



Alexandria Redevelopment and Housing Authority

**Monthly Report
to the Board of Commissioners**

Keith Pettigrew
Chief Executive Officer

SEPTEMBER 30, 2019



September 30, 2019

Daniel Bauman
Chairman

Mr. Daniel Bauman
1404 Key Drive
Alexandria, VA 22302

Peter Kleeblatt
Vice Chairman

Anitra Androh
Commissioner

RE: Monday, September 30, 2019, Board of Commissioners Meeting

Christopher Ballard
Commissioner

Dear Chairman Bauman,

Carter D. Flemming
Commissioner

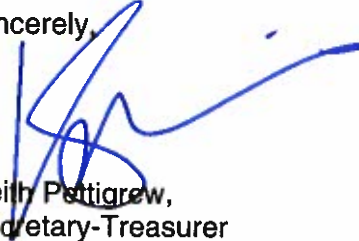
Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to convene on Monday, September 30, 2019, at 7:00 pm. The meeting will be held at our ARHA offices located at 401 Wythe Street in the Large Conference Room.

Kevin Harris
Commissioner

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

Merrick Malone
Commissioner

Karl Sandberg
Commissioner

Sincerely,

Keith Pettigrew,
Secretary-Treasurer

Salena Zellers
Commissioner

KP/CD

Keith Pettigrew
Secretary-Treasurer

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



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, September 30, 2019 at 7:00 pm

AGENDA

1. **PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES**
 - Ladrey Advisory Residents Board (RAB) – Amos Simms, President
 - ARHA Resident Association (ARA) – Kevin Harris, President
2. **PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES**
3. **ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON THURSDAY, JULY 22, 2019.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, SEPTEMBER 30, 2019.**
5. **CONSENT DOCKET**
 - 5.1 Vote to Approve Resolution No. 687-2019 to HUD for the 2020 Annual Agency Plan.
6. **ACTION DOCKET**
7. **NEW BUSINESS**
8. **ANNOUNCEMENTS**
9. **ADJOURNMENT**
10. **EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES.**

TABLE OF CONTENTS

- TRANSMITTAL LETTER
- AGENDA
- MEETING MINUTES 4

- I. EXECUTIVE SUMMARY 7

- II. ASSET MANAGEMENT / PERFORMANCES INDICATORS 12
 - A. PERFORMANCES INDICATORS FOR BOARD MONITORING OF PUBLIC HOUSING, PBV, MOD & MARKET RENT
 - B. OCCUPANCY RATE
 - C. PROGRAM UTILIZATION & VACANCY REPORTING
 - D. VOUCHER MANAGEMENT SYSTEM (VMS)
 - E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS
 - F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS
 - G. WAITING LIST STATISTICS
 - H. CERTIFICATIONS ACTIVITY
 - I. INSPECTIONS
 - J. COMPLIANCE / SAFETY
 - K. RENT COLLECTION

- III. CENTRAL FACILITIES 20
 - A. WORK ORDERS ACTIVITY TOTALS
 - B. COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD
 - C. NEW WORK BY SITE
 - D. WORK IN PROGRESS

- IV. FINANCE 23
 - A. FINANCIAL SUMMARY
 - B. CONSOLIDATED BUDGET SUMMARY
 - C. CENTRAL OFFICE
 - D. PUBLIC HOUSING SUMMARY
 - E. AFFORDABLE HOUSING SUMMARY
 - F. VOUCHER PROGRAMS SUMMARY
 - G. BOND FUND SUMMARY
 - H. INFORMATION TECHNOLOGY
 - I. AUDIT AND COMPLIANCE
 - J. BUDGET VS ACTUAL DETAIL
 - K. RENT ROLL

V.	DEVELOPMENT	44
	A. RAMSEY HOMES	
	B. TAX CREDIT PORTFOLIO	
VI.	RESIDENT & COMMUNITY SERVICES	47
	A. RESIDENT ENROLLMENT AND ENGAGEMENT	
	B. PROGRAM ENGAGEMENT BY PROPERTY	
	C. VOLUNTEERS	
	D. ACTIVITIES BY AGE GROUP	
	E. SELF SUFFICIENCY PROGRAMS STATISTICS	
	F. SUPPORT SERVICES / REFERRALS	
	G. PARTNERSHIPS	
	H. FUNDING / FINANCIAL SUPPORT	
	I. PROGRAM SUMMARY	
	J. UPCOMING: TRAININGS / WORKSHOPS / COURSE / ORIENTATIONS & SPECIAL EVENTS	
VII.	HUMAN RESOURCES	56
	A. EMERGENCY PLANNING AND PREPAREDNESS	
	B. EMPLOYEE TRANSITIONS	
	C. BENEFITS ENROLLMENT	
	D. ARHA'S INTERNSHIP EXPERIENCE	
VIII.	CONSENT DOCKET	60
IX.	ACTION DOCKET	61
X.	OTHER BUSINESS	62



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

**401 WYTHE STREET, ALEXANDRIA, VA 22314
(Large Conference Room)**

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

THOSE PRESENT: Daniel Bauman, Chairman
Peter Kleeblatt, Vice Chairman
Anitra Androh, Commissioner
Christopher Ballard, Commissioner
Merrick Malone, Commissioner
Kevin Harris, Commissioner
Karl Sandberg, Commissioner

THOSE ABSENT: Carter Flemming, Commissioner
Kevin Harris, Commissioner
Salena Zellers, Commissioner

RECORDER: Cynthia Dickerson

The Chairman 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.

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

- **Ladrey High-Rise Residents Advisory Board (RAB) -Absent**
 - No Items Submitted
- **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 MINUTES FOR REGULAR SCHEDULED BOARD MEETING HELD THURSDAY, JUNE 20, 2019:

Chairman Bauman presented the minutes for Thursday, June 20, 2019. Commissioner Malone moved to accept the minutes; the motion was seconded by Vice-Chairman Kleeblatt. The motion was approved with (5) Yeas, and (0) Nays.

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

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

- Finance: Our expenses are within budget and revenues are currently exceeding our projected budget.
- Asset Management: Occupancy and Rent Collection are both in the high 90s.
- Facilities: There were a total of 770 work orders for the month of July 2019. We received numerous calls for air conditioning units either failing or not providing adequate A/C. I want to commend Ms. Juwahn Brown and her team for covering this weekend. Her team provided excellent coverage.
- Development: Ramsey Homes is moving right along. As of the end of August, 80% of Ramsey's foundations have been poured and the concrete subcontractor is preparing shoring for the cast in place concrete deck. Through July and August, footings, walls, piers and a portion of the garage slab was formed and poured.

Commissioner Malone asked whether the schedule has been affected by delays.

Mr. Lucero responded that right now the projected date is March or April 2020 for completion. We are dealing with the rain, which will probably put us behind.

Commissioner Malone asked about the tax credits. Whether there is any concern with losing them.

Mr. Lucero informed Commissioner Malone that they were refreshed and we have until the end of 2020.

Mr. Lucero added that due to the delays, etc., there will be change orders associated with archaeology as well as the rain and during the first part of excavation. We are negotiating now to get to a final number.

- Section 18: The Section 18 application was submitted on June 28, 2019 as promised.
- Residents Services: they celebrated Ruby Tucker Day; it was a roaring success. The mayor was there, we gave him 80th Anniversary t-shirts and, he was excited about it. You will find more pictures in the Resident Services section, it was celebrated on June 29, 2019.

In closing, the Board and Mr. Pettigrew agreed not to have an August Board meeting.

Mr. Pettigrew concluded the Executive Summary report and Chairman Bauman requested a motion to accept the Executive Summary Report. Commissioner Malone moved to accept the Executive Summary Report. The motion was seconded by Commissioner Androh. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Executive Summary Report as of Monday, July 22, 2019.

ITEM 5. CONSENT DOCKET:

- No Items Submitted

ITEM 6. ACTION DOCKET:

- No Items Submitted

ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

Mr. Pettigrew announced that the ARHA's 80th Anniversary Fundraising Gala is going to take place on Saturday, September 28, 2019 at the Torpedo Factory. It's to raise funding for Santa's Winter Wonderland. We have an excellent fundraising committee comprised of Laverne Chapman, Roy Priest, Carrie Donnelly, Bill Euille and Duncan Blair. More information, including a save-the-date notice, will be forthcoming.

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

A motion was made by Commissioner Androh, seconded by Commissioner Sandberg, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:35pm. At 8:15pm the Board reconvened in public session.

Chairman Bauman then asked for a motion to adjourn the meeting. Commissioner Androh moved to adjourn, seconded by Commissioner Malone, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:16pm.

I. EXECUTIVE SUMMARY

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

ASSET MANAGEMENT

- **Occupancy / Rent Collection**

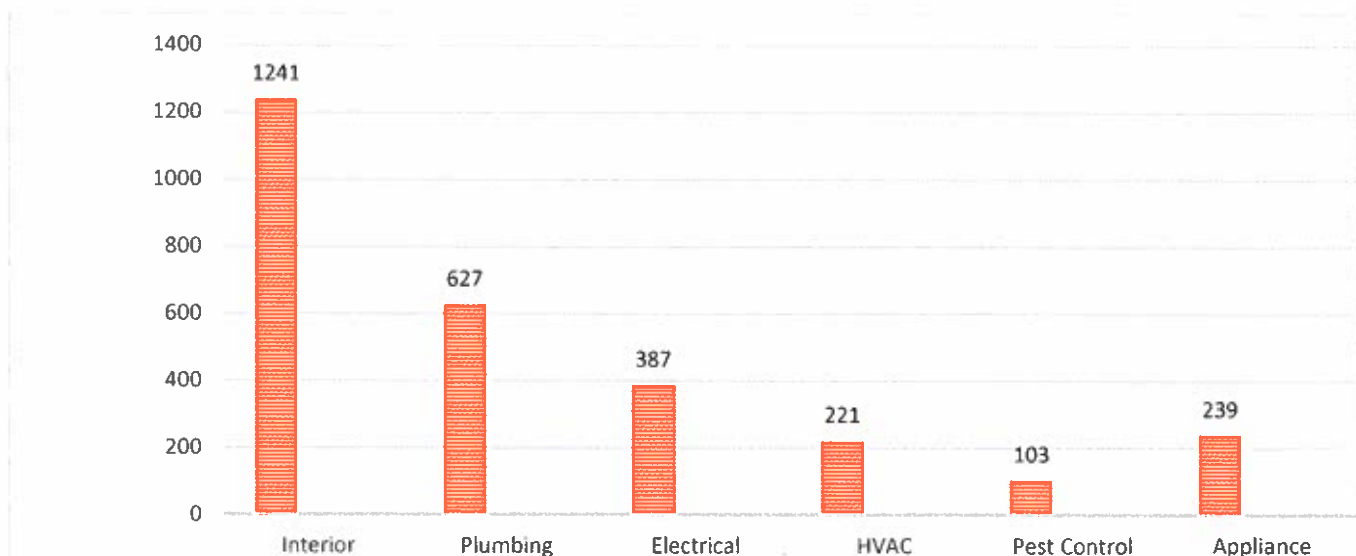
	Public Housing July 2019	Public Housing August 2019	MOD Rehab July 2019	MOD Rehab August 2019	Market Rate July 2019	Market Rate August 2019
Occupancy	99%	99%	100%	99%	98%	98%
Rent Collection	97%	98%	99%	96%	98%	97%

- **Lease-Ups**

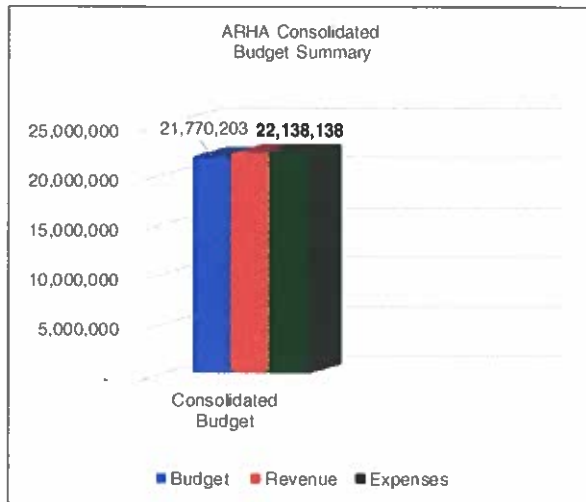
New Lease-Ups	June 2019	July 2019	August 2019
Tenant-based (HCVP)	9	13	15
Number of request for tenancy	9	14	15
Project-based voucher	0	0	1
Moderate Rehabilitation	0	0	1

CENTRAL FACILITIES

- **Activity Total = 2,818**



FINANCE



As of August 31, 2019 revenue and expenses were \$432K or 1.49% higher than the projected budget of \$21.MM.

