

**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

**AUDITED
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
DECEMBER 31, 2024**

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

AUDITED
FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2024

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1
Management's Discussion and Analysis.....	4
Statement of Net Position	15
Statement of Revenues, Expenses and Changes in Fund Net Position	17
Statement of Cash Flows	18
Notes to Financial Statements	20
SUPPORTING SCHEDULES	
Schedule of Expenditures of Federal Awards	44
Notes to Schedule of Expenditures of Federal Awards	45
FINANCIAL COMPLIANCE REPORTS FOR FEDERAL FUNDS	
Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance	46
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	49
Status of Prior Audit Findings.....	51
Schedule of Findings and Questioned Costs	52
REQUIRED SUPPLEMENTAL INFORMATION	
Financial Data Schedule.....	55
Required Supplementary Information Related to Pensions.....	60
Notes to Required Supplementary Information Related to Pensions	63
Required Supplementary Information Related to OPEB.....	64
Notes to Required Supplementary Information Related to OPEB	68



INDEPENDENT AUDITOR'S REPORT

The Board of Commissioners
Alexandria Redevelopment
and Housing Authority
Alexandria, Virginia

Opinions

We have audited the accompanying financial statements of the business-type activities of the Alexandria Redevelopment and Housing Authority as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Alexandria Redevelopment and Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Alexandria Redevelopment and Housing Authority, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the blended component units of West Glebe, L.P., Pendleton Park, L.L.C., Old Dominion Housing, L.P., James Bland I, L.P., James Bland II, L.P., James Bland IV, L.P.; James Bland V, L.P., Ramsey Homes, L.P., and Madden AUOE, L.P. which represent 100% of the assets, net position, and revenues of the blended component unit column as reported on the Financial Data Schedule as of December 31, 2024.

Those statements of the blended component units mentioned above were audited by other auditors whose reports have been furnished to us. We have applied audit procedures on the conversion adjustments to the financial statements of the blended component units mentioned above which conform the presentation of those financial statements to present in accordance with accounting standards issued by the Governmental Accounting Standards Board. Our opinion, insofar as it relates to the amounts included for the blended component units mentioned above, prior to these conversion adjustments, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to the financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Putnam Housing Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

The financial statements of West Glebe, L.P., Old Dominion Housing, L.P., James Bland II, L.P., James Bland IV, L.P.; James Bland V, L.P., Ramsey Homes, L.P., and Madden AUOE, L.P. were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Alexandria Redevelopment and Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Alexandria Redevelopment and Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Alexandria Redevelopment and Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 through 14, the Schedule of Net Pension and Other Post Employment Benefit Liabilities and the Schedule of Employer Contributions to the Virginia Retirement System on pages 60 through 68 be presented to supplement the basic financial statements.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements.

The accompanying Schedule of Expenditures of Federal Awards, Financial Data Schedule, and other supplementary information as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 29, 2025, on our consideration of the Alexandria Redevelopment and Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Alexandria Redevelopment and Housing Authority's internal control over financial reporting and compliance.



Dooley & Vicars
Certified Public Accountants, L.L.P.

Richmond, Virginia
September 29, 2025

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY MANAGEMENT'S DISCUSSION & ANALYSIS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024

This section of the Authority's annual financial report presents Management's analysis of the Authority's financial performance during the fiscal year ended December 31, 2024.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS:

- The Authority had total revenues of \$48.84 million and expenses of \$48.51 million for the fiscal year ended December 31, 2024.
- The Authority's Net Position was materially consistent with the prior period as December 31, 2024, balance was \$120.1 million which represents a decrease of \$320,952 or .27% from the \$119.8 million balance at the end of 2023.
- The Authority was awarded a Capital Fund (CFP) 2024 grant during fiscal year 2024 in the amount of \$2,047,487, which was a decrease of \$19,176 over the prior year allocation of \$2,028,311. Total CFP expenditures during the year were \$1.54 million.
- The Authority received public housing operating subsidy in the amount of \$3,271,804.
- The Authority received funding for the Section 8 Housing Assistance Payments Programs in the amount of \$31,415,749.
- The Authority had two (2) Resident Opportunities Supportive Services active grant during the year. The total activity in the current year was \$219,455.

