	645	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
General expense	71,110	69,300	1,810	266,278	270,150	(3,872)	5,770	10,125	(4,355)	-	-	-
Housing Assistance Payments	-	-	-	19,155,022	18,879,047	275,976	958,694	981,375	(22,681)	-	-	-
Debt Service	50,643	50,625	18	-	-	-	-	-	-	-	-	-
CY Reserves	-	24,563	(24,563)	1,370,570	-	1,370,570	122,431	34,365	88,066	228,699	171,065	57,634
Total Operating Expense	302,407	310,830	(8,423)	21,970,726	20,393,594	1,577,133	1,135,671	1,093,965	41,706	276,667	206,690	69,977
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	(0)	-	(0)	0	-	0	(0)	-	(0)



H. RENT ROLL – FOR THE PERIOD ENDING SEPTEMBER 30, 2021

Project Name	# of Units	January	March	June	August	September	October	Total YTD	Tenant	
									Income/Unit	Average
Public Housing Units										
*Ladrey High-rise	170	48,170	44,613	45,246	47,371	44,941	46,432	\$ 458,730	\$ 271	\$ 38,228
*Samuel Madden	66	12,668	12,154	11,858	12,005	12,303	12,900	\$ 122,270	\$ 188	\$ 10,189
*Andrew Adkins	90	20,145	25,063	26,577	24,426	19,467	17,818	\$ 230,471	\$ 259	\$ 19,206
*4-10 Scattered Sites	50	17,156	15,388	18,081	17,518	18,127	15,783	\$ 167,757	\$ 336	\$ 13,980
*4-11 Scattered Sites	30	9,805	9,538	8,548	7,366	6,931	5,465	\$ 81,832	\$ 273	\$ 6,819
*4-12 Scattered Sites	41	13,583	15,055	14,411	14,274	14,398	14,222	\$ 144,942	\$ 354	\$ 12,079
*Park Place	38	12,142	11,700	11,263	10,855	8,650	11,622	\$ 111,856	\$ 294	\$ 9,321
*Saxony Square	5	2,268	3,055	3,040	3,040	3,040	3,040	\$ 29,185	\$ 584	\$ 2,432
*Chatham Square	52	16,082	14,987	17,424	18,593	19,700	17,028	\$ 169,645	\$ 326	\$ 14,137
*Braddock	6	1,737	894	974	2,433	2,433	2,433	\$ 14,149	\$ 236	\$ 1,179
*Whiting	24	5,875	3,905	5,606	5,359	5,502	4,557	\$ 49,808	\$ 208	\$ 4,151
*Reynolds	18	7,973	6,617	6,885	7,041	6,373	6,373	\$ 67,918	\$ 377	\$ 5,660
*Old Dominion	36	7,495	4,776	5,198	5,108	4,812	4,656	\$ 50,313	\$ 140	\$ 4,193
*West Glebe	48	6,151	6,122	5,652	6,839	6,094	6,810	\$ 62,117	\$ 129	\$ 5,176
*James Bland I	18	3,270	4,720	5,456	4,727	5,329	5,237	\$ 49,863	\$ 277	\$ 4,155
*James Bland II	18	6,040	7,290	8,000	8,042	8,042	7,447	\$ 75,653	\$ 420	\$ 6,304
*James Bland IV	44	17,553	20,810	22,678	22,489	22,319	21,091	\$ 209,891	\$ 477	\$ 17,491
**Total Public Housing	754	\$ 208,113	206,687	216,897	217,486	208,461	202,914	\$ 2,096,400	\$ 303	\$ 174,700



H. RENT ROLL – FOR THE PERIOD ENDING SEPTEMBER 30, 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.

V. DEVELOPMENT

I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

1. CONSTRUCTION

The Development Team obtained the final Certificate of Occupancy for the building in September. The issues raised by BAR and the city were addressed to their satisfaction. The project civil engineers are preparing the final solution to the alley encroachment simultaneously with producing the ALTA Surveys for the As-Build drawings.

