



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Keith Pettigrew
Chief Executive Officer

SEPTEMBER 27, 2021



**BOARD OF COMMISSIONERS
REGULARLY MONTHLY MEETING**

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

Monday, September 27, 2021, at 7:00 pm

AGENDA

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, AUGUST 23, 2021.**
4. **RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, SEPTEMBER 27, 2021.**
5. **CONSENT DOCKET**
5.1 Vote for Approval of Resolution No. 702-2021 to Submit to HUD the FY 2022 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

- **AGENDA**
- **MEETING MINUTES.....4**

- I. EXECUTIVE SUMMARY8**

- II. ASSET MANAGEMENT / PERFORMANCES INDICATORS13**
 - 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.....21**
 - A. ACTIVITY TOTAL
 - B. COMPLETED PROJECTS
 - C. WORK IN PROGRESS

- IV. FINANCE 24**
 - A. FINANCIAL SUMMARY
 - B. CENTRAL OFFICE
 - C. PUBLIC HOUSING SUMMARY
 - D. AFFORDABLE HOUSING SUMMARY
 - E. VOUCHER PROGRAMS SUMMARY
 - F. BOND FUND SUMMARY
 - G. BUDGET VS ACTUAL DETAIL
 - H. RENT ROLL



V.	DEVELOPMENT	42
	A. LINEAGE AT N. PATRICK STREET	
	B. PARK SQUARE/SAXONY RENOVATIONS AND REPOSITIONING	
	C. SAMUEL MADDEN REDEVELOPMENT	
	D. CHATHAM SQUARE/BWR RE-SYNDICATION	
	E. LADREY PLANNING	
	F. CITY AND STATE FUNDING	
	G. TAX CREDIT PORTFOLIO	
VI.	RESIDENT & COMMUNITY SERVICES	45
	A. RESIDENT ENROLLMENT AND ENGAGEMENT	
	B. HOUSEHOLD CONTACT BY PROPERTY	
	C. VOLUNTEERS	
	D. SELF SUFFICIENCY PROGRAMS STATISTICS	
	E. SUPPORT SERVICES / REFERRALS	
	F. PARTNERSHIPS	
	G. FUNDING / FINANCIAL SUPPORT	
	H. PROGRAM SUMMARY	
	I. UPCOMING: TRAININGS / WORKSHOPS / COURSE / ORIENTATIONS & SPECIAL EVENTS	
	J. PHOTOS	
VII.	CONSENT DOCKET	58
VIII.	ACTION DOCKET	62
IX.	OTHER BUSINESS	63
X.	NEWS ARTICLES / ANNOUNCEMENTS	64



MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

REGULARLY SCHEDULED BOARD MEETING

401 WYTHE STREET, ALEXANDRIA, VA 22314

(Virtual Meeting)

Monday, August 23, 2021, at 7:00 P.M.

THOSE PRESENT: Peter Kleeblatt, Chairman
Anitra Androh, Vice Chairwoman
Willie Bailey, Commissioner
Christopher Ballard, Commissioner
Daniel Bauman, Commissioner
Carter Flemming, Commissioner
Kevin Harris, Commissioner
Merrick Malone, Commissioner
Salena Zellers, Commissioner

THOSE ABSENT: N/A

RECORDER: Cynthia Dickerson

Vice Chairwoman Androh called the meeting to order at 7:05 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 said that Ladrey is going well. He noted that he did have a discussion with Mr. Hines regarding the Ladrey Senior Advisory Board. He closed noting the new security coverage is going well.

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

Commissioner Harris stated that ARA is preparing a job listing from various sources in order to assist residents with future job opportunities. He also noted that ARA was active during the backpack giveaway sponsored by Commissioner Bailey.

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, JULY 26, 2021:

Vice Chairwoman Androh presented the minutes for Monday, July 26, 2021. Commissioner Flemming moved to accept the minutes; the motion was seconded by Commissioner Harris. The motion was approved with (6) Yeas, and (2) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MONDAY, AUGUST 23, 2021:

Mr. Pettigrew presented the Executive Summary as follows:

COVID Updates:

We continue to meet with the Alexandria Health Department to monitor the COVID activity in Alexandria and specifically more about our residents in our properties. There were several good questions in the latest Town Hall meeting regarding the virus itself, the variants and, residents continuing to practice safety for all.

Lineage:

We continue to work on close out activities with the general contractor and our investors. We've had three excellent months of stabilization in terms of cash flow and rent payments.

Section 18:

We will discuss the Samuel Madden RFP selection as well as the draft for Ladrey RFP during the Executive Session.

Asset Management:

We continue to monitor the rent payments and they continue to fluctuate. The eviction moratorium has been extended.

Commissioner Flemming noted that she heard that the federal government is not happy with the cities and localities regarding the slow issuance of rent relief to tenants in need from the CARES Act.

She also asked if ARHA residents were eligible for the funds?

Mr. Pettigrew responded yes and noted that both Ms. Janell Diaz or Ms. Gaynelle Diaz attended a meeting with Kate Garvey's office regarding those funds and how they will be disbursed to ARHA residents.

Mr. Pettigrew added, we are tracking which residents actually receive payments.

Commissioner Flemming expressed concern over not only funding those in need, but also holding accountable those who simply refuse to pay rent although they are working.



Vice Chairwoman Androh agreed with Commissioner Flemming. She noted that several of her clients have complained about tenants going to work but refusing to pay rent because of the eviction moratorium.

Mr. Pettigrew added, just so you know Commissioner Flemming, HUD is encouraging agencies to enter into repayment agreements and/or MOUs.

Commissioner Malone said it is a tough situation.

Security at Ladrey:

Things are well and the new security setup is going well so far.

Town Hall Conference Calls:

The Town Hall calls have resumed. They are every Wednesday at 12 noon.

Commissioner Flemming thanked the ARHA staff for the meetings. She noted how informative they are from both a COVID perspective, but also an ARHA operational perspective. She pointed out that the residents are allowed to speak directly with ARHA staff and have any issue addressed immediately.

Mr. Pettigrew thanked Commissioner Flemming.

Maintenance and Facilities:

We just continue to complete our work orders.

Resident Services:

The team continues to do outreach and coordinate events. I understand that the Backpack, haircut, and book give away yesterday was a success. So, kudos to everyone who participated and volunteered.

ITEM 5. CONSENT DOCKET:

The Consent Docket was tabled to the Executive Session for discussion.

ITEM 6. ACTION DOCKET:

- No Items Submitted.



ITEM 7. NEW BUSINESS:

- No Items Submitted

ITEM 8. ANNOUNCEMENTS:

- No Items Submitted

Commissioner Flemming reminded the Commissioners that former ARHA Commissioner Mr. Connie Ring passed away. She indicated that she sent the funeral service information this week. She noted the incredible relationship he had with Melvin Miller, and how much he cared about ARHA.

Commissioner Malone echoed Commissioner Flemming's comments.

Mr. Pettigrew informed the Commissioners that flowers are being sent on behalf of ARHA.

There being no further business to come before the Board, Vice Chairwoman Androh adjourned the meeting at 7:25 pm.

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

A motion was made by Commissioner Bailey, seconded by Commissioner Zellers, and unanimously approved to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:28 pm. At 9:10 pm the Board reconvened in public session.

Thereupon, Chairman Kleeblatt asked for a motion to adjourn the meeting. Commissioner Malone moved to adjourn, seconded by Vice Chairwoman Androh, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed, or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (8) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Kleeblatt adjourned the meeting at 9:12 pm.

I. EXECUTIVE SUMMARY



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

ASSET MANAGEMENT

- Occupancy / Rent Collection**

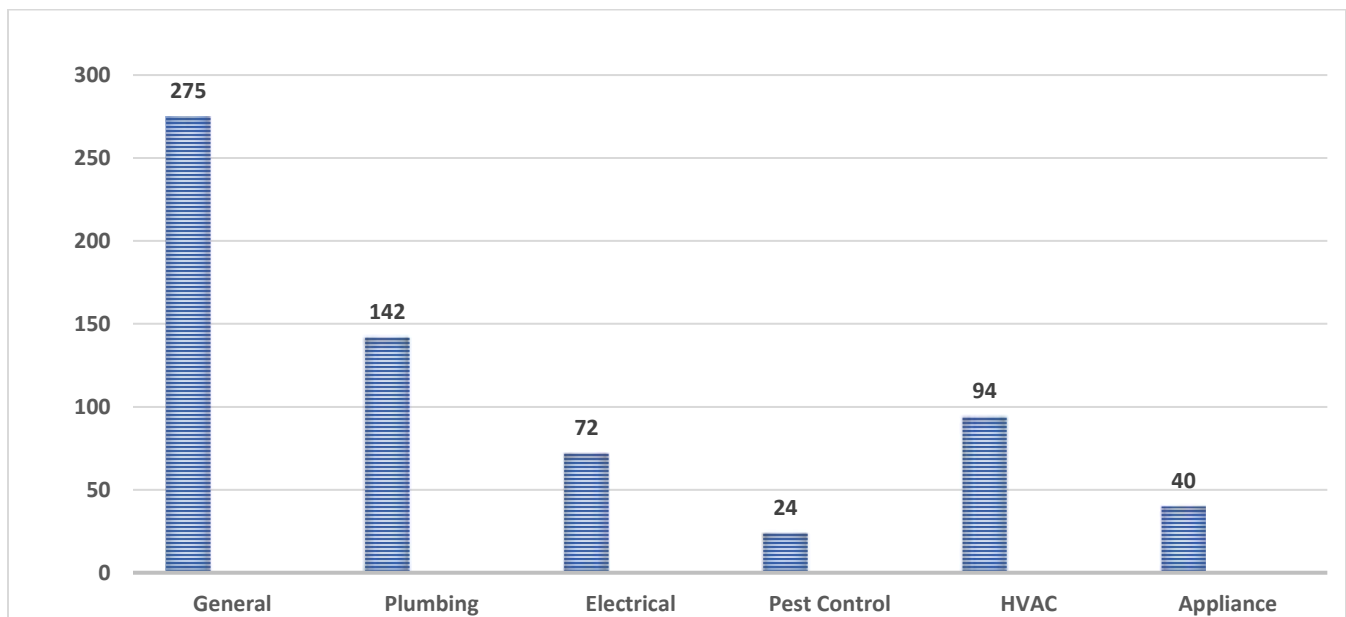
	Public Housing July 2021	Public Housing August 2021	MOD Rehab July 2021	MOD Rehab August 2021	Market Rate July 2021	Market Rate August 2021
Occupancy	98%	97%	98%	98%	97%	97%
Rent Collection	90%	81%	90%	91%	89%	70%