REQUIRED FINANCIAL STATEMENTS

The Management's Discussion and Analysis (MD&A) serves as an introduction to, and should be read in conjunction with, the basic audited financial statements and supplementary information. The MD&A represents management's examination and analysis of the Authority's financial condition and performance.

The financial statements report information about the Authority by using full accrual accounting methods as utilized by similar business activities in the private sector and present fairly, in all material respects, the financial position, results of operations and cash flows of the Authority in conformity with generally accepted accounting principles.

The Authority is engaged only in "Business-Type Activities" and is considered a "Special Purpose" government under Paragraph 138 of GASB 34. The Authority will present its financial statements according to Paragraph 138 of GASB 34 and will consist of the following: (a) Balance Sheet (b) Statement of Revenues, Expenses and Changes in Net Position (income statement), and (c) Statement of Cash Flows. In addition to the basic financial statements, the Authority will present notes to the financial statements and required supplementary information.

The **Statement of Net Position** presents information on all of the Authority's assets and liabilities, with the difference between the two as Net Position. Assets and liabilities are presented in order of liquidity and are classified as "Current" (convertible into cash within one year), and "Non-Current". Over time, increases and decreases in Net Position serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The **Statement of Revenues, Expenses, and Changes in Net Position** (income statement) presents the results of the business activities of the Authority over the course of the fiscal year. The focus of this statement is the "Change in Net Position", which is similar to Net Income or Loss. All changes in Net Position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The **Statement of Cash Flows** presents changes in cash and cash equivalents, resulting from operating, financing, and investing activities. This statement presents cash receipts and cash disbursement information, without consideration of the earnings event, when an obligation arises, or depreciation of capital assets.

The **Notes to the Financial Statements** provide required disclosures and other information that are essential to a full understanding of material data provided in the statements. The notes present information about the Authority's accounting policies, significant account balances and activities, material risks, obligations, commitments, contingencies and subsequent events, if any. Also, included is the required **Supplemental Information** containing items such as budget to actual comparisons, debt information, and grant activity.

The financial statements were prepared by the Authority's staff from the detailed general ledgers and supporting documentation for each fund in conformity with generally accepted accounting principles (GAAP). The financial statements were audited and adjusted, if material, during the independent external audit process.

SUMMARY OF ORGANIZATION AND BUSINESS

The Alexandria Redevelopment & Housing Authority (the "Authority") is a political subdivision organized under the laws of the Commonwealth of Virginia by the City of Alexandria for the purpose of providing adequate housing for qualified low-income individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development.

The Authority is governed by a board of nine commissioners appointed by the City of Alexandria and has governance responsibilities over all activities related to the Authority. The Board of Commissioners has full decision-making authority and the power to designate the management of the Authority. The Authority's Board elects its own chairperson. The City of Alexandria has no influence over the management, budget, or policies of the Authority. The Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority. The Authority is not included in the City of Alexandria's financial reports. Therefore, the Authority reports independently.

The Authority operates and manages several different programs and presents financial statements from an enterprise fund perspective. Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development and others are segregated to enhance accountability and control. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. Each fund is a separate accounting entity with a self-balancing set of accounts. The Authority's funds or programs are as follows:

- Business Activities Programs
- Capital Fund Grant Program
- Housing Choice Voucher Program
- Low Income Public Housing
- Resident Opportunities and Self Sufficiency Program
- Section 8 Moderate Rehabilitation Program

The State/Local and Business Activities Programs are non-federally aided programs administered by the Authority which include the following:

- Hopkins Tancil development
- Princess Square development
- West Glebe development
- Miller Homes development
- Quaker Hill development
- Virginia Housing Development, LLC
- Donations program
- Security Deposit loan program
- Investment program
- Authority Loan program
- Hope IV loan program
- Revolving fund program