2. PROJECT CLOSEOUT

Due in large part to the GC's inability to submit unconditional lien releases and other releases for the final invoice of the project, the payoff of the Capital One construction loan had to be extended to November 26, 2021. The Development Team expects to process all the outstanding issues related to the final project payment in October so that Capital One can pay the final invoice and so that Enterprise can release proceeds from the second and third LIHTC equity installment. In addition to paying off the loan, proceeds from the release of LIHTC equity will also fund the operating and replacement reserves for Lineage and over \$1,000,000 in developer fee to ARHA

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

3. TAX CREDITS FOR LINEAGE

On March 31, 2021, when 100% of the leases for the units at Lineage were signed, the tax credits for the property were placed in service. Since reaching this milestone, the property has surpassed the cash flow projections and has maintained 100% occupancy since reaching project stabilization. Our external auditors have prepared a draft Cost Certification of costs for the tax credit investors. A final cost cert of the project will be prepared after the final project invoice has been paid. As such, ARHA has met its responsibilities under the tax credit program.

B. PARK SQUARE / SAXONY RENOVATIONS AND REPOSITIONING

With the procurement of the contractors and supplies starting to arrive for the renovation of the units, work on the 5 units at Saxony and 13 units at Park Place commenced in late September. As anticipated, supply issues have been encountered, but the contingency plans put in place have produced the required results. The five units at Saxony will be completed by mid-October and the units at Park Place will be completed in November. The goal is to have all residents in this first phase of the renovations in their units before the holidays.

The Development Team commenced work with HUD on the conversion of the subsidy from ACC operating subsidy to Section 8 rents for the completed units. The goal is to reach conversion of the subsidies of the units on or before the end of the year.

The Saxony Square Renovation (5 units) is almost complete. Three units are totally done, and 2 units will be complete by Tuesday, October 26, 2021. The renovation has brought a bright look and feel to the units as seen through the before and after pictures.