- Lease-Ups**

New Lease-Ups	July 2021	August 2021
Tenant-based (HCVP)	17	20
Number of requests for tenancy	41	20
Project-based voucher	0	0
Moderate Rehabilitation	1	2

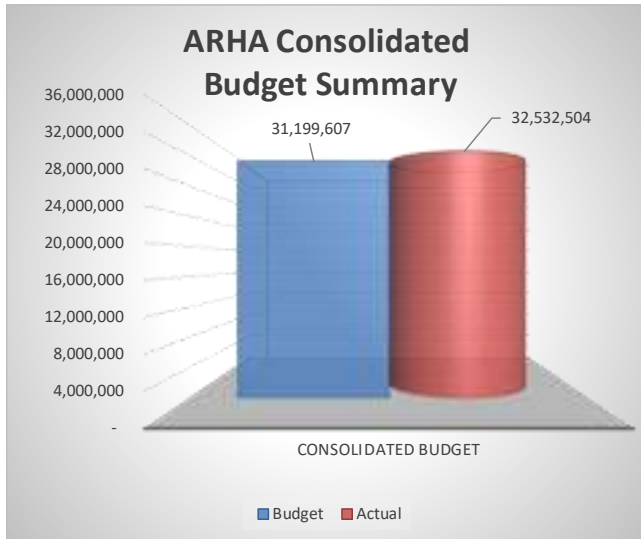
CENTRAL FACILITIES

Work Orders Activity Total 647



FINANCE

Budget Highlights as of August 31, 2021:

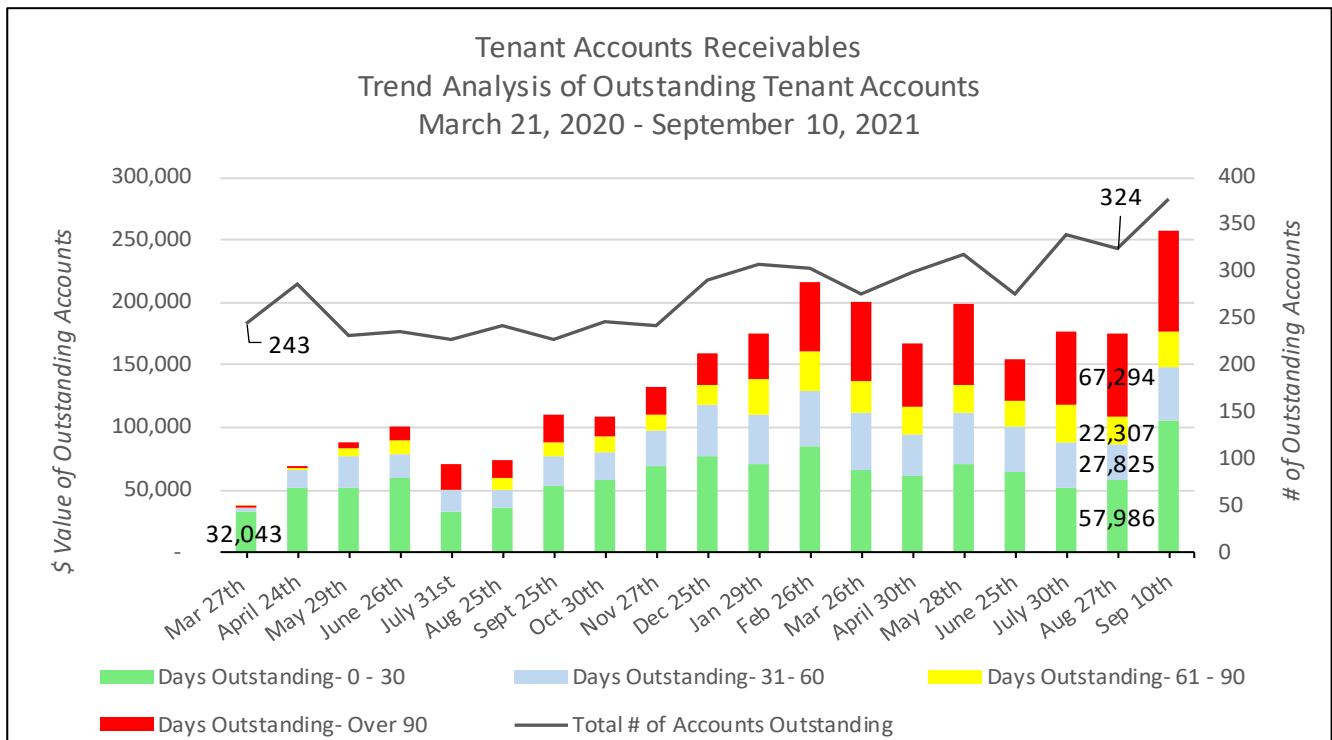


The budget versus actual comparisons as of August 31, 2021, is based on ARHA's FY2021 approved budget.

- Consolidated operations were \$1.33MM or 4.27% over the projected budget.
- Current Year (CY) operating transfers totaled \$106K, which was \$238K or 69% under the projected budget.
- CY reserves totaled \$3.3MM, of which \$2.3MM is restricted and \$990K 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 August 27th, TARs had 324 accounts past due that totaled \$175K. ***As a result, the net impact on TAR's since March 2020 has been a net increase of 81 accounts, resulting in an overall increase in TARs of \$138K.*** Rent for the month of September is still being collected and staff continues to assist Tenants that are eligible to receive rental payment assistance from the State.

DEVELOPMENT

LINEAGE

BAR and the city are still working through an encroachment issue at the rear of the building, as a result, a ramp needs to be constructed. This issue will be resolved by the end of September. Staff is working with Enterprise for release of the second and third equity installments. Staff is still on target to reach this milestone. The property continues to perform with 100% occupancy after reaching project stabilization.

PARK PLACE/SAXONY RENOVATIONS AND REPOSITIONING

With the condo Board approvals, staff coordinated the procurement of subcontractors who will complete the interior demo. This work is scheduled to commence in September. Development staff has arranged to meet weekly with the HUD Field Office to commence the process for converting the operating subsidies on the units as residents return to the renovated units.

SAMUEL MADDEN REDEVELOPMENT

Staff negotiated a Confidentiality and Non-Disclosure Agreement with the team with whom we will be negotiating a term sheet. A schedule for delivery of drafts and meetings for review of these drafts has been established to submit to the ARHA Board for review. The goal is to complete this process on or before mid-October.

CHATHAM SQUARE/BWR RE-SYNDICATION

The Limited Partner for Chatham Square is on target to withdraw from the existing partnership in late September.

LADREY PLANNING

The final RFP is ready for release, pending Board approval of the development partner for the Madden project.

TAX CREDIT PORTFOLIO

August month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Boston Financial provided the calculation of the 2020 distributions are being revised after review and will be resubmitted for payment. Follow up questions from Boston Financial for their annual tenant file review have been addressed and awaiting comments or closure. Insurance certificates have been updated and forwarded to Boston Financial for review.



RESIDENT SERVICES

ARHA partnered with Firefighters and Friends, Inc., and several other organizations to provide a Back-to-School event at 2 locations in the City of Alexandria. The first was at Charles Houston Recreation Center, for residents that reside near Old Town, and the second was Samuel Tucker Elementary School, for residents who live on the West End of the City.

Both events provided Backpacks and school supplies for PreK-12 students, athletic wear that was donated by HilcoGlobal and Fanatics, books provided by InspireLit, PPE, appearances by characters from Paw Patrol and service dogs, and an Ice Cream Truck. The Charles Houston location also provided haircuts/hairstyles for boys and girls from local barbers and the Paul Mitchell Beauty School, while Samuel Tucker provided a vaccination clinic for individuals 12 and above sponsored by the Alexandria Health Department.

We were able to distribute over 900 backpacks with supplies, 1500 books, 2000 pieces of athletic wear, 50,000 masks, and the Alexandria Health Department vaccinated 47 people, with many of those receiving their first dose. Overall, this was a wonderful event that provided our residents, and especially the youth, with the tools and support they needed to return to in person learning safely, while looking and feeling good. WJLA, WUSA, and WRC provided news coverage of the event as part of their local Back to School stories, and the Alexandria Gazette featured an article that can be found at the following link <http://connectionarchives.com/PDF/2021/082521/Alexandria.pdf>.