ARHA generated CY reserves of \$1.4MM of which \$871K are restricted and \$583K are unrestricted. The unrestricted reserves included \$172K of reserves generated from the Central office.

DEVELOPMENT

RAMSEY HOMES

As of the end of August, 80% of Ramsey's foundations have been poured and the concrete subcontractor is preparing shoring for the cast in place concrete deck. Through July and August, footings, walls, piers and a portion of the garage slab was formed and poured. Waterproofing continued in conjunction with the placement of concrete along the perimeter walls. The plumber, electrician and mason all mobilized and completed work in coordination with the placement of concrete.

TAX CREDIT PORTFOLIO

Boston Capital completed their annual tax credit audit for James Bland I, II, IV, V, Old Dominion and West Glebe. We received close out letters for all properties. The VHDA audit is underway for James Bland I, James Bland II, Chatham, Quaker Hill, and BWR. The audit includes a physical inspection of the asset as well as a review of the resident files and accounting records. The review of the resident files is complete and the physical inspections have been scheduled.

RESIDENT SERVICES

ARHA partnered with the City of Alexandria Department of Recreation, Parks, & Cultural Activities, along with the Alexandria Police Department, Alexandria Sheriff's Office, and the Alexandria Fire Department to host National Night Out Activities at six locations throughout the city on Tuesday, August 6th, 2019. The locations included: Ladrey High-Rise, Hopkins-Tancil/Ruby Tucker Family Center, Old Town Commons/Charles Houston Recreation Center, Princess Square, Quaker Hill Apartments, and Glebe Park/Old Dominion/Conservatory Center. Promoting partnerships and relationship building, all of the activities were intended to foster a sense of community and build positive rapport between first responders and the communities they serve. Several local newspapers captured images from the festivities.

<http://connectionarchives.com/PDF/2019/080719/Alexandria.pdf>

<https://alextimes.com/2018/08/our-view-national-night-out-helps-build-community/>



Hopkins-Tancil/Ruby Tucker Family Center – Courtesy of the Alexandria Gazette



Charles Houston Recreation Center – Courtesy of the Alexandria Times

ARHA in collaboration with Alexandria City Public Schools and Jefferson Houston K-8 Elementary Schools has been awarded a 21st Century Community Learning Center grant for the next three years. This grant is funded by the Virginia Department of Education and will operate at the Ruby Tucker Family Center and Jefferson Houston School. The additional funding will allow ARHA to provide a minimum of 75 K-8 students who reside in ARHA properties and attend Jefferson Houston School with high-quality, comprehensive after school programming. In addition, ACPS was awarded funding for 4 additional sites throughout the City and we are working with ACPS to ensure enrollment opportunities are offered to ARHA students who reside near those programs. The official kick-off for the ARHA Link Club is scheduled for September 30th.

FSS GRADUATES: SEPTEMBER 2019

September is an exciting time for the FSS Program, as we have three people who have completed their Individual Service Training Plans and achieved all of their goals for the program. In line with the program expectations, each participant has pursued higher education and training that allowed them to increase their earned income and placed them on a pathway for self-sufficiency. The graduates are as follows:

- **Nataria Phelps**
- **Shantree Redmond**
- **Crystal Warren**

HUMAN RESOURCES

EMERGENCY PLANNING AND PREPAREDNESS

Active Shooter and Violence response training was coordinated with the Virginia Police Department and took place throughout the day on July 2nd. All employees, including interns, were in attendance.

UPCOMING MEETINGS AND EVENTS

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

Date	Event
October TBA	Board Meeting
November TBA	Board Meeting
December 18	Santa's Winter Wonderland & Appreciation Luncheon
December TBA	Board Meeting

II. ASSET MANAGEMENT

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

Indicator	June 2019	July 2019	Aug. 2019	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	100%	99%	99%	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%	98%	98%	97%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) – Occupied Units (*)	.98 %	.98%	.98%	.98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	1.09.%	1.09%	1.09%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

B. OCCUPANCY RATE

Public Housing had an average occupancy rate of 99%. Individual Performance data by property is as follows:

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

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	June 2019	July 2019	August 2019
Housing Choice Voucher	100%	100%	100%
Moderate Rehabilitation	98%	100%	99%
Project Based Section 8	99%	100%	99%
Low Rent Public Housing	100%	99.7%	99%
Market Rate (Affordable Dwelling Units)	97%	98%	98%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for July and August 2019:

	June 2019	July 2019	August 2019
Homeownership	18	18	18
Homeownership New this Month	0	0	0
Family Unification	37	37	36
Portable Vouchers Paid	272	269	264
Tenant Protection	68	68	68
All Other Vouchers	1,237	1,230	1,229
Number of Vouchers Under Lease on the last day of the month	1,632	1,622	1,615
HA Owned Units Leased – included in the units lease above	180	180	179
New Vouchers issued but not under contract as of the last day of the month	0	0	0
Portable Vouchers Administered	34	37	41
Number of Vouchers Covered by Project-Based AHAPs and HAPs	78	76	75

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 6/30/19	Total Occupied units 7/31/19	Total Occupied units 8/31/19	# Vacant
Princess Square	68	64	63	63	5
Quaker Hill	60	59	59	59	1
Hopkins-Tancil	108	105	107	107	1
Miller Homes	16	16	16	16	0
Pendleton Park	24	23	23	23	1
Old Town Commons V	54	53	53	53	1
TOTALS	330	320	321	321	9

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 6/30/19	Total Units Occupied 7/31/19	Total Units Occupied 8/31/19	# Vacant
Ladrey Building	169	166	167	168	1
Chatham Square.	52	52	52	51	1
Old Town Commons I	18	18	17	18	0
Old Town Commons II	18	18	18	18	0
Old Town Commons IV	44	44	44	44	0
S. Madden Homes	65	65	65	64	1
A. Adkins Homes	89	89	89	88	1
Scattered Sites 410	50	50	50	50	0
Scattered Site 411	30	29	28	29	1
Scattered Site 412	41	41	41	41	0
Braddock	6	6	6	6	0
Whiting	24	24	24	24	0
Reynolds	18	18	18	18	0
Saxony Square	5	5	5	5	0
Park Place	38	38	38	37	1
West Glebe	48	48	48	47	1
Old Dominion	36	36	36	35	1
TOTALS: <i>(values are rounded up/down)</i>	751	750	746	743	8

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list June 2019	Currently Active on the Waiting list July 2019	Currently Active on the Waiting list August 2019
HCVP	1,544	1,540	1,540
Total	1,544	1,540	1,540
MOD Rehab			
(1) bedroom	298	295	295
(2) bedroom	201	201	200
(3) bedroom	187	187	187
(4) bedroom	1	1	1
Total	687	684	683
General Public Housing			
(1) bedroom	796	795	795
(2) bedroom	543	544	544
(3) bedroom	213	215	215
(4) bedroom	1	1	1
Total	1,553	1,555	1,555
Elderly / Disabled			
(1) bedroom	494	490	490
Total	494	490	490
BWR			
(2) bedroom	540	540	540
(3) bedroom	224	223	223
Total	764	763	763
Chatham Square			
(2) bedroom	519	519	519
(3) bedroom	221	180	180
Total	740	699	699
West Glebe / Old Dominion			
(1) bedroom	430	419	419
(2) bedroom	601	601	601
(3) bedroom	186	162	162
(4) bedroom	1	1	1
Total	1,218	1,183	1,183
OTC I, II, IV			
(2) bedroom	414	419	419
(3) bedroom	245	245	245
Total	659	664	664

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	June 2019	July 2019	August 2019
Pre-Admission/Eligibility	0	0	0
Request for Tenancy Approval	9	14	15
New Move-in/Change of Unit/Port-in	9	13	15
Interim Change	62	70	50
Annual Reexamination	75	81	110
End of Participation	3	0	7
PUBLIC HOUSING			
Pre-Admission/Eligibility	17	17	6
Request for Tenancy Approval	0	0	0
New Move-in/Change of Unit/Port-in	15	15	4
Interim Change	55	55	28
Annual Reexamination	55	55	57
End of Participation	1	1	4
MODERATE REHABILITATION			
Pre-Admission/Eligibility	0	0	0
Request for Tenancy Approval	0	0	1
New Move-in/Change of Unit/Port-in	0	0	1
Interim Change	3	3	10
Annual Reexamination	11	11	7
End of Participation	2	2	1
PROJECT BASED VOUCHER			
Pre-Admission/Eligibility	0	0	0
Request for Tenancy Approval	0	0	1
New Move-in/Change of Unit/Port-in	0	0	1
Interim Change	3	3	8
Annual Reexamination	10	10	5
End of Participation	1	1	0

I. INSPECTIONS

Inspections	June 2019	July 2019	August 2019
# of annual/return inspections	261	106	119
# of Initial/Re-inspections	30	22	15
# of Final Failed Inspections	7	1	9
# of Abatements	2	0	5
# of Emergency/Special Inspections	6	2	6
# of Missed Inspections (no show)	45	18	16
# of quality control inspections conducted	14	17	14

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	June 2019	July 2019	August 2019
Recertification's	34	35	31
Intake Certifications	29	38	25

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

Number of Recertification's Files With Errors /Recert Info	June 2019	July 2019	August 2019
# of Recert Files w/ Errors	5	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	June 2019	July 2019	August 2019
Bar Notices issued	3	5	4
Late Notices	112	115	116
Unlawful Detainers	31	44	30
Evictions (legal)	1	1	3
Evictions (drugs)	0	1	0