BEFORE

Before

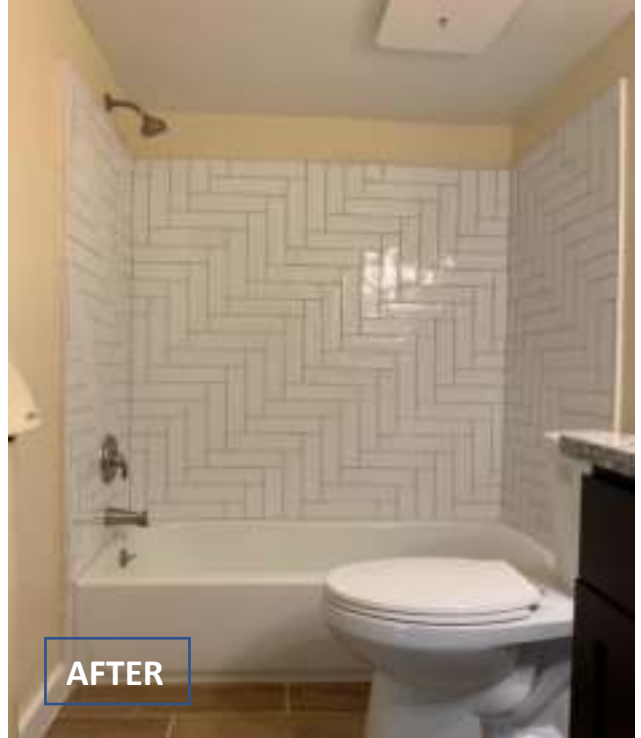


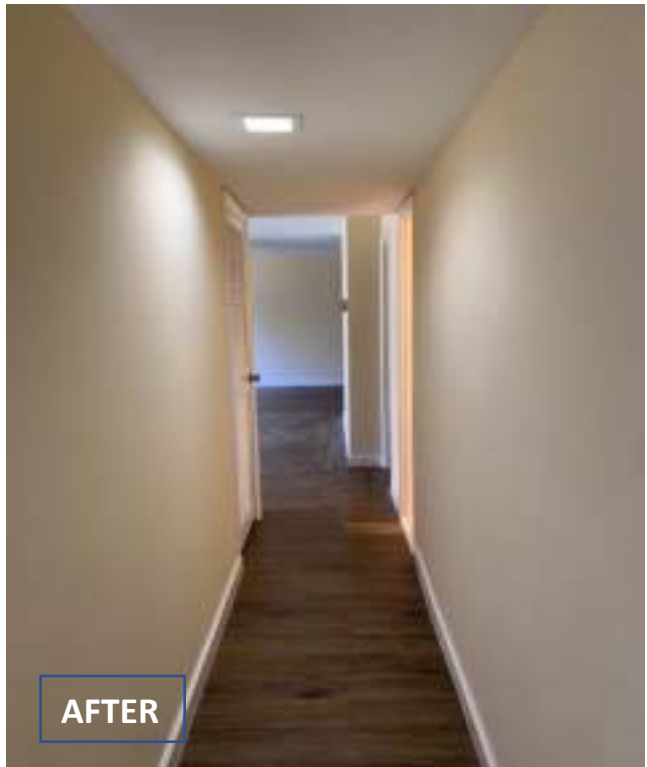
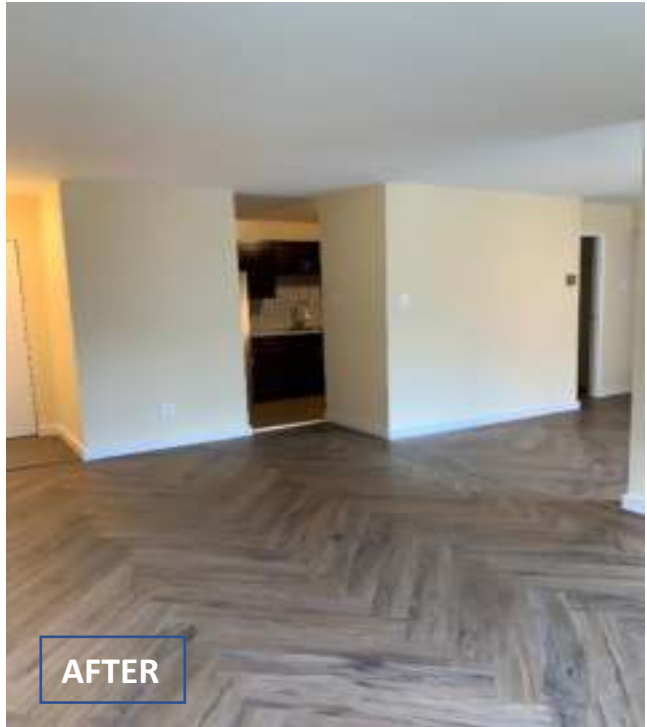
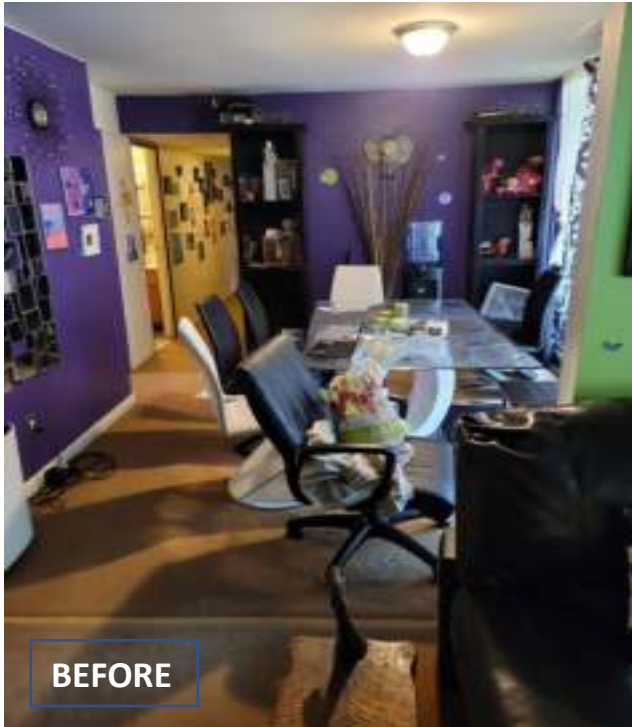
AFTER

After



AFTER





C. SAMUEL MADDEN REDEVELOPMENT

The Board will discuss the selection of a development partner at the October meeting.

D. CHATHAM SQUARE / BWR RE-SYNDICATION

The development Team was contacted by The Richman Group, syndicators of the Chatham Square tax credits and informed that the Limited Partner of the property has been postponed until the final quarter of 2021. The only impact that this has on the re-syndication is the extension of time when the operating subsidiaries for the tax credit units of BWR-Chatham properties will be converted to RAD. Moreover, this in turn delays the capital investments that will be made to the properties after re-syndication.

E. LADREY PLANNING

The final RFP is ready for release, pending Board approval of the development partner for the Madden project. At its regular Board meeting in August, the Board reached consensus on the draft for release.