UPCOMING MEETINGS AND EVENTS

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

Date	Event	Location	Time
October 25, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 PM
November 22, 2021	Board Meeting	401 Wythe Street (Virtual Meeting)	7:00 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	July 2021	Aug 2021	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	98%	97%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts <i>(General Public Housing only)</i>
2 Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	98%	97%	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	July 2021	August 2021
Samuel Madden	97%	97%
Andrew Adkins	98%	98%
Ladrey Highrise	99%	99%
Scattered Sites I	100%	98%
Scattered Sites II	93%	93%
Scattered Sites III	100%	100%
Saxony Square	100%	100%
Park Place	97%	74%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	94%	94%
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:

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

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for August 2021:

	July 2021	August 2021
Homeownership	17	16
Homeownership New this Month	0	0
Family Unification	37	38
Portable Vouchers Paid	151	149
Tenant Protection	63	60
All Other Vouchers	1,324	1,301
Number of Vouchers Under Lease on the last day of the month	1,591	1,564
HA Owned Units Leased – included in the units lease above	150	150
New Vouchers issued but not under contract as of the last day of the month	47	25
Portable Vouchers Administered	23	28
Number of Vouchers Covered by Project-Based AHAPs and HAPs	77	76

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 07/31/2021	Total Occupied units 08/31/2021	Current # Vacant
Princess Square	68	67	64	4
Quaker Hill	60	58	59	1
Hopkins-Tancil	108	106	106	2
Miller Homes	16	16	16	0
Pendleton Park	24	22	21	3
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
TOTALS	376	369	366	10



F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 07/31/2021	Total Units Occupied 08/31/2021	Current # Vacant
Ladrey Building	169	167	168	1
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	63	2
A. Adkins Homes	89	87	87	2
Scattered Sites 410	50	50	49	1
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	37	28	10
West Glebe	48	48	48	0
Old Dominion	36	36	36	0
Lineage	6	6	6	0
TOTALS: (Values are rounded up/down)	757	747	738	19

G. WAITING LIST STATISTICS

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



H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	July 2021	August 2021
Pre-Admission/Eligibility	5	6
Request for Tenancy Approval	41	20
New Move-in/Change of Unit/Port-in	17	20
Interim Change	34	32
Annual Reexamination	80	113
End of Participation	7	3
PUBLIC HOUSING		
Pre-Admission/Eligibility	6	1
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	6	3
Interim Change	22	15
Annual Reexamination	65	60
End of Participation	2	9
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	2
New Move-in/Change of Unit/Port-in	0	2
Interim Change	1	7
Annual Reexamination	7	9
End of Participation	1	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	1
Annual Reexamination	8	5
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	303	308

I. INSPECTIONS

Inspections	July 2021	August 2021
# Of annual/return Inspections	80	93
# Of Initial/Re-inspections	41	20
# Of Final Failed Inspections	0	0
# Of Abatements	0	0
# Of Emergency/Special Inspections	1	0
# Of Missed Inspections (no show)	9	9
# Of quality control inspections conducted	17	1

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*	July 2021	August 2021
Recertification's	36	43
Intake Certifications	60	37

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

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

2. Public Safety

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

Types	July 2021	August 2021
Bar Notices issued	0	0
Late Notices	35	30
Unlawful Detainers	0	0
Evictions (legal)	2	0
Evictions (drugs)	0	0



K. RENT COLLECTION

ARHA properties collected cash at **79%** of rent charged for August 2021. Individual performance by property is as follows:

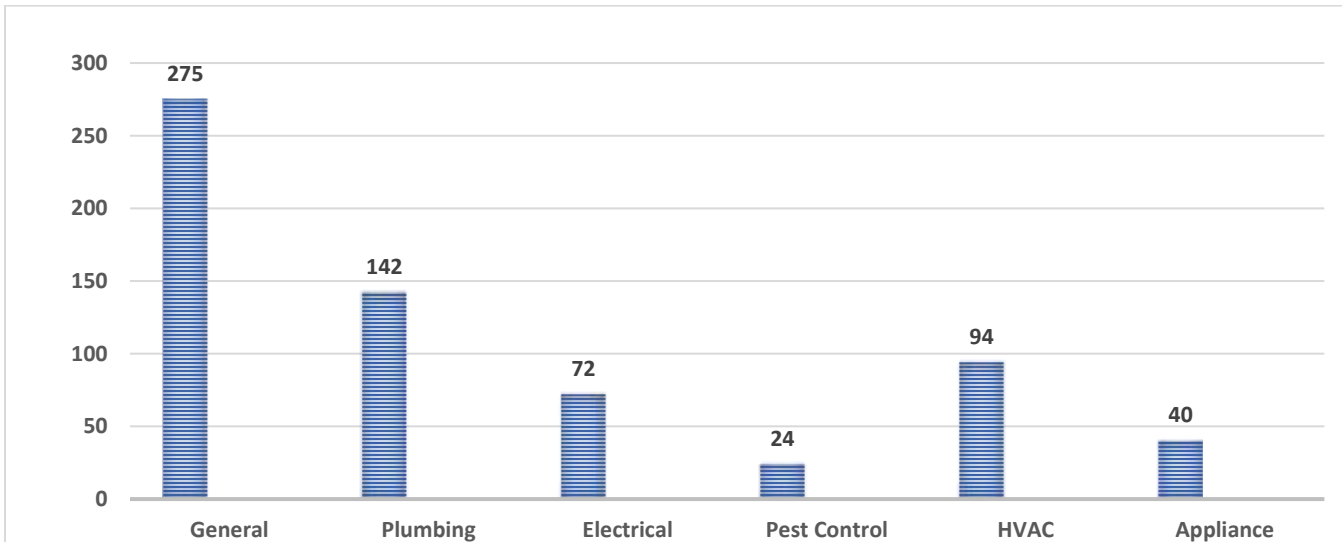
	July 2021	August 2021
Samuel Madden*	57%	47%
Andrew Adkins	55%	65%
Ladrey High-Rise	93%	97%
Scattered Sites I	69%	70%
Scattered Sites II	100%	100%
Scattered Sites III*	77%	57%
Saxony Square	100%	100%
Park Place	97%	92%
Chatham Square	79%	91%
Braddock	95%	98%
Whiting	61%	86%
Reynolds	93%	92%
Old Dominion	96%	97%
West Glebe	90%	90%
James Bland I	52%	61%
James Bland II	68%	62%
James Bland IV	71%	73%
TOTAL	80%	81%
MARKET RATE		
Quaker Hill	65%	67%
Princess Square*	81%	68%
Miller Homes	77%	86%
Pendleton Park*	79%	63%
James Bland V	57%	66%
TOTAL	72%	70%
MOD/PBV		
Hopkins-Tancil	94%	91%
TOTAL	94%	91%

*Additional Rent Collection Information: (August 2021)

(65 Units) Samuel Madden	Out of 65 units (22) families rent portion is \$0 and (8) failed to pay rent
(41 Units) Scattered Site III	Out of 41 units (12) families rent portion is \$0 and (9) failed to pay rent
(68 Units) Princess Square	Out of 68 units (14) families rent portion is \$0 and (12) failed to pay rent
(24 Units) Pendleton Park	Out of 24 units (05) families rent portion is \$0 and (4) failed to pay rent

III. CENTRAL FACILITIES

A. WORK ORDERS ACTIVITY TOTAL 647



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	1	0	0	0	1	2	0	3
Alexandria Crossing (Old Dominion & West Glebe)	6	8	2	2	11	3	32	33	755
Andrew Adkins	9	14	4	1	4	1	33	37	547
BWR (Braddock, Whiting & Reynolds)	6	6	0	0	2	1	15	47	319
Chatham Square	10	9	8	0	2	4	33	47	535
Hopkins-Tancil	46	24	20	3	18	6	117	78	801
James Bland I, II, IV	23	4	5	0	5	1	38	42	553
James Bland V	14	6	4	1	4	3	32	25	342
Ladrey Highrise	33	11	4	5	4	4	61	81	741
Miller Homes	3	2	0	0	2	1	8	14	144
Park Place & Saxony Sq.	1	3	0	1	0	0	5	21	153
Pendleton Park	11	1	2	4	2	2	22	23	125
Princess Square	49	15	9	5	14	1	93	33	572
Quaker Hill	13	9	3	0	7	2	34	38	343
Samuel Madden	16	4	5	2	8	3	38	28	448
Scattered Sites I, II, III	35	25	6	0	11	7	84	58	827
TOTAL	275	142	72	24	94	40	647	605	7,208

C. WORK IN PROGRESS

- **Integrated Pest Management Services:**

- Pest Services Company (PSC) provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental in regard to decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in October 2021.
- 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 – 9/3 & 9/17
 - Hopkins Tancil – 9/7 & 9/21
 - Chatham Square – 9/9 & 9/23
 - Samuel Madden – 9/10 & 9/24
 - Princess Square – 9/14 & 9/28
 - Ladrey floors 7-11 – 9/29
 - Ladrey floors 1-6 – 9/30

- **Annual Uniform Physical Condition Standard (UPCS) Inspections:**

- As a result of UPCS Annual Inspections conducted by American Property Consultants (APC), work orders are being created by Central Facilities Staff. The deficiencies captured on the inspection reports are being and completed by the Maintenance Staff, the Modernization Staff, and contractors. We have completed 93% 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