K. RENT COLLECTION

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

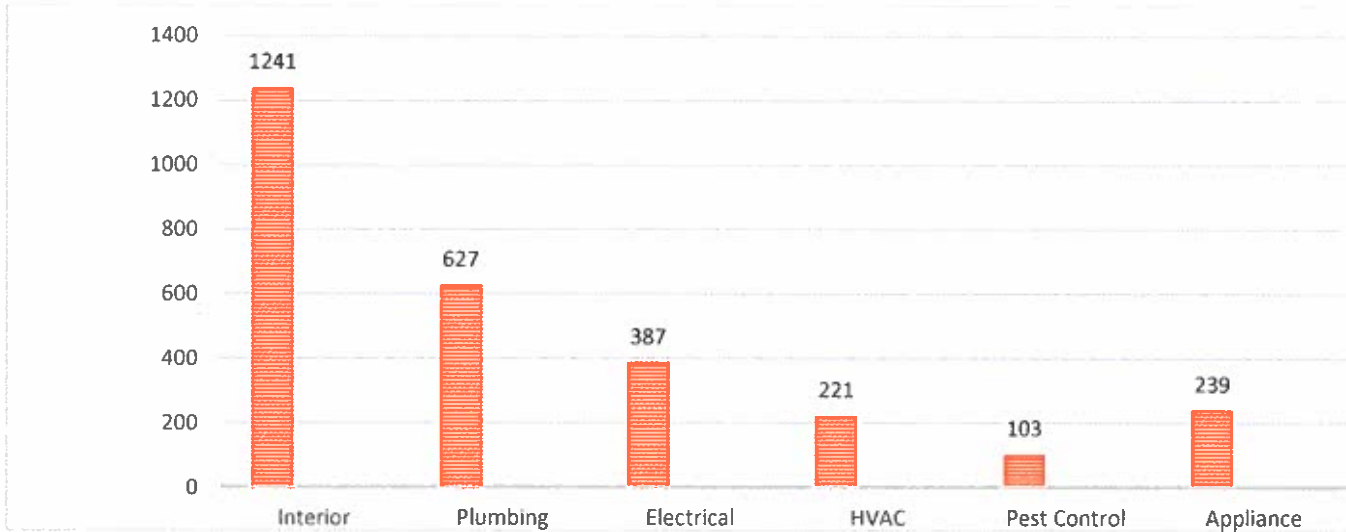
	June 2019	July 2019	August 2019
Samuel Madden	92%	89%	99%
Andrew Adkins	96%	95%	100%
Ladrey High-Rise	96%	98%	98%
Scattered Sites I	100%	95%	94%
Scattered Sites II	100%	93%	96%
Scattered Sites III	96%	100%	91%
Saxony Square	100%	100%	100%
Park Place	92%	93%	95%
Chatham Square	100%	100%	99%
Braddock	100%	100%	100%
Whiting	100%	100%	100%
Reynolds	88%	100%	100%
Old Dominion	99%	96%	100%
West Glebe	89%	100%	100%
James Bland I	98%	93%	100%
James Bland II	91%	100%	94%
James Bland IV	92%	100%	95%
TOTAL	97%	97%	98%
MARKET RATE			
Quaker Hill	96%	96%	89%
Princess Square	97%	96%	99%
Miller Homes	100%	100%	100%
Pendleton Park	99%	97%	100%
James Bland V	100%	100%	96%
TOTAL	98%	98%	97%
MOD/PBV			
Hopkins-Tancil	99%	99%	96%
TOTAL	99%	99%	96%

*Additional Rent Collection Information: (August 2019)

(41 Units) Scattered III: out of 41 units, (7) families rent portion are 0 and (3) failed to pay rent
 (59 Units) Quaker Hill: out of 59 units, (6) families rent portion are 0 and (5) failed to pay rent

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL = 2,818



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 (June)	2018 Year End
Administrative Building	1	1	1	0	0	0	3	1	32
Alexandria Crossing (Old Dominion & West Glebe)	38	35	16	1	13	12	115	54	759
Andrew Adkins	199	87	60	8	12	31	397	76	791
BWR (Braddock, Whiting & Reynolds)	103	28	25	8	18	19	201	35	537
Chatham Square	126	48	35	3	20	20	252	35	515
Hopkins-Tancil	94	75	26	22	25	26	268	108	1,079
James Bland V	32	20	13	2	11	10	88	56	446
Ladrey Highrise	108	76	29	5	17	42	277	75	853
Miller Homes	10	5	1	0	6	3	25	13	136
James Bland I, II, IV	78	26	30	5	25	8	172	62	664
Park Place & Saxony Sq.	88	38	23	6	6	14	175	11	265
Pendleton Park	18	7	3	4	2	4	38	11	236
Princess Square	75	36	13	14	20	4	162	34	816
Quaker Hill	90	43	32	6	11	21	203	31	583
Ramsey Homes	0	0	0	0	0	0	0	0	7
Samuel Madden	77	33	27	2	7	8	154	40	584
Scattered Sites I, II, III	104	69	53	17	28	17	288	65	1,347
TOTAL	1,241	627	387	103	221	239	2,818	707	9,650

C. NEW WORK BY SITE

Pest Services Company (PSC) will conduct a comprehensive inspection of the property to determine an appropriate course of action for addressing the increased rodent activity in the Princess Square community. The inspection is tentatively scheduled for September 4, 2019.

D. WORK IN PROGRESS

- **Integrated Pest Management Services:**

Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects for ARHA units on a quarterly as well as requested bases (via work orders). Quarterly inspections and treatments are instrumental with regards to decreasing the amount of requests and complaints in between the scheduled quarterly services. The Ladrey Highrise is the exception, as routine inspections and treatments are performed monthly. The next services for all properties is scheduled for October 2019.

- **Tree Pruning:**

A contractor was procured to address concern of overgrown and dead trees at the Hopkins-Tancil community. There are 40 trees that require immediate servicing. The work will include, pruning, removing dead branches and stump grinding. The expected completion date is mid-September.

- **Section 18 HQS:**

As a result of HQS inspections conducted by American Property Consultants (APC) in July and August, work orders and work schedules have been created. The maintenance staff are working diligently to correct the deficiencies identified on the inspection reports.

IV. FINANCE

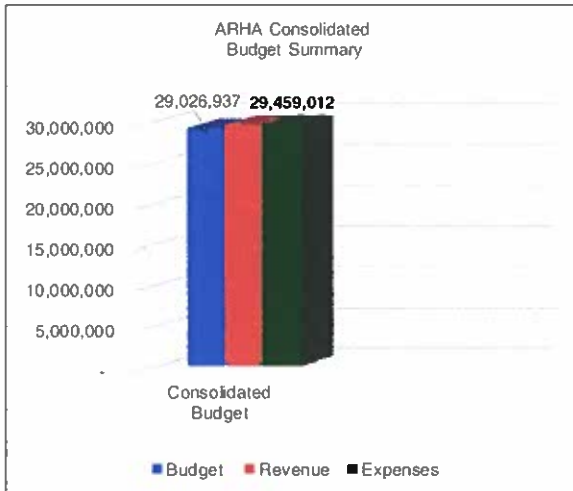


A. FINANCIAL SUMMARY

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

	Annual Budget	August-19				FY 2019 YTD (January 2019 - August 2019)			
		Total		Variance		Total		Variance	
		Budget	Actual	\$	%	Budget	Actual	\$	%
Operating Revenue									
Dwelling Rent	\$ 3,755,200	\$ 332,891	\$ 19,958	6%	\$ 2,503,467	\$ 2,583,131	\$ 79,664	3%	
Rental Assistance	3,665,000	331,071	25,654	8%	2,443,333	2,570,728	127,395	5%	
Governmental Grants	24,697,000	2,156,444	98,361	5%	16,464,667	16,416,733	(47,934)	0%	
Local Grants	132,390	11,033	(11,033)	-100%	88,260	47,889	(40,371)	-46%	
Management/Fee for Service	3,657,200	304,767	(16,435)	-5%	2,438,133	2,481,147	43,013	2%	
Bookkeeping Fee	248,700	20,725	(916)	-4%	165,800	157,984	(7,817)	-5%	
Asset Management Fee	124,150	10,346	125	1%	82,767	82,943	176	0%	
HCVP Asset Management Fee	2,118,000	176,500	10,069	6%	1,412,000	1,491,254	79,254	6%	
Operating Subsidy	3,873,600	322,800	(5,148)	-2%	2,582,400	2,546,120	(36,280)	-1%	
Investment Income	11,930	994	298	30%	7,953	10,967	3,013	38%	
CY Transfers	515,425	42,952	62,122	145%	343,617	496,605	152,988	45%	
Other Income	741,810	61,818	(4,950)	-8%	494,540	573,512	78,972	16%	
Total Operating Revenue	\$ 43,540,405	\$ 3,628,367	\$ 3,806,472	5%	\$ 29,026,937	\$ 29,459,012	\$ 432,075	1%	
Operating Expenses									
Administration	\$ 6,444,125	\$ 577,001	\$ 39,990	7%	\$ 4,296,083	\$ 4,258,020	\$ (38,063)	-1%	
Tenant Services	634,915	43,165	(9,745)	-18%	423,277	401,886	(21,390)	-5%	
Utilities	1,458,050	137,327	15,823	13%	972,033	920,747	(51,286)	-5%	
Ordinary maintenance & operations	5,601,845	466,820	(3,299)	-1%	3,734,563	3,788,015	53,451	1%	
Protective Services	87,100	7,258	(2,822)	-39%	58,067	55,872	(2,195)	-4%	
General expense	2,355,155	196,263	35,161	18%	1,570,103	1,592,521	22,418	1%	
Housing Assistance Payments	24,697,000	2,109,050	50,966	2%	16,464,667	16,815,850	351,183	2%	
Debt Service	255,600	21,300	104	0%	170,400	171,235	835	0%	
CY Reserves	2,006,615	167,218	51,927	31%	1,337,743	1,454,866	117,123	9%	
Total Operating Expense	\$ 43,540,405	\$ 3,628,367	\$ 3,806,474	5%	\$ 29,026,937	\$ 29,459,013	\$ 432,076	1%	
NET SURPLUS (DEFICIT)			(2)	(2)		(1)	(1)	(1)	

B. CONSOLIDATED BUDGET SUMMARY



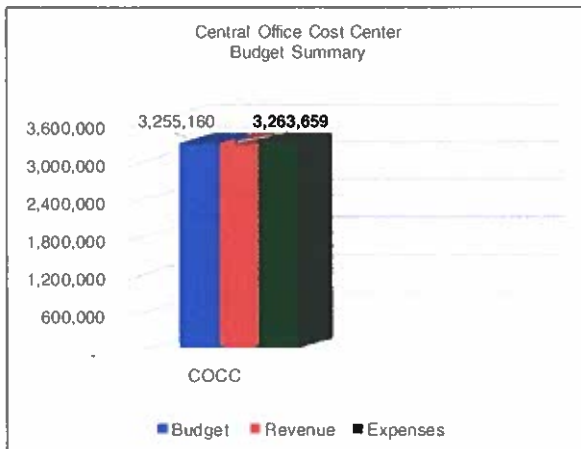
As of August 31, 2019 revenue and expenses were \$432K or 1.69% higher than the projected budget. ARHA generated CY reserves of \$1.4MM of which \$871K are restricted and \$583K are unrestricted.

Overall Reserves/Transfers totaled \$496K, which was \$152K or 44% over budget. The reason for use of reserves being higher than projected is because of the HCVP and MOD Rehab Programs. Further explanation will be provide in each of the respective sections below.