F. CITY AND STATE FUNDING

Staff met with the City during September to review the applications for the \$300,000 “Planning Funds”. We were informed that the funds would be presented to the City Council in late November or at the December Council meeting. In addition, given that the Madden and Ladrey redevelopment projects are not fully negotiated, the City postponed the applications for “Pre-development Funds” until next year. These applications will be discussed at the next ARHA Affordable Housing Work Group in October.

G. TAX CREDIT PORTFOLIO

September month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Pendleton Park virtual site inspection was completed with no findings. Third quarter financial statements for all Boston Financial investor properties are underway. Boston Financial revised the 2020 invoice for annual distributions and are now being 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.

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	34	4
Chatham Square	25	0
Samuel Madden	31	0
Andrew Adkins	22	0
James Bland V	77	0
Princess Square	5	0
Ladrey	24	0
HCVP	70	0
Scattered Sites	31	0
City-wide	48	2
TOTAL	367	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 September broken down by property.

Household Contacts Numbers Reached September 1 – September 30, 2021	
Property	
Hopkins-Tancil	82
Chatham Square	31
Samuel Madden	42
Andrew Adkins	44
James Bland /OTC	71
Princess Square	29
Ladrey Highrise	141
West Glebe/Old Dominion	36
Pendleton Park/Park Place	57
Scattered Sites	41
HCVP/City-wide	44
Total	618

C. VOLUNTEERS

Currently there are 59 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.
59	N/A	71	\$1,885.76

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	September 2021	YTD
Healthcare & Medical	22	598
Financial Assistance/Literacy Education	34	623
Daily Living Skills/Entitlements	5	31
Transportation	62	894
Enrollments/Registrations/Assessments	1	34
Adult Basic Education/Literacy/GED	2	9
Job Training Skills/Programs/Certifications	6	39
Childcare Services	5	81
Other	2	53
TOTAL	139	2,362

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)	247
ALIVE	End of Month Food (Modified)	135
Capital Area Food Bank	Mobile Market	108
Russell Temple CME Church	Thursday Bags	60
Total	5	3,310

G. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$ 0	\$ 1,450.00	\$ 0	\$109,100.26

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 38.

General Program Updates

The Ladrey Food Pantry was awarded a grant from the Capital Area Food Bank (CAFB) in recognition of our work to prevent food insecurity in Northern Virginia. The award of \$5,963 is available through April 2022 and can be used to purchase USDA food and other fruits and vegetables offered through the CAFB Partnerlink Menu.

Seniors from the Senior Center at Charles Houston participated in the Robust Walkathon sponsored by the Successful Aging Committee. The event features various exercise stations where participants learn to:

- Weave low-intensity exercises into a walk
- Use environmental objects as exercise props
- Gain balance, strength, agility, flexibility, and endurance
- Interact with the Alexandria Fire & Sherriff's Departments and
- Follow the PK Silver mini tutorial on Parkour.

The Seniors had a former Krunch Bunch member, Ann Samuel, who was one of 18 people recently honored during the City of Alexandria's very first Centenarian recognition ceremony. Mrs. Samuel recently celebrated her 101st birthday, and still lives independently and her mind is still very sharp. The Senior Center at Charles Houston was proud to be a part of the ceremony to salute her and wish her many more years of health and happiness.

The Washington Seibel Sailors Program offered an additional Fall Sailing Class through October for twelve students. The program follows a STEM (science, technology, engineering, and math) curriculum and uses the sport of sailing to foster teamwork and sportsmanship, as well as cultivate sailing skills and an appreciation for maritime-related activities. Based on the success of both the summer and fall classes, we are working with the Washington Seibel Sailors Program to offer additional classes in the Spring and Summer of 2022.

LINK Club has added additional components to the afterschool programming schedule that include both SEAL (social, emotional academic learning) and STEM (science, technology, engineering, and math). The activities are designed to not only support students' academic learning, but also address the emotional trauma and feelings that may be hindering student success in the classroom. The SEAL modules include YOGA, Peace Club, and theater/dance classes. The STEM modules include interactive Flying Classroom and Campus Interventions activities where students design and build projects that utilize various science and engineering concepts.