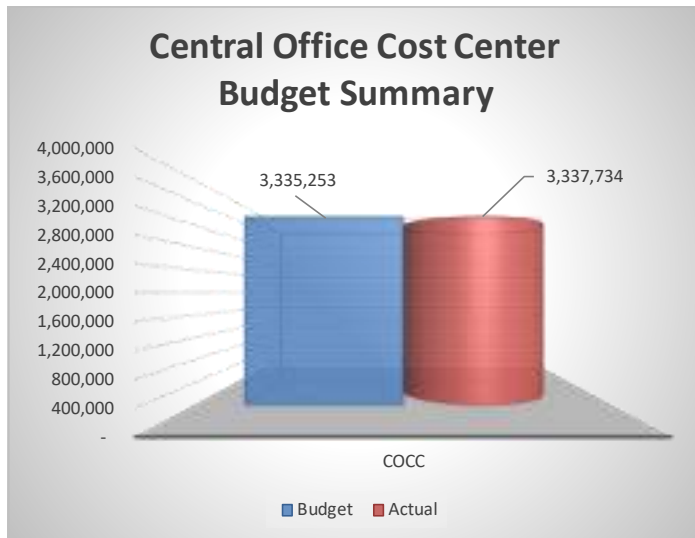


A. FINANCIAL SUMMARY

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

	Annual Budget	August 31, 2021				FY 2021 YTD (Jan. 1, 2021 - August 31, 2021)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
Operating Revenue									
Dwelling Rent	\$ 4,160,600	\$ 346,717	\$ 377,844	\$ 31,127	9%	\$ 2,773,733	\$ 2,826,617	\$ 52,884	2%
Rental Assistance	3,962,600	330,217	318,054	(12,163)	-4%	2,641,733	2,649,788	8,055	0%
Governmental Grants	26,430,562	2,202,547	2,479,718	277,171	13%	17,620,375	19,080,573	1,460,199	8%
Local Grants	207,825	17,319	10,970	(6,349)	-37%	138,550	110,887	(27,663)	-20%
Management/Fee for Service	3,568,650	297,388	280,014	(17,373)	-6%	2,379,100	2,453,011	73,911	3%
Bookkeeping Fee	249,900	20,825	20,160	(665)	-3%	166,600	161,314	(5,287)	-3%
Asset Management Fee	125,650	10,471	10,390	(81)	-1%	83,767	82,560	(1,207)	-1%
HCVP Asset Management Fee	2,474,223	206,185	188,058	(18,128)	-9%	1,649,482	1,550,652	(98,830)	-6%
Operating Subsidy	4,158,850	346,571	314,039	(32,532)	-9%	2,772,567	2,680,134	(92,432)	-3%
Investment Income	7,050	588	79	(508)	-87%	4,700	540	(4,160)	-89%
CY Transfers	517,283	43,107	112,149	69,042	160%	344,855	106,629	(238,226)	-69%
Other Income	936,217	78,018	143,736	65,718	84%	624,145	829,797	205,653	33%
Total Operating Revenue	\$ 46,799,410	\$ 3,899,951	\$4,255,211	\$ 355,260	9%	\$ 31,199,607	\$ 32,532,504	\$1,332,897	4%
Operating Expenses									
Administration	\$ 6,602,315	\$ 550,193	\$ 526,212	\$ (23,981)	-4%	\$ 4,401,543	\$ 4,213,783	\$ (187,761)	-4%
Tenant Services	976,626	81,386	61,676	(19,709)	-24%	651,084	526,506	(124,578)	-19%
Utilities	1,520,020	126,668	131,365	4,697	4%	1,013,347	1,016,220	2,874	0%
Ordinary maintenance & operations	5,897,110	491,426	514,350	22,924	5%	3,931,407	3,728,029	(203,378)	-5%
Protective Services	158,140	13,178	32,451	19,273	146%	105,427	156,506	51,079	48%
General expense	2,533,650	211,138	298,774	87,637	42%	1,689,100	1,563,613	(125,487)	-7%
Housing Assistance Payments	26,480,562	2,206,714	2,179,624	(27,089)	-1%	17,653,708	17,841,491	187,783	1%
Debt Service	257,120	21,427	21,587	160	1%	171,413	172,696	1,283	1%
CY Reserves	2,373,867	197,822	489,171	291,349	147%	1,582,578	3,313,660	1,731,082	109%
Total Operating Expense	\$ 46,799,410	\$ 3,899,951	\$4,255,211	\$ 355,260	9%	\$ 31,199,607	\$ 32,532,503	\$1,332,896	4%
NET SURPLUS (DEFICIT)	-	-	-	(0)		-	1	1	

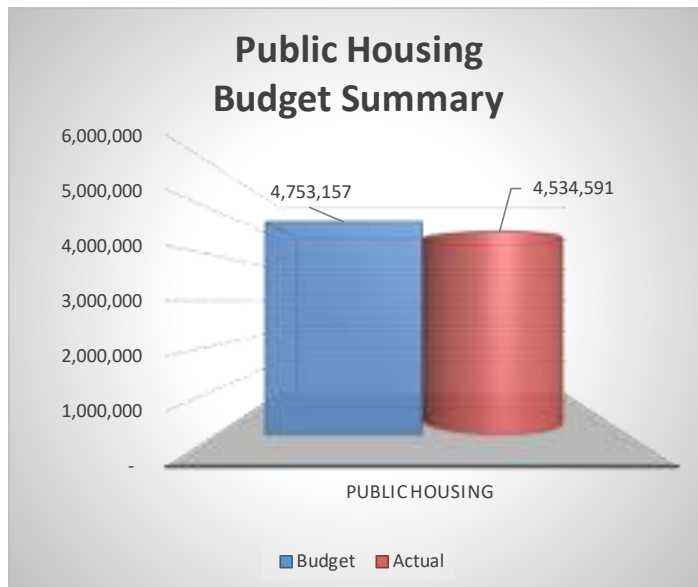
B. CENTRAL OFFICE



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

Overall, as of August 31, 2021, the Central Office was \$2,481K or less than 1% over budget and had a net reserve of \$428K

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 August 31, 2021, Public Housing (PH) was \$218K or 4.6% under budget and had a net “restricted reserve” of \$497K. Seven (7) Amps had a surplus totaling \$596K and four (4) Amps had a deficit totaling \$99K.

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 August 31, 2021, Public Housing- AMP 1 generated a generated a deficit of \$3,010, which is \$3,943 or 57% under the projected deficit.

II. PUBLIC HOUSING- AMP 3

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

For the period ending August 31, 2021, Public Housing-AMP 3 generated reserves of \$356,998, 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 August 31, 2021, Public Housing- AMP 4 generated reserves of \$71,529, 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 August 31, 2021, Public Housing- AMP 5 generated a deficit of \$17,945, which is \$2,662 or 17% 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 August 31, 2021, Public Housing- AMP 6 generated a deficit of \$68,429, which is \$40,579 or 145% 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 August 31, 2021, Public Housing- AMP 7 generated a deficit of \$9,820, which is \$26,856 or 73% under the projected deficit. reserves.

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 August 31, 2021, Public Housing- AMP 8 generated a reserve of \$5,920, 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 August 31, 2021, Public Housing- AMP 9 generated a reserve of \$34,872, 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 August 31, 2021, Public Housing- AMP 10 generated a reserve of \$11,480, 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.

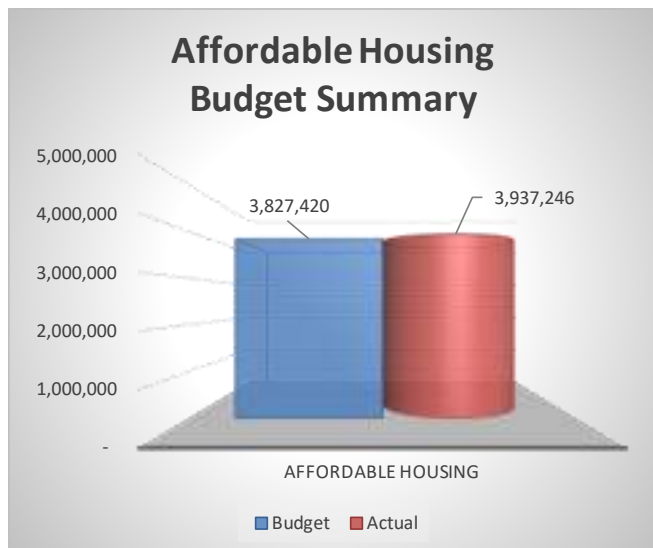
For the period ending August 31, 2021, Public Housing- AMP 11 generated a reserve of \$22,578, which is restricted to the Limited Partnership and is used to fund replacement reserves.

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 August 31, 2021, Public Housing- AMP 12 generated a reserve of \$93,000 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 August 31, 2021, ARHA's Affordable Housing was \$109K or 2.9% over budget and had a net CY operating reserves of \$769K.

Three (3) properties, James Bland V, Quaker Hill, and Princess Square generated restricted reserves of \$448K. Two (2) properties, Hopkins Tancil and Miller Homes generated unrestricted reserves of \$328K. One (1) property

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

I. OLD TOWN COMMONS V- (JB V)

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

For the period ending August 31, 2021, JB V generated a reserve of \$136,354, 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 August 31, 2021, Miller Homes generated an (unrestricted) reserve of \$85,143 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 August 31, 2021, Hopkins Tancil generated an (unrestricted) reserve of \$243,540, 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 August 31, 2021, Quaker Hill generated a restricted reserve of \$98,529, 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.