There were not any revenue categories under budget by more than \$50K. Housing Assistant

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

C. CENTRAL OFFICE



Overall, as of August 31, 2019, Revenues and Expenses were \$8K or less than 1% over budget. There were not any revenue projections under budget by more than \$50K or any expense projections over budget by more than \$50K.

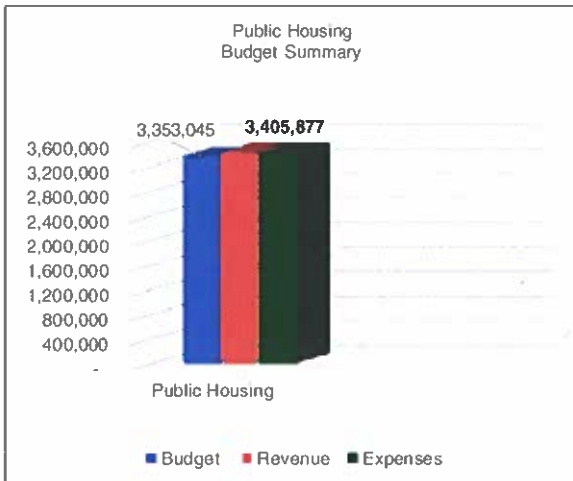
The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services.

The report above reflects the expenses associated with their operations. The management fees are determined with HUD guidance. HUD has provided an outline of the overall policy framework underlying the development of that guidance. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

The COCC charges the following fees monthly for each unit under lease:

- Management Fee \$63.52
- Bookkeeping Fee \$7.50
- Asset Management fee \$10.00.

D. PUBLIC HOUSING SUMMARY



Properties include; Ladrey, Andrew Adkins, Samuel Madden, Scattered Sites I, Scattered Sites II, Scattered Sites III, Park Place, Saxony Square, Chatham Square, Braddock, Whiting & Reynolds, Old Dominion, West Glebe, James Bland Phase I, James Bland Phase II, and James Bland Phase IV.

As a result of Dwelling Rent and Other Income being higher than projected, revenues and expenses were \$26K or 0.25% over budget.

I. PUBLIC HOUSING- AMP 1

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

For the period ending August 31, 2019, Public Housing- AMP 1 generated a restricted reserve of \$50,743 which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

II. PUBLIC HOUSING- AMP 3

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

For the period ending August 31, 2019, Public Housing-AMP 3 generated a restricted reserve of \$216,288 which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

III. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes; Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending August 31, 2019, Public Housing- AMP 4 generated a deficit of \$89,545 which is \$16,212 or 15% under the projected deficit.

IV. PUBLIC HOUSING- AMP 5

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

For the period ending August 31, 2019, Public Housing- AMP 5 generated a deficit of \$7,280 which is \$2,077 or 40% over the projected deficit. The deficit is being caused as a result ordinary maintenance and operation costs being higher than projected.

V. PUBLIC HOUSING- AMP 6

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

For the period ending August 31, 2019, Public Housing- AMP 6 generated a deficit of \$40,197 which is \$6,456 or 14% over the projected deficit. The deficit is being caused as a result administrative and ordinary maintenance and operation costs being higher than projected.

VI. PUBLIC HOUSING- AMP 7

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

For the period ending August 31, 2019, Public Housing- AMP 7 generated a deficit of \$13,477 which is \$54,193 or 80% under the projected deficit.

VII. PUBLIC HOUSING- AMP 8

Public Housing- AMP 8 is associated with one site which includes: Old Dominion (24 rehab and 12 new construction units). This community consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending August 31, 2019, Public Housing- AMP 8 generated a deficit of \$41,530 which is \$6,563 or 19% over the projected deficit. The deficit is a result of utilities and maintenance expenses being higher than projected.

VIII. PUBLIC HOUSING- AMP 9

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

For the period ending August 31, 2019, Public Housing- AMP 9 generated a restricted reserve of \$25,941, which is restricted to the Limited Partnership and is used to fund replacement reserves.

IX. PUBLIC HOUSING- AMP 10

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

For the period ending August 31, 2019, Public Housing- AMP 10 generated a deficit of \$47,418 which is \$30,001 or 173% over the budgeted deficit. The deficit is a result of a rental income being lower and maintenance expenses being higher than projected in the beginning of the year.

X. PUBLIC HOUSING- AMP 11

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

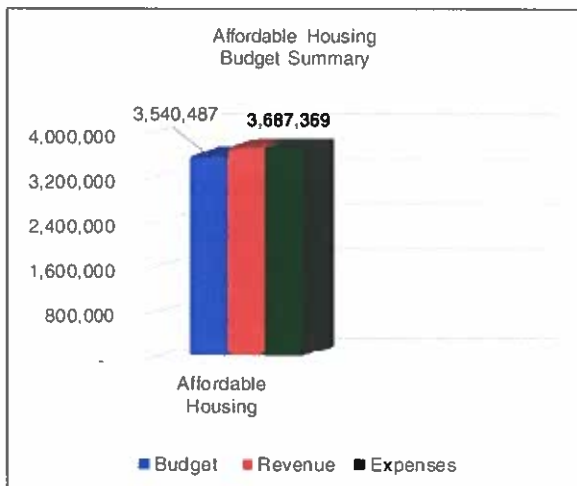
For the period ending August 31, 2019, Public Housing- AMP 11 generated a restricted reserve of \$3,958, which is restricted to the Limited Partnership and is used to fund replacement reserves.

XI. PUBLIC HOUSING- AMP 12

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

For the period ending August 31, 2019, Public Housing- AMP 12 generated a deficit of \$16,155 which was not anticipated. The deficit is a result of ordinary maintenance and operations and general expenses being higher than we projected.

E. AFFORDABLE HOUSING SUMMARY



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

Revenues were \$146K or 4.15% over budget mainly as a result of Dwelling Rent/Rental Assistance being higher than projected at James Bland V, Miller Homes, and Quaker Hill.

Expenses/reserves were \$146K or 4.15% over budget due to the net increase in unanticipated reserves (cash flow) at Quaker Hill and Miller Homes. Among our affordable units, three (3) properties James Bland V, Quaker Hill, and

Princess Square generated a restricted reserve of \$574K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$411K, which is available to support other in other affordable housing needs. Pendleton Park had an operating deficit of \$2K.

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 August 31, 2019, JB V generated a restricted reserve of \$197,296 which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

II. MILLER HOMES

Miller Homes is associated with scattered sites in the West End. These units were purchased as a result of the demolition of public housing units at the old James Bland and James Bland Additions. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending August 31, 2019, Miller Homes generated an (unrestricted) reserve of \$122,884 which is designated to fund current year operations in other affordable housing needs.

III. HOPKINS-TANCIL COURTS

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

For the period ending August 31, 2019, Hopkins Tancil generated an (unrestricted) reserve of \$288,595 which is designated to fund current year operating deficits.

IV. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending August 31, 2019, Quaker Hill generated a restricted reserve of \$253,379 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations to the City of Alexandria.

V. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

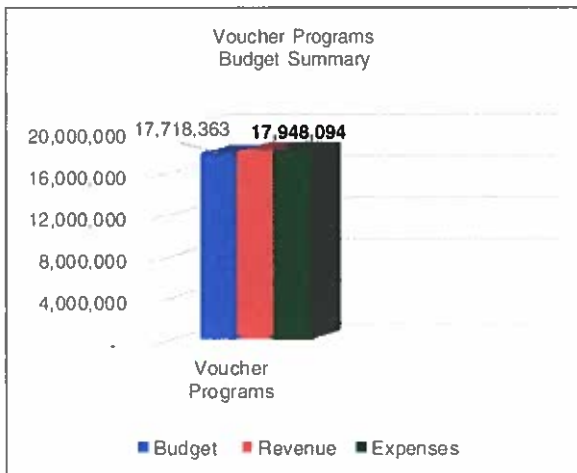
For the period ending August 31, 2019, Princess Square generated a restricted reserves of \$123,354 which is restricted and designated to fund replacement reserves.

PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending August 31, 2019, Pendleton Park generated a deficit of \$2,544 which is being caused by maintenance expenses being higher than anticipated at this point in our budget cycle.

F. VOUCHER PROGRAMS SUMMARY



Includes Housing Choice Voucher Program and Mod Rehab. Revenues and Expenses were \$229K or 1.30% over the projected budget.

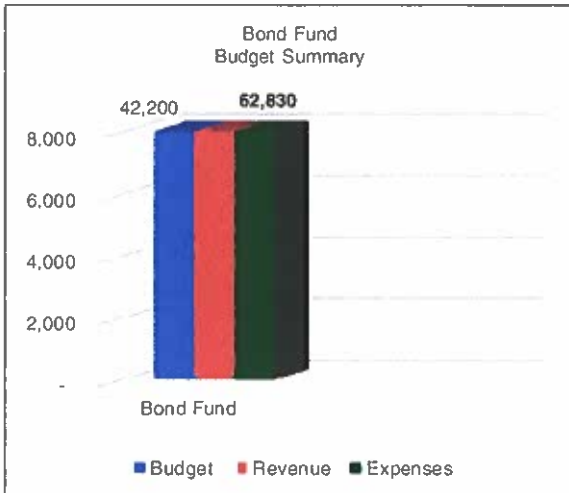
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending August 31, 2019, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$79,927, which was \$13,977 or 21% over the budgeted deficit. Staff has requested and HUD has approved additional short-fall funding to assist with covering the deficit. In addition, lease up of new vouchers has been suspended, with the exception of project-based vouchers associated with James Bland V.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending August 31, 2019, the Housing Mod-Rehab operated with a deficit of \$157,337. In March 2019, HUD notified ARHA that our current year funding was reduced and we must use the restricted reserves we have for the MOD Rehab program.

G. BOND FUND SUMMARY



For the period ending August 31, 2019, Revenue and Expenses were \$20,630 over the projected budget.

For more financial detail please see YTD Budget vs Actual Reports at the end of the Finance section.

H. AUDIT AND COMPLIANCE

Audit of ARHA Gas Usage. The audit objectives will be to determine whether or not gas credit card purchases appear to be reasonable; and, to determine whether there are sufficient controls in place and operating effectively to prevent fraud, waste, and abuse.

Date Scheduled: 9/2019 (Quarterly review)

Resident Council Quarterly Financial Review. The review will be to determine whether expenses appear to be reasonable; and, to determine whether there are sufficient controls in place and operating effectively to prevent fraud, waste, and abuse.