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

- Town Hall Calls – Every Wednesday in October – 12:00pm

October 6	October 13	October 20	October 27
Ladrey Highrise Park Place Saxony Square Pendleton Park	Chatham Square Hopkins Tancil Samuel Madden Andrew Adkins	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)

- Coat Distribution w/Firefighters and Friends – Saturday, October 30th (Charles Houston – 9am-12pm/Samuel Tucker – 1pm – 3pm)
- Santa’s Winter Wonderland – Friday, December 17th – Sunday, December 19th (Charles Houston Recreation Center)

J. PHOTOS

SUCCESSFUL AGING COMMITTEE ROBUST WALKATHON



WASHINGTON MARINA SEIBEL SAILORS FALL CLASS



LINK CLUB STEM ACTIITIES – CAMPUS INTERVENTIONS & FLYING CLASSROOM



VII. CONSENT DOCKET

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

BUILDING DESIGN + CONSTRUCTION

MULTIFAMILY HOUSING

Affordable and sublime: 13 projects that represent the future of affordable housing

These projects prove that it's possible to develop aesthetically pleasing, high-quality housing for low-income families, the homeless, and veterans.

BY ROBERT CASSIDY, EDITOR | OCTOBER 12, 2021



The \$14 million Pullman Artspace Lofts complex in Chicago has a studio space/gallery and a community space for arts education and after-school programming. Photo: Mark Ballogg

The statistics are grim. According to Harvard's Joint Center for Housing Studies, nearly half of all renter households (20.4 million) spent more than 30 percent of income on housing in 2019; 17.6 million households spent more than 50 percent. The National Low Income Housing Coalition reported that there were only 37 affordable and available homes for every 100 extremely low-income renter households nationwide in 2019.

Then there are the homeless—580,466 by the U.S. Department of Housing & Urban Development’s last count (January 2020); of these, 37,252 were veterans. HUD estimated that 1.4 million people slept in homeless shelters at some point in 2018. During the 2016-17 school year, 1.35 million children experienced homelessness at some point, reported the National Center for Education Statistics.

Despite the grim statistics, energetic developers, nonprofit groups, and their design and construction teams are finding ways to build housing that is not only affordable, but aesthetically pleasing and environmental responsible as well. Let’s take a look at 13 of them.

[1. CAPITOL VISTA | Washington, D.C.](#)



Artwork in Capitol Vista’s screening room emphasizes African-American culture. Other amenities: a clubhouse, fireplace lounge, and community kitchen with pantry. The project is Enterprise Green Communities v2015 certified and Energy Star compliant. Photo: Jennifer Hughes Photography

Located eight blocks north of the U.S. Capitol, [Capitol Vista](#) provides 104 studio and one- and two-bedroom rentals (\$1,131 to \$1,354/month): 21 at 30% AMI, 83 at 50% AMI. The \$50 million enterprise may be unique in having Black owners (Dantes Partners), a Black property manager (Faria Management), and a Black interior designer (Determined by Design, founded by Kia Weatherspoon, NCIDQ, ASID, a Building Design+Construction 2020 “40 under 40” honoree). Grimm + Parker (architect) headed

the team: SK+A Structural Engineers (SE, CE); Wiles Mensch Corp. (CE, landscape design); Century Engineer (MEP); MaGrann Associates (sustainability); and Hamel Builders (GC).

[2. HOPEWORKS STATION NORTH | Everett, Wash.](#)



Kindred Kitchen, a culinary training café and kitchen (above), GroundWorks Landscaping, and ReNewWorks Home and Décor retail store offer workforce development at HopeWorks Station North. Photo: Benjamin Benschneider Photography

This four-story, net-zero-energy, LEED for Homes Platinum apartment complex has been selected for the Living Future Challenge affordable housing pilot and participated in the LEED Multifamily Midrise pilot to demonstrate compliance with Washington State's Evergreen Sustainable Development Standard. Its 532 solar panels generate 198,000 kWh/year. GGLO and Dykeman Architects (designers) steered the \$17.7 million project for [HopeWorks Social Enterprises](#), with Beacon Development Group (development consultant), O'Brien360 (sustainability consultant), and Kirtley-Cole Associates (GC). The 65 studio and one- and two-bedroom units house homeless youth and veterans earning 30-50% AMI.

3. THE AYA | Washington, D.C.



A safe indoor play area/activity space at The Aya, which provides emergency housing for families at risk. Amenities include laundry facilities, private and family bathrooms, a federally qualified health service clinic, community rooms, and outdoor play areas. Photo: Anice Hoachlander

[The Aya](#) offers emergency housing for up to 50 families—largely mothers with young children—in Southwest Washington. Each color-coded floor has 7-10 units; adjoining rooms can be linked via lockable doors to accommodate families up to 12. The joint venture of LEO A DALY and Studio Twenty Seven Architecture designed the \$21 million center for the D.C. Department of General Services. Silman Associates (SE), A. Morton Thomas (CE), Setty & Associates (MEP), and Blue Skye Construction (design-build contractor) contributed.