Component Unit Programs are entities that are privately owned by outside investors or PHA Affiliate with the Authority acting as the general partner and are as follows:

- Madden AUOE LP (Chatham Square)
- BWR LP
- West Glebe LP
- Old Dominion LP
- James Bland I LP
- James Bland II LP
- James Bland IV LP
- James Bland V LP
- Pendleton Park LLC
- Ramsey Homes LLC

FINANCIAL ANALYSIS OF THE AUTHORITY

One question frequently asked about an Authority's finances is "Did the Authority's operations and financial position improve or deteriorate over the previous fiscal year?" The Statement of Net Position and the Statement of Revenues, Expenses and Net Position report information about the Authority's activities and are summarized in the following sections.

To begin our analysis, a summary of the Authority's Statement of Net Position is presented below in Table I:

Current Assets- Current assets consist of cash, receivables, inventory and prepaid expenses. Current assets increased by \$2.22 million or 8.62% due to several factors:

**Combined Statement of Net Position
TABLE I**

Account Descriptions	2024	2023	Total Change	% Change
Current Assets	28,018,009	25,793,680	2,224,329	8.62%
Restricted Assets	11,404,753	11,608,454	(203,701)	-1.75%
Capital Assets	103,222,513	104,094,840	(872,327)	-0.84%
Other Noncurrent Assets	5,773,821	4,926,520	847,301	17.20%
Deferred Outflows	146,772	210,811	(64,039)	-30.38%
Total Assets & Deferred Outflows	148,565,868	146,634,305	1,931,563	1.32%
Current Liabilities	7,174,446	4,004,805	3,169,641	79.15%
Noncurrent Liabilities	17,373,373	19,053,646	(1,680,273)	-8.82%
Deferred Inflows	3,895,276	3,774,033	121,243	3.21%
Total Liabilities & Deferred Inflows	28,443,095	26,832,484	1,610,611	6.00%
Investment in Capital Assets	87,957,957	88,688,609	(730,652)	-0.82%
Restricted Net Position	451,548	1,105,854	(654,306)	-59.17%
Unrestricted Net Position	31,713,268	30,007,358	1,705,910	5.68%
Total Net Position	120,122,773	119,801,821	320,952	0.27%
Total Liabilities & Net Position	148,565,868	146,634,305	1,931,563	1.32%

- Unrestricted cash and cash equivalents decreased from \$20,802,821 to \$19,765,181, a decrease of \$1,037,640 or 5%.
- Accounts receivable increased by \$2.2 million due primarily to higher A/R Pre-Development.
- Inventories (Net of Allowance) increased by \$200,001.

Capital Assets-Capital assets decreased by \$872,327, or .84%. See Table IV for full analysis of the Capital Assets.

Other Noncurrent Assets - Other noncurrent assets increased by \$847,301, or 17.2%. due to pension assets increasing during the fiscal year.

Deferred Outflows- Deferred outflows decreased related to VRS reported deferred outflows of resources and deferred pension payments made between July 1, 2024, to December 31, 2024. The balance was \$210,811 in FY 2023 and changed to \$146,772 in FY 2024 due to changes in the VRS GASB 68 and 75 reported balances. These are timing issues related to the investments, other assets and liabilities noted in the VRS reports. The net change in FY 2024 was a decrease of \$64,039 or 30.38%.

Current Liabilities- Current liabilities consist of accounts payable, accrued liabilities, unearned revenue, and security deposits. Current liabilities increased by \$3,17 million or 79.15%. The main driver in the net change in this category was the upcoming payoff of the Key Bank line of credit and short-term balances owed among the remaining debt obligations.

Non-current Liabilities- Non-current liabilities are made up of long-term debt, family self-sufficiency escrow accounts, accrued compensated absences and other accrued liabilities that are long term in nature. Non-current liabilities decreased by \$1.6 million or 8.82% due primarily to the following factors or events:

- Long-term debt decreased by \$2.92 million or .19% as discussed in the notes to the financial statements.
- Other Noncurrent liabilities increased by 1.09 million due to reclassification of prior year long-term debt to other noncurrent liabilities. There was a VCDC tax credit amortization in the amount of \$442,243 during the fiscal year.