Ladrey Resident Council

Date Scheduled: 9/2019

Audits

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



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

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

Audit of Alexandria Redevelopment and Housing Authority:

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

Audit Virginia Housing Development, LLC:

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



I. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING AUGUST 31, 2019

	Total		*Central Office (C.O.)		Public Housing AMP 1	
	Total Actual	Total Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue						
Dwelling Rent	2,583,131	2,503,467	79,664	-	373,830	5,830
Rental Assistance	2,570,728	2,443,333	127,395	-	-	-
Governmental Grants	16,416,733	16,464,667	(47,934)	-	-	-
Local Grants	47,889	88,260	(40,371)	47,889	88,260	(40,371)
Management/Fee for Service	2,481,147	2,438,133	43,013	2,481,147	2,438,133	43,013
Bookkeeping Fee	157,984	165,800	(7,817)	157,984	165,800	(7,817)
Asset Management Fee	82,943	82,767	176	82,943	82,767	176
HCVP Asset Management Fee	1,491,254	1,412,000	79,254	243,574	231,000	12,574
Reserves	-	-	-	-	-	-
Operating Subsidy	2,546,120	2,582,400	(36,280)	-	524,212	(35,788)
Investment Income	10,967	7,953	3,013	64	67	(2)
CY Transfers	496,605	343,617	152,988	-	-	-
Other Income	573,512	494,540	78,972	250,058	249,133	925
Total Operating Revenue	29,459,012	29,026,937	432,075	3,263,659	3,255,160	8,499
Operating Expenses						
Administration	4,258,020	4,296,083	(38,063)	1,272,961	1,285,433	(12,473)
Tenant Services	401,886	423,277	(21,390)	164,945	157,827	7,118
Utilities	920,747	972,033	(51,286)	50,317	50,233	84
Ordinary maintenance & operations	3,788,015	3,734,563	53,451	1,132,621	1,306,000	(173,379)
Protective Services	55,872	58,067	(2,195)	5,014	12,333	(7,320)
General expense	1,592,521	1,570,103	22,418	465,374	417,933	47,441
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	16,815,850	16,464,667	351,183	-	-	-
Debt Service	171,235	170,400	835	-	-	-
CY Reserves	1,454,866	1,337,743	117,123	172,428	25,400	147,028
Total Operating Expense	29,459,013	29,026,937	432,076	3,263,659	3,255,160	8,499
ADJUSTED NET INCOME(LOSS)**	(1)	-	(1)	(0)	-	(0)



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

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	239,483	211,200	28,283	387,956	390,400	(2,444)	20,017	12,000	8,017
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	836,037	861,000	(24,963)	436,087	449,733	(13,646)	13,588	17,300	(3,712)
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	89,545	105,757	(16,212)	7,280	5,203	2,077
Other Income	39,428	21,067	18,362	12,361	11,967	394	-	233	(233)
Total Operating Revenue	1,114,948	1,093,267	21,681	925,949	957,857	(31,908)	40,885	34,737	6,148
Operating Expenses									
Administration	215,118	209,903	5,214	331,134	318,867	12,267	20,590	20,893	(303)
Tenant Services	13,258	2,333	10,924	1,993	2,300	(307)	45	-	45
Utilities	257,141	280,333	(23,193)	122,262	140,467	(18,205)	6,030	6,467	(436)
Ordinary maintenance & operations	332,607	305,767	26,840	369,427	358,667	10,760	11,368	4,967	6,401
Protective Services	753	833	(80)	106	453	(348)	3	20	(17)
General expense	79,785	69,367	10,418	101,027	90,253	10,774	2,849	2,390	459
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	216,288	224,730	(8,442)	-	46,850	(46,850)	-	-	-
Total Operating Expense	1,114,948	1,093,267	21,682	925,949	957,857	(31,908)	40,885	34,737	6,149
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL -- FOR THE PERIOD ENDING AUGUST 31, 2019

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue						
Dwelling Rent	129,904	124,000	5,904	111,029	104,800	6,229
Rental Assistance	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	102,766	106,867	(4,101)	115,961	100,733	15,228
Investment Income	-	-	-	-	-	-
CY Transfers	40,197	46,653	(6,456)	13,477	67,670	(54,193)
Other Income	1,694	7,133	(5,440)	5,160	9,600	(4,440)
Total Operating Revenue	274,561	284,653	(10,093)	245,627	282,803	(37,176)
Operating Expenses						
Administration	141,319	135,570	5,749	80,325	76,130	4,195
Tenant Services	30,994	40,000	(9,006)	433	6,033	(5,601)
Utilities	1,926	4,667	(2,741)	1,765	3,533	(1,768)
Ordinary maintenance & operations	85,635	71,367	14,268	122,894	159,580	(36,686)
Protective Services	56	217	(161)	1,772	813	958
General expense	14,631	32,833	(18,202)	38,438	36,713	1,725
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-
Total Operating Expense	274,560	284,653	(10,093)	245,628	282,803	(37,176)
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)



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

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11	
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
<u>Operating Revenue</u>						
Dwelling Rent	40,607	38,400	2,207	23,487	26,400	(2,913)
Rental Assistance	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	192,014	191,267	747	54,773	50,600	4,173
Investment Income	422	333	88	-	-	-
CY Transfers	-	-	-	47,418	17,417	30,001
Other Income	3,481	6,433	(2,952)	1,552	1,200	352
Total Operating Revenue	236,524	236,433	91	127,230	95,617	31,613
<u>Operating Expenses</u>						
Administration	78,212	70,403	7,809	51,449	43,953	7,495
Tenant Services	2,393	6,733	(4,341)	2,536	33	2,503
Utilities	5,524	6,333	(810)	948	1,033	(86)
Ordinary maintenance & operations	98,318	118,000	(19,682)	61,324	41,600	19,724
Protective Services	4,827	400	4,427	390	747	(356)
General expense	21,308	19,733	1,575	10,583	8,250	2,333
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	25,941	14,830	11,111	-	-	-
Total Operating Expense	236,524	236,433	91	127,230	95,617	31,614
ADJUSTED NET INCOME(LOSS)**	0	-	0	(0)	-	(0)



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

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under)			(Under)			(Under)
Operating Revenue									
Dwelling Rent	127,632	112,000	15,632	134,196	118,667	15,529	94,883	94,400	483
Rental Assistance	-	-	-	411,319	423,333	(12,014)	115,753	92,000	23,753
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Operating Subsidy	98,983	79,000	19,983	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	16,155	-	16,155	-	-	-	-	-	-
Other Income	21,001	19,167	1,835	25,501	21,533	3,967	2,874	5,000	(2,126)
Total Operating Revenue	263,772	210,167	53,605	571,016	563,533	7,482	213,510	191,400	22,110
Operating Expenses									
Administration	99,679	100,740	(1,061)	128,228	123,913	4,315	55,596	60,913	(5,318)
Tenant Services	81	-	81	38,010	46,533	(8,524)	29	-	29
Utilities	11,770	13,333	(1,563)	11,563	9,200	2,363	1,775	1,500	275
Ordinary maintenance & operations	104,124	73,033	31,090	143,878	126,833	17,045	32,161	39,933	(7,772)
Protective Services	5,444	1,667	3,777	4,980	1,667	3,313	11	-	11
General expense	42,674	19,367	23,307	47,061	55,600	(8,539)	1,054	10,600	(9,546)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	2,027	(2,027)	197,296	199,787	(2,490)	122,884	78,453	44,431
Total Operating Expense	263,772	210,167	53,605	571,016	563,533	7,482	213,510	191,400	22,110
ADJUSTED NET INCOME(LOSS)**	(0)	-	(1)	-	-	(0)	-	-	-



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

	Hopkins-Tancil		LIHTC/Quaker Hill LP		Princess Square	
	Actual	Budget	Over / (Under)	Actual	Budget	Over / (Under)
Operating Revenue						
Dwelling Rent	211,011	201,600	9,411	341,270	344,800	(3,530)
Rental Assistance	804,128	828,800	(24,672)	458,558	400,800	57,758
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	167	133	34	353	780	(427)
CY Transfers	-	-	-	-	-	-
Other Income	8,119	5,067	3,053	12,842	13,900	(1,058)
Total Operating Revenue	1,023,426	1,035,600	(12,174)	813,023	760,280	52,743
Operating Expenses						
Administration	144,665	149,180	(4,515)	240,490	240,340	150
Tenant Services	52,364	101,000	(48,636)	8,254	6,000	2,254
Utilities	103,829	93,800	10,029	228	2,067	(1,838)
Ordinary maintenance & operations	380,820	277,600	103,220	111,560	128,483	(16,923)
Protective Services	1,028	667	361	40	200	(160)
General expense	52,125	60,133	(8,008)	137,865	140,333	(2,468)
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	61,208	60,400	808
CY Reserves	288,595	353,220	(64,625)	253,379	182,457	70,922
Total Operating Expense	1,023,426	1,035,600	(12,174)	813,023	760,280	52,743
ADJUSTED NET INCOME(LOSS)**	-	-	0	-	-	(0)



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

	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)
Operating Revenue												
Dwelling Rent	78,986	80,800	(1,814)	-	-	-	-	-	-	-	-	-
Rental Assistance	169,481	144,800	24,681	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	15,752,998	15,581,333	171,665	663,734	883,333	(219,599)	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCYP Asset Management Fee	-	-	-	1,173,932	1,077,333	96,599	73,748	103,667	(29,918)	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	102	33	69	8,912	6,000	2,912	93	80	13	215	-	215
CY Transfers	2,544	-	2,544	79,927	65,950	13,977	157,337	-	157,337	1,195	-	1,195
Other Income	14,494	9,867	4,628	37,412	667	36,745	-	-	-	61,420	42,200	19,220
Total Operating Revenue	265,607	235,500	30,107	17,053,181	16,731,283	321,898	894,913	987,080	(92,167)	62,830	42,200	20,630
Operating Expenses												
Administration	50,845	41,633	9,211	796,302	875,250	(78,948)	56,978	70,473	(13,496)	18,948	41,067	(22,119)
Tenant Services	44	17	28	-	-	-	-	-	-	43,883	1,133	42,749
Utilities	29,654	32,333	(2,679)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	73,420	51,400	22,020	4,414	167	4,247	-	-	-	-	-	-
Protective Services	17	83	(66)	329	1,200	(871)	-	-	-	-	-	-
General Expense	66,850	62,867	3,984	263,675	273,333	(9,659)	10,547	11,200	(653)	-	-	-
MIP & Replacement Reserves	-	-	-	15,988,461	15,581,333	407,127	827,389	883,333	(55,944)	-	-	-
Housing Assistance Payments	44,776	44,667	109	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	2,500	(2,500)	-	-	-	-	22,073	(22,073)	-	-	-
Total Operating Expense	265,607	235,500	30,107	17,053,180	16,731,283	321,897	894,913	987,080	(92,167)	62,831	42,200	20,631
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0	(0)	-	(0)	(0)	-	(0)



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

Project Name	# of Units	Month						September	Total	Tenant	
		January	March	June	July	August	September			Avg. Rental	Income/Unit
Public Housing Units											
*Ladrey High-rise	170	46,181	45,846	47,182	48,377	49,080	49,341	\$ 422,693	\$	278	
*Samuel Madden	66	11,147	10,482	13,044	11,637	11,945	12,422	\$ 103,632	\$	177	
*Andrew Adkins	90	15,740	18,431	18,980	20,221	19,084	19,147	\$ 166,232	\$	208	
*4-10 Scattered Sites	50	14,860	14,756	14,669	16,752	17,757	17,454	\$ 147,821	\$	328	
*4-11 Scattered Sites	30	9,532	9,752	9,256	8,802	9,930	10,221	\$ 80,939	\$	300	
*4-12 Scattered Sites	41	14,547	12,709	13,903	13,457	13,261	13,377	\$ 116,226	\$	315	
*Park Place	38	11,388	11,709	11,410	11,872	11,927	11,504	\$ 104,700	\$	306	
*Saxony Square	5	2,499	2,499	2,504	2,504	2,504	1,756	\$ 21,773	\$	484	
*Chatham Square	52	16,427	16,056	15,983	15,980	15,874	15,741	\$ 144,820	\$	309	
*Braddock	6	1,586	1,577	1,135	1,716	1,716	1,291	\$ 14,285	\$	265	
*Whiting	24	6,847	4,398	5,832	5,820	5,883	6,194	\$ 51,544	\$	239	
*Reynolds	18	5,505	6,790	5,289	7,172	7,172	7,271	\$ 57,926	\$	358	
*Old Dominion	36	4,596	5,929	7,162	7,318	7,025	7,446	\$ 55,898	\$	173	
*West Orebe	48	4,391	4,459	5,228	5,720	6,426	6,813	\$ 47,595	\$	110	
*James Bland I	18	3,272	2,737	3,041	2,397	3,431	3,805	\$ 27,665	\$	171	
*James Bland II	18	5,086	6,668	6,667	6,577	6,487	5,733	\$ 56,121	\$	346	
*James Bland IV	44	14,458	16,304	16,450	16,098	14,269	15,148	\$ 141,931	\$	358	
**Total Public Housing	754	\$ 188,062	191,102	197,735	202,420	203,771	204,664	\$ 1,761,801	\$	278	