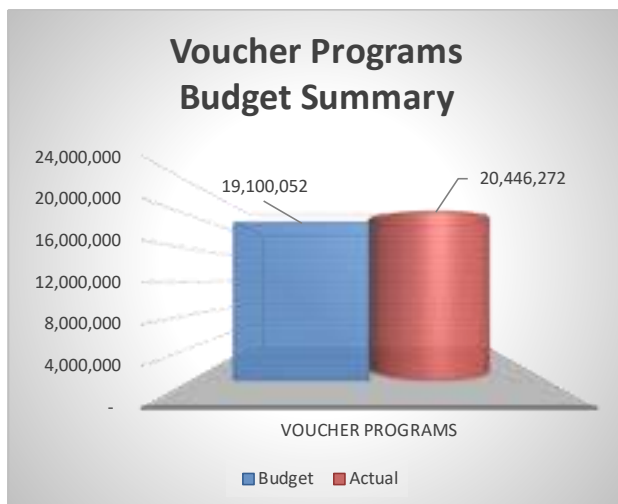
For the period ending August 31, 2021, Princess Square generated a restricted reserve of \$213,417, which is restricted to fund replacement reserves.

VI. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending August 31, 2021, Pendleton Park generated a deficit of \$7,428, 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 August 31, 2021, ARHA's Voucher Program was 1.34MM or 7.05% over the projected budget.

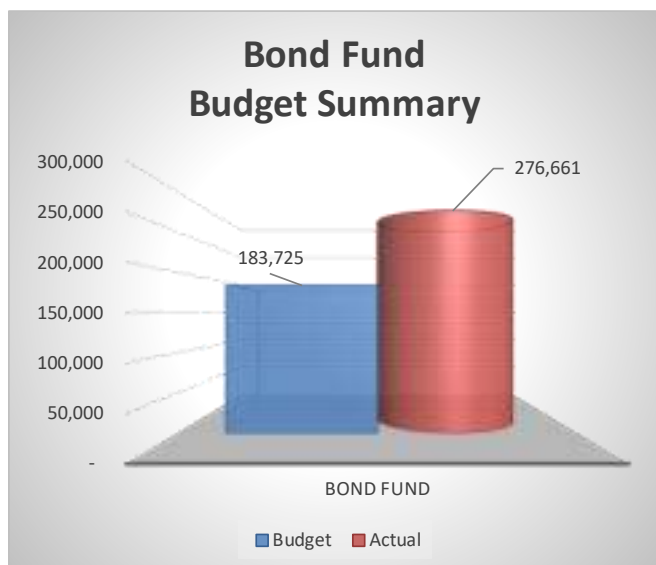
I. HOUSING CHOICE VOUCHER PROGRAM

For the period ending August 31, 2021, the Housing Choice Voucher Program (HCVP) operated with a surplus of \$1,171,683, which is restricted to HCVP.

II. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending August 31, 2021, Mod-Rehab operated with a surplus of \$106,654 which is restricted to the Mod Rehab Program.

F. BOND FUND SUMMARY



As of August 31, 2021, ARHA's Bond Fund had \$92K 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 AUGUST 31, 2021

	Total Actual	Total Budget	Over / (Under) Budget	*Central Office (C.O.)			Public Housing AMP 1		
				Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	2,826,617	2,773,733	52,884	-	-	-	358,951	369,133	(10,182)
Rental Assistance	2,649,788	2,641,733	8,055	-	-	-	-	-	-
Governmental Grants	19,080,573	17,620,375	1,460,199	-	-	-	-	-	-
Local Grants	110,887	138,550	(27,663)	110,887	138,550	(27,663)	-	-	-
Management/Fee for Service	2,453,011	2,379,100	73,911	2,453,011	2,379,100	73,911	-	-	-
Bookkeeping Fee	161,314	166,600	(5,287)	161,314	166,600	(5,287)	-	-	-
Asset Management Fee	82,560	83,767	(1,207)	82,560	83,767	(1,207)	-	-	-
HCVP Asset Management Fee	1,550,652	1,649,482	(98,830)	256,417	274,900	(18,483)	-	-	-
Operating Subsidy	2,680,134	2,772,567	(92,432)	-	-	-	563,092	574,667	(11,575)
Investment Income	540	4,700	(4,160)	16	67	(50)	76	2,133	(2,058)
CY Transfers	106,629	344,855	(238,226)	-	43,137	(43,137)	3,010	6,953	(3,943)
Other Income	829,797	624,145	205,653	273,529	249,133	24,396	45,311	52,933	(7,623)
Total Operating Revenue	32,532,504	31,199,607	1,332,897	3,337,734	3,335,253	2,481	970,439	1,005,820	(35,381)
<u>Operating Expenses</u>									
Administration	4,213,783	4,401,543	(187,761)	1,261,952	1,290,107	(28,154)	249,581	246,320	3,261
Tenant Services	526,506	651,084	(124,578)	192,916	241,333	(48,417)	44,094	44,900	(806)
Utilities	1,016,220	1,013,347	2,874	45,594	47,667	(2,072)	209,014	229,667	(20,653)
Ordinary maintenance & operations	3,728,029	3,931,407	(203,378)	986,563	1,144,030	(157,467)	259,994	334,733	(74,740)
Protective Services	156,506	105,427	51,079	6,030	1,313	4,717	109,565	50,333	59,231
General expense	1,563,613	1,689,100	(125,487)	416,409	464,000	(47,591)	98,192	99,866.67	(1,674)
Housing Assistance Payments	17,841,491	17,653,708	187,783	-	-	-	-	-	-
Debt Service	172,696	171,413	1,283	-	-	-	-	-	-
CY Reserves	3,313,660	1,582,578	1,731,082	428,270	146,803	281,467	-	-	-
Total Operating Expense	32,532,503	31,199,607	1,332,896	3,337,734	3,335,253	2,481	970,439	1,005,820	(35,381)
ADJUSTED NET INCOME(LOSS)	1	-	1	0	-	0	(0)	-	(0)



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

	Public Housing AMP 3			Public Housing AMP 4			Public Housing AMP 5		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	290,426	274,000	16,426	400,934	413,333	(12,400)	23,404	21,000	2,404
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	873,482	918,567	(45,085)	399,575	417,733	(18,159)	12,503	12,767	(264)
Investment Income	0	-	0	-	-	-	-	-	-
CY Transfers	-	-	-	-	141,610	(141,610)	17,945	15,283	2,662
Other Income	13,829	12,333	1,496	11,425	14,000	(2,575)	105	-	105
Total Operating Revenue	1,177,738	1,204,900	(27,162)	811,933	986,677	(174,743)	53,957	49,050	4,907
<u>Operating Expenses</u>									
Administration	216,628	212,743	3,885	321,999	321,977	23	34,480	22,797	11,683
Tenant Services	3,905	10,933	(7,028)	10,000	1,447	8,553	6	60	(54)
Utilities	265,492	270,000	(4,508)	115,241	125,467	(10,225)	11,164	11,467	(303)
Ordinary maintenance & operations	231,220	321,400	(90,180)	208,088	358,237	(150,149)	783	6,933	(6,151)
Protective Services	21,276	20,100	1,176	-	3,467	(3,467)	-	-	-
General expense	82,220	84,847	(2,627)	85,076	131,267	(46,191)	7,525	7,793	(269)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	356,998	284,877	72,121	71,529	44,817	26,712	-	-	-
Total Operating Expense	1,177,738	1,204,900	(27,162)	811,933	986,677	(174,744)	53,957	49,050	4,907
ADJUSTED NET INCOME(LOSS)	(0)	-	(0)	0	-	0	(0)	-	(0)



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

	LIHTC/Public Housing AMP 6			LIHTC/Public Housing AMP 7			LIHTC/Public Housing AMP 8		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	133,465	122,933	10,532	100,989	99,667	1,322	33,131	48,000	(14,869)
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	140,377	143,333	(2,956)	132,447	135,200	(2,753)	126,038	128,667	(2,629)
Investment Income	-	-	-	-	-	-	74	280	(206)
CY Transfers	68,426	27,847	40,579	9,820	36,677	(26,857)	-	-	-
Other Income	6,139	2,067	4,072	1,696	2,333	(637)	70	-	70
Total Operating Revenue	348,407	296,180	52,227	244,952	273,877	(28,925)	159,312	176,947	(17,634)
<u>Operating Expenses</u>									
Administration	141,744	143,880	(2,136)	79,527	80,360	(833)	59,422	68,707	(9,284)
Tenant Services	33,512	26,067	7,446	58	473	(416)	1,338	547	791
Utilities	997	1,100	(103)	6,576	4,247	2,329	10,408	20,467	(10,059)
Ordinary maintenance & operations	127,544	86,800	40,744	110,351	136,400	(26,049)	61,375	71,500	(10,125)
Protective Services	-	-	-	2,160	2,400	(240)	240	333	(93)
General expense	44,609	38,333	6,275	46,280	42,707	3,573	20,609	15,167	5,443
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	7,290	(7,290)	5,920	227	5,693
Total Operating Expense	348,407	296,180	52,227	244,951	273,877	(28,925)	159,312	176,947	(17,635)
ADJUSTED NET INCOME(LOSS)	0	-	0	0	-	0	0	-	0