Deferred Inflows or Resources -Deferred inflows of Resources increased by \$121,243 due to increases in the deferred inflows of resources related to the pension and opeb activity noted per the VRS Audit report at 6/30/2024. This includes the VRS GASB 68 and GASB 75 reports as of June 30, 2024. These are related to the timing issues between the investments and obligations as determined by an actuary which includes estimates and forecasts or retirement dates, pay outs of pension related obligations and actual investments earned over time.

Net Position -As illustrated in the Combined Statement of Net Position, the overall Net Position of the Authority increased by \$320,952 or .27%

- The "Investment in Capital Assets" decreased by \$730,652 or .82%. Property capital improvements exceeding the depreciation expense was the main driver.
- The Restricted Net Position account is made up of a Development Funds and Housing Choice Voucher reserves. The account balance decreased by \$654,306 or 59.17% due primarily to lower Section 8 program restricted equity balances, \$856,915.
- The Unrestricted Net Position increased by \$1.71 million or 5.68%. This was due to overall operating income after backing out capital activity. Reductions in costs while minimal changes in revenues were the main drivers in this change.

While the Statement of Net Position shows the change in financial position, the Statement of Revenues, Expenses, and Net Position breaks down our revenues and expenses further. Table II presented on the next page provides a Statement of Revenues, Expenses and Net Position by Revenue Source:

REVENUES

In reviewing the Statement of Revenues, Expenses, and Net Position, you will find that 76% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other Governmental subsidies. The Authority receives revenue from tenants for dwelling rental charges, excess utilities, and miscellaneous charges of 15% of total revenue while Other Revenues comprises the remaining 8%.

Compared to the Fiscal Year Ended December 31, 2023, revenues had an overall increase of \$1.54 million or 3.25%.

Combined Statement of Revenues, Expenses and Change in Net Position
TABLE II

Account Descriptions	2024	2023	Total Change	% Change
Tenant Revenue	7,356,617	6,796,926	559,691	8.23%
Grant Funding	36,803,226	35,728,195	1,075,031	3.01%
Capital Grant Funding	559,969	498,493	61,476	12.33%
Interest Income	371,746	263,005	108,741	41.35%
Other Income	3,744,754	4,026,360	(281,606)	-6.99%
Total Revenue	48,836,312	47,299,844	1,536,468	3.25%
Administration	10,390,421	10,991,916	(601,495)	-5.47%
Tenant Services	434,253	659,508	(225,255)	-34.16%
Utilities	2,224,477	1,895,245	329,232	17.37%
Maintenance	4,058,385	5,741,511	(1,683,126)	-29.32%
Protective services	167,462	300,901	(133,439)	-44.35%
Insurance expense	918,030	961,809	(43,779)	-4.55%
General expense	893,011	2,583,502	(1,690,491)	-65.43%
Housing Assistance Payments	25,069,923	23,811,834	1,258,089	5.28%
Interest expense	709,986	484,240	225,746	46.62%
Depreciation	3,649,412	4,383,614	(734,202)	-16.75%
Total Expenses	48,515,360	51,814,080	(3,298,720)	-6.37%
Change in Net Position	320,952	(4,514,236)	4,835,188	-107.11%
Beginning Net Position	119,801,821	124,316,057	(4,514,236)	-3.63%
Ending Net Position	120,122,773	119,801,821	320,952	0.27%

Tenant Revenue - Tenant Revenue was higher than in 2023 with an increase of \$559,691 or 8.23%. This was due to increases in rent. This trend will continue in FY 2025 and FY 2026.