J. RENT ROLL - FOR THE PERIOD ENDING AUGUST 31, 2019

Project Name	# of Units	January	March	June	July	August	September	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units									
*Quaker Hill LP	60	44,393	42,846	42,685	39,683	39,531	39,620	\$ 378,849	\$ 702
-Renal Assistance		52,294	55,534	57,138	60,948	64,083	64,850	\$ 523,594	
Pendleton Park I	20	8,284	8,789	9,526	9,281	9,160	9,764	\$ 82,523	\$ 458
-Renal Assistance		20,730	15,858	18,151	18,151	21,237	18,401	\$ 162,743	
Pendleton Park II	4	940	940	940	873	873	873	\$ 8,259	\$ 229
Hopkins Tancil (Mod Rehab)	111	24,731	26,589	30,577	31,549	29,159	29,697	\$ 259,441	\$ 264
-Renal Assistance		97,513	98,255	100,294	98,507	102,523	103,113	\$ 893,349	
*James Bland V	54	16,449	16,349	18,315	17,416	15,543	15,704	\$ 149,164	\$ 307
-Renal Assistance		53,527	51,037	53,705	52,373	49,819	49,705	\$ 463,513	
*Miller Homes	16	12,940	12,429	12,137	11,950	10,818	10,818	\$ 108,027	\$ 750
-Renal Assistance		11,066	12,034	12,584	13,029	14,330	14,360	\$ 114,562	
*Princess Square	69	20,941	24,783	24,112	25,321	24,569	24,031	\$ 213,340	\$ 349
-Renal Assistance		71,041	75,029	77,979	75,676	78,749	75,862	\$ 675,125	
Total Non-Public Housing	334	\$ 434,849	440,472	458,143	454,757	460,394	456,798	\$ 4,032,489	437
Totals	1088	\$ 622,911	\$ 631,574	\$ 655,878	\$ 657,177	\$ 664,165	\$ 661,462	\$ 5,794,290	

Total Monthly Average- (Actual) \$ 643,810
 Total Monthly Budget 629,866

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not include the amounts collected.

* Resolution 830 units
 ** Public Housing total above does not include operating subsidy received from HUD.

V. DEVELOPMENT

A. RAMSEY HOMES

Construction



The concrete work at Ramsey continues as footings, walls, piers and a portion of the garage slab has been poured. At the end of August, 80% of the foundations have been poured and the concrete subcontractor is preparing shoring for the cast in place concrete deck. Waterproofing continues in conjunction with the placement of concrete along with perimeter walls. All concrete and waterproofing work is inspected by our third-party inspector, Stevenson Consulting.

The plumber has placed a portion of their underground pipes and drains. The electrician has laid a portion of their underground pipe from the fire room to the electrical room. The mason has mobilized and laid the base block for one wall in the garage. All three trades completed their work and passed city inspections ahead of the slab pour on August 26th that took the garage slab from Wythe St to the end of the garage ramp wall.

Figure 1 July 17, 2019; Looking north - excavation of footings & forming of B Line Wall



Figure 2 August 8, 2019; Looking west - forming of B Line Wall

Per Carlson Construction's August Pay App, the project is 18% complete. We continue to have bi-weekly on-site progress meetings with our owner's rep, design and construction team.

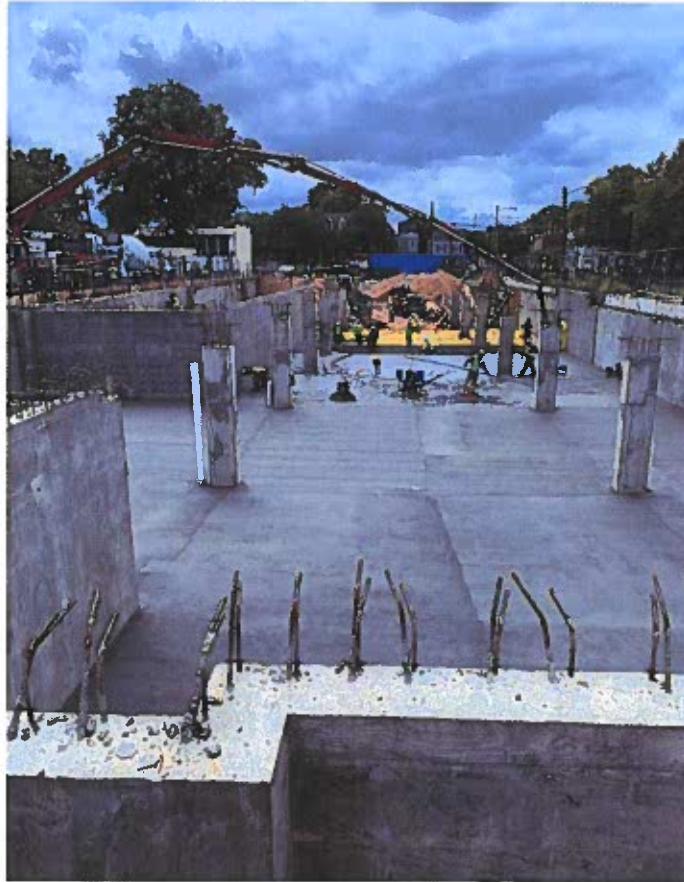


Figure 3 August 26, 2019; Look south - pouring portion of garage slab

B. TAX CREDIT PORTFOLIO

Boston Capital completed their annual tax credit audit for James Bland I, II, IV, V, Old Dominion and West Glebe. We received close out letters for all properties. The VHDA audit is underway for James Bland I, James Bland II, Chatham, Quaker Hill, and BWR. The audit includes a physical inspection of the asset as well as a review of the resident files and accounting records. The review of the resident files is complete and the physical inspections have been scheduled.

The applications to HUD in regards to their repositioning initiative have been completed and submitted. Applications were submitted for Andrew Adkins, Chatham Square, James Bland I, James Bland II, James Bland IV, Ladrey, Park Place, Samuel Madden, Saxony Square, 27-55 S Bragg St, and 1131 – 1139 Beauregard St. We received initial comments to the application and have responded.

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment			New Enrollment		
	June	July	August	June	July	August
Hopkins-Tancil	20	20	20	0	0	0
Chatham	16	16	16	0	0	0
Samuel Madden	23	26	26	1	3	0
Andrew Adkins	20	21	22	0	1	1
James Bland V	80	78	78	0	0	0
Princess Square	4	4	4	0	0	0
Ladrey	39	39	39	0	0	0
HCVP	61	61	61	0	0	0
Scattered Sites	34	36	37	0	2	1
City-wide	43	47	47	0	4	0
TOTAL	340	348	350	1	10	2

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days			Cumulative Service Hours		
	June	July	August	June	July	August
Hopkins-Tancil	235	87	40	285	720	334
Chatham	133	47	33	149	329	214
Samuel Madden	41	60	42	59	376	250
Andrew Adkins	11	24	13	20	96	29
James Bland V	163	185	207	335	389	429
Princess Square	3	27	18	3	162	108
Ladrey	46	78	62	227	370	278
HCVP	155	106	95	620	424	262
Scattered Sites	13	42	32	13	124	81
City-wide	281	271	226	1,124	1,378	1,079
TOTAL	1,081	927	768	2,835	4,368	3,064

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

*Service Hours are equivalent to the number of hours participants or residents are actively engaged in a program, workshop and/or case management appointment.



RACS currently operates the following programs:

- | | | |
|---------------------|-----------------|---------|
| 1. Congregate meals | 2. Krunch Bunch | 3. FACE |
| 4. Gardening | 5. Read Aloud | 6. ROSS |
| 7. Ladrey | 8. JBV SS | |

C. VOLUNTEERS

Currently there are 140 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. The table below indicates the number of new recruits, the number of service hours for the months of June, July, and August, along with the value of their time.

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

# (YTD)	# New Recruits			# of Service Hours			Value of Service Hours		
	June	July	August	June	July	August	June	July	August
140	1	3	0	248.5	282	304	\$6,700	\$7,602	\$8,196
8	Special Center Project			74	N/A	N/A	\$1,995	N/A	N/A

D. ACTIVITIES BY AGE GROUP

Age Groups	Total # of Activities			# of Participants		
	June	July	August	June	July	August
0-18	6	8	12	115	8	225
19-60	4	6	11	34	74	129
60+	18	15	17	744	931	812
TOTAL	28	29	40	893	1,013	1,166

E. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	61	76
Number of Households with Positive Escrow Accounts	N/A	46
Number of Households to Successfully Graduate – YTD	N/A	N/A
Number of Case Management /Follow-up Appointments (June –Aug)	20	8

F. SUPPORT SERVICES / REFERRALS

SERVICES/REFERRALS	June	July	August	YTD
Healthcare & Medical	57	74	55	728
Financial Assistance/Literacy Education	26	49	36	225
Daily Living Skills/Entitlements	46	54	44	356
Transportation	413	378	314	3,348
Enrollments/Registrations/Assessments	5	4	6	72
Adult Basic Education/Literacy/GED	1	2	2	22
Job Training Skills/Programs/Certifications	2	6	25	80
Childcare Services	2	37	4	53
TOTAL	552	604	486	4,884

G. PARTNERSHIPS

Provider/Partner	Event/Activity	# Participants Served		
		June	July	August
Bright Home Healthcare	Blood Pressure Clinic	11	17	11
Bright Home Healthcare	Grand Bingo	53	N/A	N/A
ALIVE	Nutrition/Food Distribution/Family Assistance	41	48	33
ALIVE (End of Month)	End of Month Food Distribution	147	148	171
Third Street Church	Father's Day Celebration/Services/Luncheon	32	22	18
Capital Area Food Bank (CAFB) Mobile	Nutrition/Food Program (Produce)	92	122	86
Capital Area Food Bank (CAFB)	Nutrition/Food Program (Meat)	156	131	116
Capital Area Food Bank (CAFB)	Weekend Bags	120	120	60
Capital Area Food Bank (CAFB)	Pop-up Food Pantry	412	487	232
DCHS, Corey Castle	Men's Support Group	8	4	3
DCHS, Corey Castle	Aging Successful Group	16	15	7
Russell Temple CME Church	Thursday Bags	120	N/A	N/A
Monique Bagby, PIES Fitness	Arthritis Exercise (3 sessions)	52	N/A	N/A
Debbie Latimer, DAAS Social Worker	Comfort & Cheer Discussion Group	10	10	10
Chef Phillipe	Cooking Class	26	10	12
Erin Meerzaman, Giant Pharmacy Clinical Outreach Coordinator	Wellness Topic & Blood Pressure Screening Clinic	30	N/A	N/A
Dave Pankey, Acoustic Guitarist	Music Therapy	25	15	14
Edith Miller, Envoy of Alexandria	Blood Pressure Screening Clinic	27	27	21
Nancy Lorenz	Parkour Movement/Balance Training	18	14	14
Safeway	Bread/Bakery Distribution (4X Month)	156	99	98