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

	LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	43,210	47,200	(3,990)	41,625	35,000	6,625	60,271	53,600	6,671
Rental Assistance	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	200,049	204,233	(4,184)	70,016	71,467	(1,451)	54,798	55,933	(1,135)
Investment Income	73	220	(147)	-	-	-	-	-	-
CY Transfers	-	-	-	-	4,833	(4,833)	-	-	-
Other Income	728	3,433	(2,706)	155	233	(78)	374	2,133	(1,760)
Total Operating Revenue	244,060	255,087	(11,027)	111,796	111,533	263	115,443	111,667	3,776
<u>Operating Expenses</u>									
Administration	71,916	76,467	(4,550)	44,904	41,147	3,757	46,445	40,507	5,938
Tenant Services	153	467	(314)	22	167	(145)	22	180	(158)
Utilities	6,293	7,100	(807)	1,340	1,333	7	3,048	3,000	48
Ordinary maintenance & operations	98,871	122,967	(24,095)	39,974	54,667	(14,693)	28,214	38,933	(10,719)
Protective Services	720	4,000	(3,280)	2,880	3,333	(453)	2,264	3,333	(1,069)
General expense	31,235	29,833	1,401	11,197	10,887	311	12,872	11,333	1,538
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	34,872	14,253	20,619	11,480	-	11,480	22,578	14,380	8,198
Total Operating Expense	244,060	255,087	(11,027)	111,796	111,533	263	115,442	111,667	3,776
ADJUSTED NET INCOME(LOSS)	0	-	0	(0)	-	(0)	0	-	0



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

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes		
	Actual	Budget	Over /	Actual	Budget	Over /	Actual	Budget	Over /
			(Under) Budget			(Under) Budget			(Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	169,614	154,667	14,947	141,028	150,533	(9,505)	73,712	79,533	(5,821)
Rental Assistance	-	-	-	398,995	383,200	15,795	135,288	112,000	23,288
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	107,760	110,000	(2,241)	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	19,181	16,753	2,428	19,097	17,567	1,530	320	3,000	(2,680)
Total Operating Revenue	296,555	281,420	15,135	559,120	551,300	7,820	209,320	194,533	14,787
<u>Operating Expenses</u>									
Administration	96,547	94,927	1,620	118,850	123,447	(4,596)	59,427	62,633	(3,207)
Tenant Services	53	-	53	41,673	49,067	(7,394)	-	13	(13)
Utilities	19,683	26,533	(6,850)	27,577	30,000	(2,423)	656	633	22
Ordinary maintenance & operations	60,661	110,267	(49,606)	184,485	209,267	(24,781)	58,425	51,040	7,385
Protective Services	5,231	5,333	(102)	5,100	8,133	(3,033)	-	13	(13)
General expense	21,380	26,067	(4,686)	45,080	47,867	(2,787)	5,670	6,233	(564)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-
CY Reserves	93,000	18,293	74,707	136,354	83,520	52,834	85,143	73,967	11,176
Total Operating Expense	296,555	281,420	15,135	559,119	551,300	7,819	209,320	194,533	14,787
ADJUSTED NET INCOME(LOSS)	0	-	0	0	-	0	(0)	-	(0)



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

	Hopkins-Tancil			LIHTC/Quaker Hill LP			Princess Square		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
<u>Operating Revenue</u>									
Dwelling Rent	250,609	219,742	30,867	264,248	294,583	(30,335)	222,397	189,000	33,397
Rental Assistance	736,712	722,458	14,254	449,624	444,675	4,949	533,099	567,000	(33,901)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	3	23	(20)	86	292	(205)	84	-	84
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	3,510	5,367	(1,857)	70,616	4,725	65,891	5,628	6,767	(1,139)
Total Operating Revenue	990,834	947,590	43,244	784,575	744,275	40,300	761,207	762,767	(1,559)
<u>Operating Expenses</u>									
Administration	131,720	135,654	(3,934)	215,936	220,436	(4,500)	77,653	92,406	(14,753)
Tenant Services	64,645	71,983	(7,338)	583	5,833	(5,250)	490	3,967	(3,477)
Utilities	155,849	96,250	59,599	2,491	2,479	12	77,484	76,417	1,067
Ordinary maintenance & operations	367,795	292,833	74,961	330,611	133,408	197,203	221,895	289,042	(67,147)
Protective Services	665	1,167	(502)	-	-	-	245	1,750	(1,505)
General expense	43,786	63,992	(20,206)	104,201	107,829	(3,628)	142,411	145,075	(2,664)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	54,201	53,083	1,118	57,519	57,528	(9)
CY Reserves	226,374	285,711	(59,337)	76,551	221,206	(144,655)	183,511	96,583	86,929
Total Operating Expense	990,834	947,590	43,244	784,575	744,275	40,300	761,207	762,767	(1,559)
ADJUSTED NET INCOME(LOSS)	-	-	0	-	-	(0)	0	-	0



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

	Hopkins-Tancil			LIHTC/Quaker Hill LP			Princess Square		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue									
Dwelling Rent	287,686	251,133	36,552	306,911	336,667	(29,756)	261,875	216,000	45,875
Rental Assistance	836,300	825,667	10,633	510,531	508,200	2,331	607,070	648,000	(40,930)
Governmental Grants	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-
Investment Income	4	27	(23)	107	333	(227)	98	-	98
CY Transfers	-	-	-	-	-	-	-	-	-
Other Income	4,159	6,133	(1,975)	70,616	5,400	65,216	5,903	7,733	(1,831)
Total Operating Revenue	1,128,148	1,082,960	45,188	888,165	850,600	37,565	874,945	871,733	3,212
Operating Expenses									
Administration	155,833	155,033	800	247,344	251,927	(4,582)	91,220	105,607	(14,387)
Tenant Services	76,045	82,267	(6,222)	583	6,667	(6,084)	490	4,533	(4,043)
Utilities	173,865	110,000	63,865	2,494	2,833	(339)	84,477	87,333	(2,857)
Ordinary maintenance & operations	427,372	334,667	92,706	360,491	152,467	208,024	256,574	330,333	(73,760)
Protective Services	760	1,333	(573)	-	-	-	280	2,000	(1,720)
General expense	50,733	73,133	(22,400)	116,779	123,233	(6,454)	162,751	165,800	(3,049)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	61,944	60,667	1,277	65,736	65,747	(11)
CY Reserves	243,540	326,527	(82,987)	98,529	252,807	(154,277)	213,417	110,380	103,037
Total Operating Expense	1,128,148	1,082,960	45,188	888,165	850,600	37,565	874,945	871,733	3,211
ADJUSTED NET INCOME(LOSS)	-	-	0	-	-	-	0	-	0



G. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING AUGUST 31, 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			Budget
Operating Revenue												
Dwelling Rent	99,386	101,333	(1,947)	-	-	-	-	-	-	-	-	-
Rental Assistance	161,604	164,667	(3,063)	-	-	-	-	-	-	-	-	-
Governmental Grants	-	-	-	18,163,989	16,748,041	1,415,948	916,584	872,333	44,251	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	1,192,392	1,274,582	(82,190)	101,844	100,000	1,844	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(67)	27	(94)	81	1,400	(1,319)	43	80	(37)	35	133	(99)
CY Transfers	7,428	-	7,428	-	68,515	(68,515)	-	-	-	-	-	-
Other Income	9,198	10,267	(1,069)	71,338	35,100	36,238	-	-	-	276,626	183,591	93,035
Total Operating Revenue	277,548	276,293	1,255	19,427,801	18,127,639	1,300,162	1,018,471	972,413	46,058	276,661	183,725	92,936
Operating Expenses												
Administration	46,705	51,027	(4,322)	811,198	926,400	(115,202)	43,703	60,533	(16,831)	14,356	25,000	(10,644)
Tenant Services	-	-	-	93,026	175,297	(82,271)	-	-	-	28,612	6,667	21,945
Utilities	32,303	34,500	(2,197)	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operations	89,445	62,333	27,112	137,599	4,433	133,165	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-	-	-	-	-	-	-
General expense	64,079	61,600	2,479	235,785	240,133	(4,349)	5,134	9,000	(3,866)	-	-	-
Housing Assistance Payments	-	-	-	16,978,510	16,781,375	197,135	862,981	872,333	(9,352)	-	-	-
Debt Service	45,016	45,000	16	-	-	-	-	-	-	-	-	-
CY Reserves	-	21,833	(21,833)	1,171,683	-	1,171,683	106,654	30,547	76,107	233,693	152,058	81,635
Total Operating Expense	277,548	276,293	1,255	19,427,801	18,127,639	1,300,162	1,018,471	972,413	46,058	276,661	183,725	92,936
ADJUSTED NET INCOME(LOSS)	0	-	0	(0)	-	(0)	(0)	-	(0)	0	-	0