Program Grants/Subsidies - Federal funding for the year increased by \$1.14 million or 11.01% from \$37.36 million in fiscal year 2023 to \$36.25 million. There were \$825,895 in state government subsidies received during fiscal year 2024 for capital improvements. The HCV program was the main driver of the overall increase, \$5.26 million, as detailed below:

Table III
HUD Funding Comparative

Year	Public Housing	Mod Rehab	CFP
2024	3,271,804.00	1,483,657.00	1,540,453.00
2023	4,532,083.00	1,454,455.00	2,092,001.00
Net Change	(1,260,279.00)	29,202.00	(551,548.00)
% Change	-27.81%	2.01%	-26.36%

Year	Section - 8	ROSS/FSS	Totals
2024	29,932,092.00	309,294.00	36,537,300.00
2023	24,675,132.00	158,725.00	32,912,396.00
Net Change	5,256,960.00	150,569.00	3,624,904.00
% Change	21.30%	94.86%	11.01%

Interest Income – Interest Income increased by \$108,741 or 41.35%. This relates to higher interest rates during the fiscal year.

Other Income -Other revenues decreased from \$4.02 million in 2023 to \$3.74 million for FY2024. This \$281,606 decreased 6.99% related to a slight decrease in non-tenant revenue and reduced bond fees.

EXPENSES

The Alexandria Redevelopment & Housing Authority experienced an increase in operating expenses for the current year from \$51.81 million to \$48.51 million, or a net decrease of \$3.29 million or 6.37%. The highlights of the expenses for the current year are as follows:

Administrative- Administrative costs include all non-maintenance and non-resident service personnel costs (including benefits and accrued leave), legal costs, auditing costs, travel and training costs, and other administrative costs such as supplies, telephone expense, etc. Compared to 2023, administrative costs decreased by \$601,495 or 5.47%. The main drivers in the overall increase were as follows:

- Other administration/Office expenses decreased by \$1.15 million due to lower consulting and other office expenses.
- Salaries and Employee Benefits increased by \$377K during the current year.

Tenant Services – Tenant Services costs include all costs incurred by the Authority to provide social services to the residents. The ARC and Ladrey Advisory Boards receive funding for board meetings, training costs, and other items to assist them in staying informed on its role in the Authority's operations. Tenant Services experienced a 34% decrease from \$659,508 in 2023 to 434,253 in 2024.

Utilities - The total utilities expense for the Authority was relatively consistent with the prior period with an increase of \$329,232 or 17.37% due primarily to higher electric costs.

Maintenance -Maintenance costs are all costs incurred by the Authority for the 754 Public Housing units, which are owned by the Authority in a safe and sanitary manner. Costs include personnel costs, materials used to maintain the units, contracts for waste management, vehicle costs and maintenance, and telephone/radio service, etc. The Maintenance Expense for the Authority remained relatively consistent with an decrease from \$5.74 million to \$4.06 million for an decrease of \$1.68 million or 29.32%.

Protective Services –Protective services costs were used for security and fire monitoring services. The total expense for the year was \$167,462 or a decrease of \$133,439 or 4.45%. The Authority utilizes security and fire monitoring services for the protection of elderly, disabled and other residents. These services helped reduce crime and protect the Authority's assets.

Insurance Expenses – General Expenses include insurance costs (property, auto, liability, workers' compensation, public officials' liability, lead based paint insurance, etc.). The overall insurance costs decreased from \$961,809 to \$918,030 or \$43,779 or 4.55%. The main driver in the overall decrease relates to higher agency-wide premium increases.

General Expenses –General Expenses include other general expenses, collection losses, compensated absences expenses and payment in lieu of taxes to the City of Alexandria. General expenses for the Authority were \$1.69 million lower than in 2023 due to primarily an decrease in payments to buyout partners in tax credit developments.

Housing Assistance Payments Program – HAP payments consist of rental payments to owners of private property for which the housing authority has a HAP agreement with the tenant and the owner for the difference between the tenants' rent and the applicable payment standard. HAP payments for the Authority increased from \$23.8 million to \$25.07 million, for an overall increase of 1.26 million or 5.28%. due to higher program utilization in relation to 2023 levels.

Depreciation -Because the costs of all capitalized additions are spread over the estimated useful life of an asset, the estimated current year costs of capitalized items are recorded as depreciation. Depreciation Expense for the current year decreased from \$4.3 million to \$3.65 million in 2024, a change of \$734,202 or 16.75%. This was due to the increase in fully amortized assets.