Giant Food	Meat/Toiletries/Bakery Distribution	46	44	38
Alexandria Volunteer Coop	Health & Wellness – Nutrition	114	66	116
Christ Church	Senior Bingo	65	60	65
I'm Still Alive Foundation	Father's Day Celebration	36	N/A	N/A
Tabernacle Baptist Church	Father's Day Service and Celebration	17	N/A	N/A
Ebenezer Baptist Church	Annual Fish Fry	N/A	N/A	100
Sonny, Certified Physical Therapist	Chair-Robics	12	N/A	N/A
Dr. Breiner	Podiatry Clinic	N/A	N/A	26
Jireh's Place	Teen Girls Enrichment	23	21	N/A
Annie B. Rose/Ladrey	Bingo	40	19	22
Ladrey Advisory Board	Game Day/Movie Night/Cookout	N/A	110	35
Medicaid Services	Ice Cream Social	46	35	N/A
Workforce Development Center	Microsoft Office Training	2	N/A	N/A
JBV Informational Session	Resident Association	8	N/A	N/A
JBV Resident Association	Computer Class	N/A	4	N/A
Alfred Street Baptist Church	Backpacks/Uniforms/School Supplies	N/A	N/A	248
Boeing/National Center for Children and Families	Backpacks/School Supplies	N/A	N/A	75
Fairfax County Firefighters	Backpacks/School Supplies	N/A	N/A	75
12 Days of Christmas	Backpacks/School Supplies/Clothing	N/A	N/A	15
Total		1,961	1,648	1,721

H. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Donations	ARHA \$	TOTAL (All Sources)
\$2,960	\$4,270.00	\$0.00	\$7,230

I. PROGRAM SUMMARY

Ross participants had the opportunity to schedule one on one sessions with a Job Coach. Live your best life, continues to help create plans of success for teenage mothers and young adults. Participants were also recognized for their achievements in the Moms Destined for Purposed program. In the fall, six ROSS participants are scheduled to complete the Together We Bake Program and nine participants are in transition to begin FSS Program. Ross orientation for new participants is scheduled to take place on the evening of Thursday September 26.

Janeka Cogdell, President of the JBV Resident Association, will be heading a Girl Scout Troup and a chess club at the ARA Resource Center. In addition, Ms. Cogdell will be partnering with a local church to provide food supplies to the residents. These programs will provide a wonderful mechanism to provide outreach to the community and support residents with needed resources and opportunities. Lastly, three previously unemployed JBV participants were able to secure find employment.

The summer months provided a variety of cookouts and social activities for Seniors at Ladrey. In addition to the Annual Fourth of July and Labor Day Cookouts, Ebenezer Baptist Church sponsored a Fish Fry. The Department of Medicare/Medicaid sponsored and Ice Cream Social to discuss upcoming Medicaid changes and open enrollment. Additionally, there were weekly cognitive game days and physical activities, such as Wii Bowling.

Residents were also thrilled to participate in more open discussion groups which allowed them to express their personal and building concerns to staff. Other discussion groups offered health and wellness information, proper techniques for aging in place, men's health and women's health. Group discussions were led by Corey Castle, Jessi Han, or Starr Robertson.

Alfred Street Baptist Church held its' annual Brother's Keeper Outreach event. As part of this event over 100 ARHA families and 248 students received backpacks, school supplies, school uniforms, winter coats, and gift cards to assist parents with their back to school needs. In addition, to Alfred Street, we also had support from Boeing Corporation and the 12 Days of Christmas Group with providing backpacks and other back to school essentials to ARHA Families.

So far this gardening season, the students at Ruby Tucker have harvested over 97 pounds of produce in the I CAN SHINE Community Garden. This includes radishes, lettuce, kale, swiss chard, collard greens, potatoes, eggplants, green beans, zucchini, carrots, onions, green beans, tomatillos, tomatoes, and cucumbers. Our recent haul of almost 10 pounds of cucumbers provided enough bounty to make jars of refrigerator pickles for everyone at the Center to take home. We even had enough to share with some of our friends in the community. The best part is that there's still more to come. We have a few remaining crops to harvest, including our sweet potatoes before our garden is put to bed for the winter.



Ruby Tucker Students Weighing Cucumbers and Making Refrigerator Pickles



Mom's Destined for Purpose Participation Award



Mom's Destined for Purpose Celebration

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

- 9/10: Computer Basics (4 Week Session), ARHA Main Office, 11:00am
- 9/18: Live Your Best Life, ARA Office, 11:00am
- 9/18: Fall Robust Walkathon @ Ben Brenman Park, TSC@CH, 10:00am
- 9/20: Movie Day, Ladrey, 3:00pm
- 9/20: It Takes a Village Outreach Event, JBV, 5:30 pm
- 9/24: Job Coach Sessions, ARHA Main Office, 5:30pm
- 9/25: Women's Health Seminar, TSC@CH, 11:00am
- 9/26: ROSS Fall Orientation, ARHA Main Office, 5:30pm
- 9/27: Fall Dance, Ladrey, 7:00 pm
- 9/27: Senior Center 47th Anniversary Celebration, TSC@CH, 11:00am
- 9/30: FSS Orientation, ARHA Main Office, 6:00pm
- 9/24: Job Coach 5:30pm
- 9/24: International Celebration Day, Ladrey, 11:00am
- 9/28: ARHA 80th Anniversary Gala, Torpedo Factory, 7:30pm

FSS GRADUATES: SEPTEMBER 2019

September is an exciting time for the FSS Program, as we have three people who have completed their Individual Service Training Plans and achieved all of their goals for the program. In line with the program expectations, each participant has pursued higher education and training that allowed them to increase their earned income and placed them on a pathway for self-sufficiency.

1. **Nataria Phelps:** Ms. Phelps enrolled in the FSS Program in April 2016. Her income when enrolling was only \$1,400 per year. Ms. Phelps obtained her goals and graduated from the FSS Program within a 3 year span. She earned an Associate's Degree in Business Administration and is now earning an annual income of \$ 47K per year.
2. **Shantree Redmond:** Ms. Redmond started the FSS program in December 2015. Her goal was to obtain a career in the Criminal Justice Field. While enrolled in the FSS Program, Ms. Redmond has obtained certifications in security and most recently earned a certification as an Armed Security Agent. She is now a supervisor at a security firm.
3. **Crystal Warren:** Ms. Warren started the FSS program in November 2011. Her goal was to become a licensed Cosmetologist. She has completed all of her cosmetology courses and has passed the state licensing board. She is now a licensed Cosmetologist. She hopes to eventually open her own salon.

VII. HUMAN RESOURCES

A. EMERGENCY PLANNING AND PREPAREDNESS



Mandatory sessions for Active Shooter and Violence response training was coordinated with the Virginia Police Department and took place throughout the day on July 2nd with all employees, including interns, in attendance.

B. EMPLOYEE TRANSITIONS

ARHA bid farewell to: Mr. Edward Lacy on July 31st. Mr. Lacy retired from his position as the Legal Liaison in the Asset Management Department.

C. BENEFITS ENROLLMENT

Benefits enrollment was successfully implemented on-line this year with new plans for vision and legal services being offered along with the traditional plans for health, dental, supplemental life, disability, retirement and flexible spending accounts. The new benefit year went into effect on August 1st.

Staff were trained on using the new Benefits Dashboard through ADP, which allows everyone to submit any plan changes, which can go directly to the benefit providers because they are now linked into our online Benefits Dashboard.

D. ARHA'S INTERNSHIP EXPERIENCE



The ten-week internship program came to a close on August 9th, with fifteen of our interns returning to the college programs and fifteen of them returning to high-school. Throughout the summer, interns completed projects in all departments and made strides in learning how ARHA works. A video highlighting their experience here can be found online by going to YouTube and searching: ARHA Interns 2019.

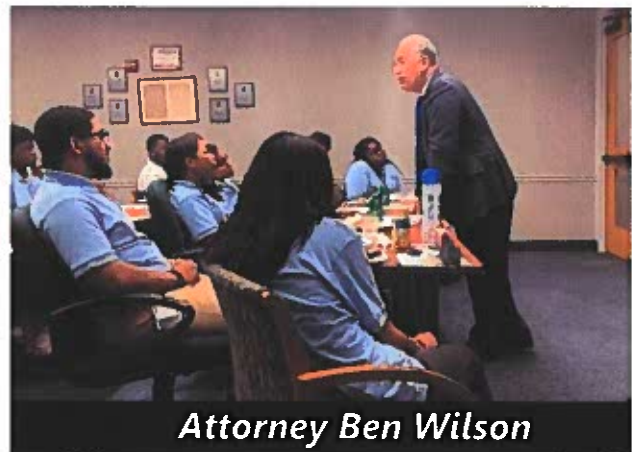
Trip to The African American Museum



Awards Luncheon with Mr. Pettigrew



WHUR Digital Producer, Candace Adkins



VIII. CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

Commissioners: Daniel Bauman, *Chairman* Anitra Androh Christopher Ballard
Peter Kleeblatt, *Vice-Chairman* Carter Flemming Karl Sandberg
Merrick Malone Salena Zellers Kevin Harris

Keith Pettigrew, *Chief Executive Officer*

DATE: September 30, 2019
TO: Daniel Bauman Chairman ARHA Board of Commissioners
FROM: Keith Pettigrew, Secretary/Treasurer
SUBJECT: **VOTE APPROVAL OF RESOLUTION No. 687-2019 TO SUBMIT TO HUD THE 2020 ANNUAL AGENCY PLAN.**

ISSUE:

The Quality Housing and Work Responsibility Act of 1998 requires that Public Housing Authorities submit the Annual Agency Plan (the "Plan") 75 days prior to the close of each fiscal year. The due date for the 2020 Agency Plan is October 15, 2019.

DISCUSSION:

Effective October 1, 1999, each public housing agency shall submit to the HUD Secretary an annual public housing Agency Plan under Section 511 of the Quality Housing and Work Responsibility act of 1998 (QHWRA).

The FY 2020 Agency Plan provides an update on goals and objectives identified in ARHA's most recent 5 year plan for FY 2018 to 2022 which, was approved by HUD. The Agency Plan includes updates to ARHA's current redevelopment plans, the last audited financial statement, and the housing needs reflecting the City of Alexandria's Consolidated Plan. Further, the Plan reports on the progress the ARHA has made in serving the needs of low-income, very-low-income, and extremely low-income families.

Additionally, HUD requires that the Plan is presented to the general public, stakeholders and in consultation with the Resident Council members, and the City of Alexandria, to ensure its consistency with the City's Consolidated Plan. A certification provided by the City asserts that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy.