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

Project Name	# of Units	January	March	June	July	August	September	Total	Tenant Avg. Rental Income/Unit
Public Housing Units									
*Ladrey High-rise	170	48,170	44,613	45,246	47,307	47,371	44,941	\$ 412,298	\$ 271
*Samuel Madden	66	12,668	12,154	11,858	11,587	12,005	12,303	\$ 109,370	\$ 187
*Andrew Adkins	90	20,145	25,063	26,577	25,181	24,426	19,467	\$ 212,653	\$ 265
*4-10 Scattered Sites	50	17,156	15,388	18,081	18,362	17,518	18,127	\$ 151,974	\$ 338
*4-11 Scattered Sites	30	9,805	9,538	8,548	7,702	7,366	6,931	\$ 76,367	\$ 283
*4-12 Scattered Sites	41	13,583	15,055	14,411	14,646	14,274	14,398	\$ 130,720	\$ 354
*Park Place	38	12,142	11,700	11,263	11,081	10,855	8,650	\$ 100,234	\$ 293
*Saxony Square	5	2,268	3,055	3,040	3,040	3,040	3,040	\$ 26,145	\$ 581
*Chatham Square	52	16,082	14,987	17,424	17,437	18,593	19,700	\$ 152,617	\$ 326
*Braddock	6	1,737	894	974	974	2,433	2,433	\$ 11,716	\$ 217
*Whiting	24	5,875	3,905	5,606	5,764	5,359	5,502	\$ 45,251	\$ 209
*Reynolds	18	7,973	6,617	6,885	7,015	7,041	6,373	\$ 61,545	\$ 380
*Old Dominion	36	7,495	4,776	5,198	5,201	5,108	4,812	\$ 45,657	\$ 141
*West Glebe	48	6,151	6,122	5,652	6,221	6,839	6,094	\$ 55,307	\$ 128
*James Bland I	18	3,270	4,720	5,456	5,134	4,727	5,329	\$ 44,626	\$ 275
*James Bland II	18	6,040	7,290	8,000	8,957	8,042	8,042	\$ 68,206	\$ 421
*James Bland IV	44	17,553	20,810	22,678	23,016	22,489	22,319	\$ 188,800	\$ 477
**Total Public Housing	754	\$ 208,113	206,687	216,897	218,625	217,486	208,461	\$ 1,893,486	\$ 303



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

Project Name	# of Units	January	March	June	July	August	September	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units									
*Quaker Hill LP	60	43,518	40,924	41,522	38,339	42,663	43,362	\$ 372,262	\$ 689
-Renal Assistance		62,148	64,232	64,105	65,045	60,907	60,990	\$ 570,164	
Pendleton Park I	20	10,815	12,283	12,631	13,342	11,733	11,324	\$ 106,331	\$ 591
-Renal Assistance		17,605	18,219	16,821	17,773	13,958	13,333	\$ 149,834	
Pendleton Park II	4	1,186	1,054	1,054	949	949	949	\$ 9,303	\$ 258
-Renal Assistance		8,669	2,470	2,590	2,694	2,694	2,878	\$ 29,805	
Hopkins Tancil (Mod Rehab)	111	33,544	30,055	33,857	35,280	36,896	37,216	\$ 305,149	\$ 311
-Renal Assistance		99,217	105,818	100,603	99,518	97,526	99,920	\$ 913,361	
*James Bland V	54	21,332	18,572	16,587	19,546	18,850	18,713	\$ 168,552	\$ 347
-Renal Assistance		44,865	50,353	52,882	50,263	50,075	50,212	\$ 443,153	
*Miller Homes	16	10,912	9,554	11,207	11,207	11,303	11,656	\$ 95,391	\$ 662
-Renal Assistance		14,970	16,905	16,957	16,957	16,861	16,861	\$ 149,078	
*Princess Square	69	25,023	27,567	42,632	42,898	44,762	42,008	\$ 324,652	\$ 530
-Renal Assistance		79,757	77,330	71,590	75,366	74,319	66,801	\$ 667,860	
Total Non-Public Housing	334	\$ 473,561	475,336	485,038	489,177	483,496	476,223	\$ 4,304,895	484
Totals	1088	\$ 681,674	\$ 682,023	\$ 701,935	\$ 707,802	\$ 700,982	\$ 684,684	\$ 6,198,381	

Total Monthly Average- (Actual)

\$ 688,709

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.

*Resolution 830 units

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

V. DEVELOPMENT

I. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

1. CONSTRUCTION

BAR and the city are still working through an encroachment issue into the rear alley to the property. The pad installed for the Dominion transformer at the rear of the building encroaches onto the sidewalk in the alley by inches. As a result, a ramp needs to be constructed. This issue will be resolved by the end of September.

2. PROJECT CLOSEOUT

Staff is working with Enterprise for release of the second and third equity installments. Since the construction loan payment is due on September 28, the goal is to wrap up all outstanding issues for the two installments on or before that date. Staff is still on target to reach this milestone.

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

B. PARK SQUARE/SAXONY RENOVATIONS AND REPOSITIONING

With the condo Board approvals, staff coordinated the procurement of subcontractors who will complete the interior demo and installation of cabinets, fixtures, appliance, and lighting, as well as installation of new floors and painting the entire unit. This work is scheduled to commence in September.

Development staff has arranged to meet weekly with the HUD Field Office to commence the process for converting the operating subsidies on the units once the residents return to the renovated units.

C. SAMUEL MADDEN REDEVELOPMENT

Staff negotiated a Confidentiality and Non-Disclosure Agreement with the team with whom we will be negotiating a term sheet. Staff and the team have established a schedule for delivery of drafts and meetings for review of these drafts leading to a final document to submit to the ARHA Board for review and eventual acceptance. The goal is to complete this process on or before mid-October.

D. CHATHAM SQUARE/BWR RE-SYNDICATION

The Limited Partner for Chatham Square is on target to withdraw from the existing partnership in late September.

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

Development staff submitted four applications for “Planning Funds” from the City for a total of \$300,000. These funds are to be used to offset costs incurred by ARHA for the preparation of the development programs for Park/Saxony, the resyndication of BWR & Chatham, the planning funds expended for Ladrey, and the negotiation of the term sheet for the Madden project.

In addition, for the Madden and Ladrey redevelopment projects, staff submitted applications for “Pre-development Funds”. These funds are to be used as ARHA’s contribution to pre-development expenditures, some of which may be project costs and other funds for costs associated with ARHA’s participation in the deal. We expect that these applications will be discussed at the next ARHA Affordable Housing Work Group and then be submitted by the City’s housing department to Council for its October meeting.

G. TAX CREDIT PORTFOLIO

August month-end financial and occupancy reports for all tax credit properties are underway for circulation to the tax credit investors. Boston Financial provided the calculation of the 2020 distributions are being revised after review and will be resubmitted for payment. Follow up questions from Boston Financial for their annual tenant file review have been addressed and awaiting comments or closure. Insurance certificates have been updated and forwarded to Boston Financial for review.

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	30	0
Chatham Square	25	0
Samuel Madden	31	0
Andrew Adkins	22	0
James Bland V	77	2
Princess Square	5	0
Ladrey	24	0
HCVP	70	0
Scattered Sites	31	0
City-wide	46	0
TOTAL	361	2

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 aged 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 April broken down by property.

Household Contacts Numbers Reached	
Property	August 1 – August 31, 2021
Hopkins-Tancil	91
Chatham Square	33
Samuel Madden	48
Andrew Adkins	59
James Bland /OTC	82
Princess Square	29
Ladrey Highrise	164
West Glebe/Old Dominion	49
Pendleton Park/Park Place	54
Scattered Sites	43
HCVP/City-wide	48
Total	700

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 August, volunteers assisted with summer camp sessions, conducted read aloud sessions, assisted with food distributions, conducted virtual workshops, helped with the community garden program, and assisted with the backpack/school supply distributions at Charles Houston and Samuel Tucker. 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	0	64	\$1,725.44

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



SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	August 2021	YTD
Healthcare & Medical	36	576
Financial Assistance/Literacy Education	41	589
Daily Living Skills/Entitlements	4	26
Transportation	74	832
Enrollments/Registrations/Assessments	1	33
Adult Basic Education/Literacy/GED	1	7
Job Training Skills/Programs/Certifications	5	33
Childcare Services	14	76
Other	2	51
TOTAL	178	2,223

E. PARTNERSHIPS

Provider / Partner	Event/Activity – August 2021	# Participants Served
ACPS	Breakfast/Lunch Food Distribution	81 Families (516 Meals)
Division of Aging & Adult Services (DAAS)	Meal on Wheels	6
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations)	348
ALIVE	End of Month Food (Modified)	118
Capital Area Food Bank	Mobile Market	127
Russell Temple CME Church	Thursday Bags	60
ALIVE	Weekend Bags for Students/Families	120
Alexandria Health Dept.	Vaccination Clinics @ Ruby Tucker and Samuel Tucker	68 Vaccinated
Alfred Street Baptist Church	Brother's Keeper (School Supplies) & Feed the 5000 (Grocery Gift Cards)	500 Families
Firefighters & Friends	Backpack/School Supply Giveaway	900 Families
Total	10	2,754

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	YTD TOTAL
\$ 0	\$ 2,125.50	\$ 0	\$107,650.26

G. 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 41.

General Program Updates

In light of the City of Alexandria’s recent designation of substantial transmission of covid-19, the reopening for daily, in person programming at the Senior Center at Charles Houston, has been delayed indefinitely. Staff will monitor the City’s designation status and follow recommended guidelines from the Division of Aging and Adult Services in order to determine a new date. Other socially distanced and virtual activities such as the Monday Walking Club, the Arthritis Exercise Classes, the essential shopping trips, as well as co-sponsored activities with St. Martin’s Senior Center, will continue as scheduled.