4. FOUR TEN LOFTS | Baltimore, Md.



Moseley Architects (architect) designed Four Ten Lofts for Episcopal Housing Corporation and French Development (developers) and Towner Management. Assisting were Columbia Engineering (SE), KCW Engineering Technologies (CE), Craig Richmond Landscape Architecture, Pando Alliance (sustainability consultant), ATI Inc. (accessibility consultant), and Southway Builders (GC). Photo: Paul Burke Photography

Designed for artists and the homeless, this \$14.2 million complex, in the Bromo Tower arts and entertainment district, provides eight three-bedroom apartments in one building and 68 one- to three-bedroom units in a second structure. The latter building has a two-story gallery, sound rooms for musicians, an art workroom, and a spray booth. All rooms come fully furnished; United Way outfitted the apartments with bedding, towels, dishes, and small appliances. Energy Star Multifamily and National Green Building Standard certification were achieved.

5. LINEAGE | Alexandria, Va.



Kitchen/dining/living space at Lineage. KTGy (architect) skipped the project team for the Alexandria (Va.) Redevelopment and Housing Authority: Alliance Engineers (SE); Walter L. Phillips Inc. (CE, landscape architect); SSA Engineering (MEP); Simpson, Gumpertz & Heger (building envelope); Phoenix Noise & Vibration (acoustics); Access Partnership (accessibility); Viridiant (sustainability); and Carlson Construction (GC). Photo: HomeVisit

In 1942, the U.S. Housing Authority constructed 15 apartments for African-American war industry workers and their families in the historic Parker-Gray District of Alexandria, Va. The precast modernist units remained in use as public housing until 2018, when they were deemed beyond repair. The KTGy-led project team leveraged the FAR requirements to garner 52 units on the 0.71-acre site: 15 at 30% AMI, 11 at 50% AMI, and 26 at 60% AMI. Six units at the \$12 million complex are fully accessible. [Lineage](#) earned EarthCraft Gold certification.

6. PULLMAN ARTSPACE LOFTS | Chicago, Ill.



The brickwork, mansard roofs, and dormers of the restored historic structure were complemented by the new brick structure. Photo: Lee Bay

Two abandoned 19th-century landmark apartment buildings were renovated, and a new building inserted between them to create 18 one-bedroom and 20 two-bedroom lofts for working artists (60% AMI) in Pullman, a planned community that was the home of the Pullman Car Company in the late 1800s; it was named a National Monument in 2015. Stantec (architect) captained the team of Pepper Construction (CM/GC) and Brown & Momen (CM) for owner/developer [Pullman Artspace](#) LLC and co-developers PullmanArts and Chicago Neighborhood Initiatives.

7. PATH METRO VILLAS | Los Angeles, Calif.



PATH Metro Villas offers community rooms, resource centers, and a housing placement office. Veterans' services, vocational training, a teaching kitchen, and mental/community health clinics are available in an adjacent space. It has three buildings arranged around a public outdoor garden. Photo: Jim Simmons Photography

This two-phase enterprise provides 186 studios and one-bedroom units and supportive services for veterans, seniors, and the homeless in the Rampart Village section of Los Angeles. The developer, PATH Ventures, had to secure a zoning change from light industrial to residential. KFA Architecture (architect) worked with Englekirk Engineers (SE); KPFF Consulting Engineers (CE); ME Engineers (MEP); Irvine & Associates (land planner); Landscape Images (landscape architect, Phase 1); AHBE|MIG (landscape architect, Phase 2); and Walton Construction (GC).

8. VILLAS AT THE RIDGEWAY | Yonkers, N.Y.



Villas at the Ridgeway earned LEED Silver honors for its high-performance building envelope, low-e Energy Star windows, water-saver faucets and showerheads, and high-efficiency cooling, heating, and lighting (LED). Each apartment in the property has its own private entrance. Photo: © Ari Burling, courtesy Magnusson Architecture And Planning

This redevelopment replaced three derelict public housing buildings with 70 two- to four-bedroom apartments at 30%, 50%, and 60% AMI, plus some market-rate units, using 40X16X10-foot modular units fabricated off site. Magnusson Architecture and Planning helmed the project for The Community Builders (developer), with LMW Engineering Group (SE), Philip Habib & Associates (CE), Johnson & Urban (MEP), Terrain-NYC (landscape architect), Steven Winter Associates (sustainability consultant), and JoDi Realty (builder). They also renovated a daycare center that serves the neighborhood.