Staff conducted the HUD required public meetings, as well as a meeting with the Resident Council and the Residents Advisory Board. Public Notices and advertising were placed on the official bulletin Board of the City of Alexandria web site, ARHA web site, and other public locations within the City of Alexandria.

RECOMMENDATION:

The ARHA Board of Commissioners approves the attached Agency Plan, and authorizes Staff to submit the Plan to HUD for review and approval.

FISCAL IMPACT:

There is no fiscal impact.



HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE 2020 ANNUAL AGENCY PLAN

RESOLUTION No. 687-2019

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

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to obtain Board approval prior to the submittal of the Annual Agency Plan; and

WHEREAS, ARHA has completed the Annual Agency Plan in consultation with the resident councils and in consistency with the City’s Consolidated Plan, and contains a certification by the City of Alexandria that the plan meets the requirements of their applicable comprehensive housing affordability strategy, as well as provides a description of the manner in which the applicable contents of the Plan are consistent with the comprehensive housing affordability strategy; and

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

WHEREAS, HUD requires that the 2020 Annual Agency Plan be submitted on or before October 15th, 2019;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer in submitting the “Plan” to HUD, is hereby ratified and approved.

Adopted this September 30, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer



IX. ACTION DOCKET

X. OTHER BUSINESS



ARHA representatives Henrietta Johnson, Jack Morrison, Hannah Bangura, Tatyana Keen and Kimberly Artis prepare to serve hot dogs and hamburgers at Tancil Court during National Night Out on Aug. 6.

Getting Together

Residents celebrate community spirit at National Night Out.

BY JEANNE THEISMANN
GAZETTE PACKET

Neighborhoods across the city showed their community spirit Aug. 6 with celebrations featuring cookouts, block parties and games as part of the nationwide National Night Out law enforcement-community partnership campaign.

"This is our second year participating in National Night Out," said Joanne Bump, treasurer of the Potomac Yard Civic Association. "We have games and things for the kids, like a balloon artist and face painter, and were fortunate to have the Washington Nationals donate two game tickets."

SEE RESIDENTS CELEBRATE, PAGE 6



Celebrating National Night Out at the Ruby Tucker Family Center at Tancil Court are (from left) Chief Chandra Callicott from the Sheriff's Department with ARHA staff Kevin Brown and Gaynelle Diaz and attendees Sade Affini, DJ Ledbetter and Nialah Jones.



Master Deputy Sheriff Todd Stubblefield, left, and Deputy Sheriff Jeffrey Hunter at National Night Out Aug. 6 on East Howell Avenue with Dan Tomlinson and his son Alex.

PHOTOS BY JANET BARNETT
GAZETTE PACKET

Feel Strongly About Scooters?

City seeks input from divided residents.

BY ELISSA ESHER
GAZETTE PACKET

Old Town resident Hal Hardaway says the intersection where his street, South Union Street, and King Street meet has begun to feel like the "wild west," and scooters are to blame. He is one of many residents speaking out against the scooter pilot program, a test run for seven electronic scooter companies in Alexandria which began in January and is set to continue through September.

In response to passionate opinions both for and against the program, city officials will be releasing an online feedback form sometime in the middle of this month.

"We've gotten a lot of questions about the program and there's a lot of misinformation out there," said Hillary Orr, deputy director of transportation. "The feedback form will be the best way to look at all the information we're getting from residents, compiled in a systematic format."

The pilot program began because participating e-scooter companies (Lime, Lyft, Jump, Bird, Bolt, Skip, and Spin) had already made appearances in Alexandria as users were bringing them in from Arlington and D.C., according to Orr. Officially allowing scooters into the city enabled officials to regulate the new technology, while also providing increased mobility convenience and a technologically progressive



PHOTO CONTRIBUTED BY HAL HARDAWAY

Scooter dumped in Old Town recycling bin.

method of zipping around town. "Scooters are a unique, low-cost, environmentally-friendly way for tourists and locals alike to experience the area," said city resident Abigail Hamilton. "I see dozens of commuters using them to get to work each day — I think they're increasing access to the city at large."

The current Memorandum of Understanding between the city and the participating e-scooter companies articulates several regulations for users, including a minimum age of 18 years and a maximum speed of 15 miles per hour. While these regulations are thorough in theory, residents are concerned by their lack of effectiveness.

Michael Doyle, founder of Alexandria Families for Safe Streets, said that, while scooters should be abiding by the same traffic laws as cars according to the MOU, he has seen them speed through crosswalks and fail to stop at stop signs, forcing pedestrians to move around them.

SEE SCOOTER PILOT, PAGE 4

ALEXANDRIA, VA 22314
TO: 1104 KING ST.
ADDRESS SERVICE REQUESTED
MAY 22 2019
ATTENTION: POSTMASTER: TIME SENSITIVE
FIRST CLASS PERMIT NO. 5749 ALEXANDRIA, VA
FIRST CLASS PERMIT NO. 5749 ALEXANDRIA, VA

PEOPLE



Camp Kindness Week

The City of Alexandria, Department of Recreation, Parks and Cultural Activities, Nannie J. Lee Recreation Center participated in Camp Kindness the week of July 22. Throughout the week, campers engaged in inclusion activities that empowered them to be empathetic and mindful with their peers of all abilities. For more information about opportunities and enrichment program offerings at the Nannie J. Lee Recreation Center, contact the office at 703-746-5535.

Praising 'Dementia-Friendly Alexandria' Initiative

Initiative aims to educate community and support caregivers.

By JEANNE THEISMANN
GAZETTE PACKET

The Alexandria Commission on Aging and Goodwin House Alexandria co-hosted a community event July 30 at City Hall to highlight the city's Dementia-Friendly Alexandria initiative.

Held in the Sister Cities Conference Room, Mayor Justin Wilson presented a proclamation to Commission on Aging chair Jane King. Speakers and attendees included Mary Lee Anderson, executive director of Senior Services Alexandria, Jacqueline Barbarito, assisted living coordinator at Goodwin House, and Melissa Andrews, president and CEO of Leading Age Virginia.

Dementia-Friendly Alexandria aims to educate the community about dementia: how it affects people, how to support

caregivers and how everyday individuals can make a difference in the lives of people living with the disease.

According to the Alzheimer's Association, an estimated 5.8 million Americans of all ages — 5.6 million of whom are older than 65 — are living with Alzheimer's, the most common type of dementia. Nearly 60 percent of people with dementia have not had to move homes as a result, or have moved within the same community, and one in seven live alone.

Dementia Friendly Alexandria is part of Dementia-Friendly America, a national network of communities, organizations and individuals seeking to ensure that communities across the country are equipped to support people living with dementia and their caregivers. Alexandria joins more than 200 cities in 40 states that are going through the process of becoming dementia-friendly. See www.seniorservicesalex.org.



PHOTO BY JANET BARNETT/GAZETTE PACKET

Speakers at the launch of Dementia Friendly Alexandria at City Hall on July 30 include (from left) ; Commission on Aging chair Jane King; Jacqueline Barbarito, assisted living coordinator at Goodwin House; Mary Lee Anderson, executive director of Senior Services of Alexandria; Mayor Justin Wilson; and Melissa Andrews, president and CEO of LeadingAge Virginia.

Residents Celebrate Community Spirit at National Night Out



Police Capt. Shahram Fard with aspiring police officer Antoine, 8, during National Night Out Aug. 6 at Charles Houston Rec Center.

FROM PAGE 1

ets that we will be raffling off at the end of the night."

Now in its 35th year, more than 30 Alexandria neighborhoods participated in National Night Out, which is sponsored by the National Association of Town Watch.

Members of the Alexandria Police Department, Fire Department, Sheriff's Office and other public safety personnel toured neighborhoods, staged special demonstrations and met with residents as part of the effort to strengthen the relationship between law enforcement and communities across the city.

"I want to grow up to be a police officer," said 8-year-old Antoine, who asked a flurry of questions of APD Capt. Shahram Fard at the Charles Houston Rec Center event.

Held each year on the first Tuesday in August, National Night Out gives residents the opportunity to get to know their local law enforcement personnel as well as build community spirit.

"We're still a young organization," said Bump of PYCA, who held their event at a park on Main Line Blvd. "This is a great way to get to know your neighbors."



PHOTOS BY JEANNE THEISMANN/GAZETTE PACKET

Sheriff's Department Capt. Craig Davie with 5-year-old Kylie at the Aug. 6 Potomac Yard National Night Out celebration.

Our view: National Night Out helps build community

August 9, 2018



An Alexandria Police Officer grill burgers for attendees of the Charles Houston Rec Center National Night Out block party. (Photo: Missy Schrott)



Two significant numbers this week in Alexandria are 35 and 36.

Tuesday was the 35th annual National Night Out, which is a nationwide crime and drug prevention effort sponsored by the National Association of Town Watch. And, as of last week, 36 distinct communities in Alexandria had signed up to participate.

Each number is important, for different reasons. When any event survives for as many as 35 years, as National Night Out has, then it's likely worthwhile. By partnering with public safety agencies – Alexandria's police and fire departments and sheriff's office all participated – NATW helps make communities active contributors toward their own safety.

That 36 separate communities within the city took part in National Night Out indicates a significant buy-in from Alexandria.

The list of participating communities stretched from the heart of Old Town to the Landmark Mall area in the city's West End. Participation ranged from turning on porch lights to neighborhood cookouts and block parties.

Five properties owned by the Alexandria Rehabilitation and Housing Authority, which provides rent-controlled housing to low-income residents, took part in the event. Several other gatherings were held at city parks and apartment complexes.

Not surprisingly, the Alexandria neighborhood with perhaps the city's strongest sense of community – Del Ray – had numerous participants, including the 500 block of Luray Avenue, the 400 block of Howell Avenue and the Del Ray Citizens Association. Gatherings were also held at the Father Rankin House in the 300 block of Duke Street in Old Town, the 1400 to 1600 blocks of Oakcrest Drive and by the North Ridge Citizens Association, and numerous other points around town.

Various segments of the police department, including the K-9 Unit, Bike Patrol and Crime Scene Mobile Lab, toured around the city and made appearances at many of the gatherings, as did fire engines from several city stations.

Though the Town Watch program is a year-round initiative, it takes special events like National Night Out to make people stop and think about what each of us can do to help with crime prevention and to build partnerships that will hopefully last beyond the one night.

We need more events that help build community, and this one is useful.

A haven for senior living

The grand opening last month of the new Silverado Alexandria Memory Care Community was the most recent addition to Alexandria's impressive, and growing, cadre of communities that cater to our city's older residents. The Silverado community provides care for up to 65 seniors with Alzheimer's Disease or other memory-impairing conditions.

Earlier this year, Brandywine Living opened in the West End with a memorable grand opening party that showcased the 116-suite community's many amenities. Sunrise Senior Living plans to build a new facility in Old Town, which will be their second within Alexandria city limits.

These newcomers join existing senior communities such as Hermitage, Goodwin House and Woodbine within the city, and others like Paul Spring just beyond Alexandria city limits.

While the Millennial generation may currently capture most of the media's attention, this rapid expansion of senior living opportunities in Alexandria - and nationally - is all about the Baby Boomers. Those from the generation born roughly from the late 1940s to the mid 1960s are reaching the age where they may be considering senior living opportunities.

Judging by the communities, new and existing, in Alexandria, they are going to be pleased with their options.