Community Outreach

National Night Out returned this year as a part of a nationwide effort to strengthen police and community relations. ARHA partnered with the Alexandria Police Department, the Alexandria Sheriff’s Office, the Alexandria Fire Department, the Alexandria Recreation Department, and other city agencies to promote police-community partnerships and make our communities safer. ARHA sponsored six locations, which included:

- Ladrey High-rise
- Hopkins-Tancil/Ruby Tucker
- Princess Square
- Quaker Hill/Yale Drive
- Charles Houston Recreation Center
- Casa Chirilagua/Arlandria

Participants were treated to a variety of musical entertainment, along with activities such as face painting and sidewalk games. There were fun treats such as popcorn, snow cones, and doughnuts courtesy of Elizabeth’s Counter. Additionally, the Police Department and First Responders brought their Crime Investigation Van and special vehicles for youth to tour and the Fire Department provided water “spouts” at multiple locations. Images from all locations can be found in the photo section.

Staff completed another distribution of PPE (masks, gloves, and sanitizer) to help residents stay safe, as recent guidance is encouraging everyone to wear a mask, regardless of vaccination status. The distribution started on August 3rd, as a part of our National Night Out activities, and was completed on August 22nd, at our backpack distribution events. Altogether, 168,000 masks, 17,000 gloves, and 1,970 bottles of hand sanitizer were distributed to residents. Residents may contact staff if they missed one of the distribution events or need additional masks. The next distribution will take place in November.

ARHA partnered with Firefighters and Friends, Inc., and several other organizations to provide a Back-to-School event at 2 locations in the City of Alexandria. The first was at Charles Houston Recreation Center, for residents that reside near Old Town, and the second was Samuel Tucker Elementary School, for residents who live on the West End of the City.

Both events provided Backpacks and school supplies for PreK-12 students, athletic wear that was donated by HilcoGlobal and Fanatics, books provided by InspireLit, PPE, appearances by characters from Paw Patrol and service dogs, and an Ice Cream Truck. The Charles Houston location also provided haircuts/hairstyles for boys and girls from local barbers and the Paul Mitchell Beauty School, while Samuel Tucker provided a vaccination clinic for individuals 12 and above sponsored by the Alexandria Health Department.

We were able to distribute over 900 backpacks with supplies, 1500 books, 2000 pieces of athletic wear, 50,000 masks, and the Alexandria Health Department vaccinated 47 people, with many of those receiving their first dose. Overall, this was a wonderful event that provided our residents, and especially the youth, with the tools and support they needed to return to in person learning safely, while looking and feeling good. WJLA, WUSA, and WRC provided news coverage of the event as part of their local Back to School stories, and the Alexandria Gazette featured an article that can be found at the following link <http://connectionarchives.com/PDF/2021/082521/Alexandria.pdf>.

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

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

September 8	September 15	September 22	September 29
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).

I. PHOTOS

IMAGES FROM NATIONAL NIGHT OUT AND PPE DISTRIBUTION









IMAGES FROM BACKPACK/SCHOOL SUPPLY DISTRIBUTION





VII. CONSENT DOCKET

DATE: AUGUST 23, 2021

TO: Peter Kleeblatt, Chairman, ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: VOTE APPROVAL OF RESOLUTION No. 702-2021 TO SUBMIT TO HUD THE 2022 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 2022 Annual Agency Plan is October 15, 2021.

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 2022 Annual 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, a statement of financial resources, 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 public, and in consultation with the Resident association 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.

As a requirement of the Annual Agency Plan, Staff conducted two (2) public hearings (masks were required due to Covid-19), as well as, met with the Resident Association and 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 2022 ANNUAL AGENCY PLAN**

RESOLUTION No. 702-2021

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 accepted comments from the public and resident advisory board, which have been incorporated in the Plan; and

WHEREAS, HUD requires that the 2022 Annual Agency Plan be submitted on or before October 15th, 2021.

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 27, 2021

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Peter Kleeblatt, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

VIII. ACTION DOCKET

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

Alexandria Gazette Packet

SENIOR LIVING

PAGES 7-10

25 CENTS

Serving Alexandria for over 200 years • A Connection Newspaper

AUGUST 26, 2021

Carlyle 'Connie' Ring

Former City Councilman dies at 90.

BY JEANNE THEISMANN
GAZETTE PACKET

For decades, Connie Ring was a stalwart of public service. He served three terms on Alexandria City Council and as a member and chair of the Alexandria School Committee, was instrumental in the integration of Alexandria City Schools. On Aug. 19, the longtime community leader died at his home at Goodwin House Alexandria. He was 90 years old.

where his father served as headmaster. In 1951, he graduated summa cum laude with a degree in history from Hamilton College.

Ring began his law studies at Columbia Law School but transferred to Duke University School of Law to follow his heart and future

Committee from 1961 to 1968 and from 1969 to 1978 served as an appointed member of the Alexandria School Committee as the school system was integrating its public schools. He served as chair from 1976 to 1978. He was a member of the Alexandria Redevelopment and Housing Authority for 11 years.

"Connie knew this city inside and out," Cleveland said. "He taught me about building coalitions and knew how to touch people, especially those in the African American community."



PHOTO BY PHOTOGRAPHY/ALPERSON/SARASTEVEN

Former City Councilman Carlyle "Connie" Ring died Aug. 19 at the age of 90.

"Connie Ring was my mentor," said former vice mayor Bill Cleveland.

"Along with Bob Calhoun, Connie brought me into the Republican circle. He taught me about conservative issues, but more importantly, he taught me about neighborhood issues and that's what Alexandria is all about."

Carlyle Conwell Ring Jr. was born May 25, 1931, in Camden, N.Y., the third of six children born to Carlyle Conwell Ring Sr. and Mary Lois Tooley Ring. He graduated from Jamestown High School,

wife, Jane Norwood Lee, who he met while working a summer job in Chautauqua, N.Y. He graduated from Duke in 1956.

Ring and his wife were married in secret in 1954 with a public wedding taking place in 1955. In 1956, the couple moved to Alexandria and together raised four children.

While practicing law, Ring pursued public service. He chaired the Alexandria City Republican

Ring was appointed by Governor Linwood Holton to serve on the Uniform

Law Commission, chairing the committee that drafted the Uniform Computer Information Transactions Act of 2000, which was the only law governing valid contracts over the Internet. He was also a major author of the Uniform Commercial Code, Article 4A, which refers to remittances, and was adopted by all 50 states.

In 2011, Ring was named a Living Legend of Alexandria. He was also honored by Duke University,

which selected him as the first recipient of the Charles S. Murphy Award for Achievement in Civic Service.

Ring is survived by his wife Jane, his four children and their spouses: Donna Lee and Eric Moss of Towson, Md.; Mary Elizabeth "Libby" and Steve Lord of Stuart, Fla.; Russell "Rusty" Conwell and Lori Ring of Alexandria; John Rod-erick "Roddy" and Lisa Ring of Alexandria; 10 grandchildren and a great grandson.

A memorial service is scheduled

for Aug. 27 at 11 a.m. at Westminster Presbyterian Church. In lieu of flowers, donations may be made to Westminster Presbyterian Church, 2701 Cameron Mills Road, Alexandria, VA 22302; The Alexandria Symphony Orchestra, 700 N. Fairfax Street, Suite 501, Alexandria, VA 22314; or The TWIG, PO Box 26324, Alexandria, VA 22313.

"Connie Ring was a man that felt real compassion for this city and all its people," Cleveland said. "He poured himself into me and I will never, ever forget him."

Leader of the Pack Backpacks, haircuts provided for back-to-school.



Marvin Goldsmith of Pro Image Barbers gives a haircut to a young boy as part of the back-to-school event Aug. 22 at



Hundreds of families line up at Samuel Tucker Elementary School

prior to the start of the Aug. 22 backpack and haircut back-to-school day.

NEWS

Backpacks, Haircuts Provided for Back-to-school

FROM PAGE 1

haircuts were provided by volun-teers from Paul Mitchell the School (Woodbridge), Heads Up, Hands in Motion II, and Del Ray barber Gary Bailey.

“Without the support of our sponsors this would not have been possible,” Willie Bailey said. “And kudos to our public safety team for stepping up to hang out with the kids prior to the start of school. When we are not running 911 emergencies we are trying to find other ways to help our communi-ty and today it was providing free haircuts and a fun day for the kids before the start of the new school year.”

Sponsors for the events include: Jack Taylor’s Alexandria Toyota; Departmental Progressive Club; Chadwick’s Restaurant; InspireLit (Free Books); Apple Federal Credit Union; Alexandria Dept. of Recreation & Parks; Alpha Corporation; Connection Newspapers; 7-11 Corporate Office; Psi-Nu Omega Psi Phi (Alexandria Chapter); Education Association of Alexandria; and Alexandria Police, Fire and Sheriff’s Departments.

“We came together to help pre-pare the kids for school but also add a little fun to their day,” Bai-ley added. “We did hear from some families that if we had not provid-ed the services here today that they would not have received a haircut or new hairstyle for the start of the school year.

“With the pandemic and the loss of jobs this really made a differ-ence today. The kids look good, they feel good, and now they will return to school with the tools needed to succeed.”



Organizer Willie Bailey, left, leads a family to select a new backpack and articles of clothing Aug. 22 at Charles Houston Elementary School.



Del Ray barber Gary Bailey provides a young boy with a new hair-cut Aug. 22 at Charles Houston Recreation Center.



Nelson Green Jr, left, of the Departmental Progressive Club, with attendees and a clown from Clown Around Aug. 22 at Charles Houston Recreation Center.

PHOTOS BY JANET BARNETT/GAZETTE PACKET



Alexandria Fire Chief Corey Smedley, second from left, is joined by Acting Chief of Police Don Hayes, right, and other first responders along with a participant at the Aug. 22 back-to-school event at Charles Houston Recreation Center.