9. PHOENIX ESTATES II (700 MANIDA STREET) | Bronx, N.Y.



RKTB Architects designed Phoenix Estates II for Nos Quedamos and MHANY Management (owners). Engineering Group Associates (SE), Abraham Joselow PC (mechanical engineer), Yona Love Consulting Services (expeditor), and Galaxy General Contracting (GC) were on the project team. Photo: © Albert Vecerka|Esto, Courtesy RKTB Architects

RKTB Architects took advantage of NYC's 2016 Zoning for Quality and Affordability rules to gain 45% greater FAR for this 102,000-sf mix of 100% affordable senior (48) and family (60) apartments. The senior units are distributed throughout the six- to eight-story L-shaped complex. The \$33 million transgenerational enterprise has a 7,100-sf yard and ground-floor space for two art galleries.

10. FROST TERRACE | Cambridge, Mass.



The restored Second Empire–style William Frost House fronts the new structure at Frost Terrace. (The church is an art museum owned by Lesley University.) The project team: Bruner/Cott Architects (designer); L.A. Fuess Partners (SE); BSC Group (CE); Petersen Engineering + R.W. Sullivan (MEP/FP/FA); McArdle Gannon Associates (geotechnical); Loureiro (environmental engineering); ASAP Environmental (environmental testing); Acentech (acoustics); Wiss, Janey, Elstner (waterproofing); United Spinal Association (accessibility); Kalin Associates (specifications); Code Red Consultants (building codes); and Keith Construction (GC). Photo: Robert Benson Photography

Bruner/Cott Architects inserted a three-story structure amid four restored single-family edifices to form a transit-friendly complex with 40 100% affordable (30-60% AMI) studio and one-, two-, and three-bedroom units. Eight of the apartments have been set aside for Section 8 vouchers. The developers, Capstone Communities and Hope Real Estate Enterprises, used the Commonwealth’s Chapter 40B speedy permit process to get all approvals in one step. They are targeting LEED Multifamily Midrise Gold.

11. WARLEY PARK | Sanford, Fla.



The \$19 million Warley Park has a walking trail, splash pad and playground, a food pantry, a commercial kitchen that can be used to train residents for restaurant jobs, and computer labs for use by residents. Photo: Wendover Housing Partners

As Central Florida’s first permanent supportive housing community, [Warley Park](#) offers 81 one- and two-bedroom apartments for homeless individuals and families. On-site services (provided by Step Up on Second) include mental healthcare, job training, GED classes, and after-school programs. Wendover Housing Partners (developer) was assisted by Slocum Platt Architects and Roger B. Kennedy Construction.

12. WINTON GARDENS TOWERS | Rochester, N.Y.



The community garden and patio offers a place of respite for Winton Gardens residents. Community Preservation Partners (owner) also provides computer training and classes in financial literacy, housekeeping awareness, personal development, and health and nutrition. Photo courtesy CPP

Originally built in 1973, these twin 11-story towers had deteriorated into a crime-ridden hot spot. Community Preservation Partners bought the property in 2018 and, with Rochester's Cornerstone Group, invested \$28.5 million in Energy Star appliances, LED lighting, energy-efficient PTACs, high-efficiency elevators, and security and accessibility upgrades. The 55+ community offers 200 units (425-525 sf) at 30% AMI, six at 60%. Ebesoldt Associates Architecture (designer) and Katerra (builder) performed the work.

13. FAIR OAKS COMMONS | Redwood City, Calif.



Alta Housing (developer) earned LEED Gold for its use of solar water heating and solar area lighting, drought-tolerant landscaping, and metal sunshades and awnings to reduce heat gain. Photo: Patrik Argast, ASMP

This \$42 million complex was the first in San Mateo County to get one-stop approval under California's SB 35. Its 67 living units (59 furnished) serve families, veterans, and the homeless (30-70% AMI). On-site service agency John Stewart Company provides job readiness programs, financial planning courses, and case management. Dahlin Group (architect) piloted the team: LUK and Associates (CE), Emerald City Engineers (MEP), The Guzzardo Partnership (landscape architect), and L&D Construction (GC).