Interest expense - increased by \$225,746 or 165.1% overall increase debt and Ramsey Homes coming fully online in the prior year.

CAPITAL ASSETS

Combined Statement of Capital Assets
TABLE IV

Account Descriptions	2024	2023	Total Change	% Change
Land	26,727,387	26,727,387	-	0.00%
Buildings & improvements	164,209,779	161,682,846	2,526,933	1.56%
Equipment	2,447,263	2,183,007	264,256	12.11%
	193,384,429	190,593,240	2,791,189	1.46%
Accumulated Depreciation	(90,161,916)	(86,498,400)	(3,663,516)	4.24%
Total Capital Assets	103,222,513	104,094,840	(872,327)	-0.84%

At the end of fiscal year 2023 the Authority invested in Capital Assets of \$104.09 million, net of depreciation. As of December 31, 2024, the Authority had a net decrease in net capital assets of \$872,327 to \$ 103.22 million or .84% as noted above.

The Authority has five (5) ongoing HUD Capital Fund grants. The total improvement for the year was \$2.78 million, \$559,969 for CFP and improvements across all properties.

The Authority is aggressively working to improve the overall quality of their housing stock and has used the programs for that purpose. The Authority expects continued increases in capital expenditures for the upcoming years to continue the upgrade of the Authority's housing stock.

LONG TERM DEBT

Noted in the State/Local portfolio, the PHA has four funds with long-term capital debt financing with the ten Tax Credit LLC projects. These entities, Quaker Hill, Glebe Park, Princess Square, and Hopkins Tancil in the State/Local portfolio, and Chatham Square, BWR, West Glebe, Old Dominion, James Bland I, II, IV, V, Pendleton Park and Ramsey Homes provide low-income rental housing, under the Public Housing and Multi-family HUD funding systems, for the residents of the City of Alexandria. Table V gives us an analysis of debt activity from FY 2023 to FY 2024.

Table V
Outstanding Debt Schedule

	<u>2024</u>	<u>2023</u>	<u>Net Change</u>
Current Portion of Long Term Debt \$	2,916,376	141,182	2,775,194
Long Term Debt, Net of \$	<u>12,348,180</u>	<u>15,265,049</u>	<u>(2,916,869)</u>
Totals	<u>\$ 15,264,556</u>	<u>15,406,231</u>	<u>(141,675)</u>

The outstanding long-term debt balance decreased by \$(95,951) and additional details for these changes can be found in Note 13 of the financial statements included later in this report.

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS:

Several factors may affect the financial position of the authority in the future. These factors include:

1. The population of the City of Alexandria was 155,525 per 2024 census estimates.¹ This represents a 2.7% decrease in population over the 2020 census data.²
2. The City of Alexandria had 8.8% of the city's population under the poverty level as compared to the 10.6% rate for the Commonwealth of Virginia.³
3. As described in the Authority's Five-Year Plan, the Authority is working to increase the number of quality properties and units available for low-income residents of the City of Alexandria. Included in this plan is to revitalize its current housing stock with innovative funding methods to accomplish these goals.
4. The Authority is actively working to improve the Authority's image within the community of the City of Alexandria through increased public relation efforts.
5. The City of Alexandria is a suburb of Washington D.C. which creates incredible pressure on affordable housing needs and costs. In the City of Alexandria homeownership is at 42.7% compared to the national average of 65.7%. The rental needs within the City of Alexandria are immense, specifically affordable housing with provides incredible opportunities for the Authority but incredible demands on capital and operating resources needs which are difficult to meet.

¹ <https://www.census.gov/quickfacts/alexandriacityvirginia>

² <https://www.census.gov/quickfacts/alexandriacityvirginia>

³ <http://www.city-data.com/poverty/poverty-Alexandria-Virginia.html>

⁴ <https://www.homefacts.com/unemployment/Virginia/Alexandria-City-County/Alexandria.html>

The City of Alexandria's unemployment rate was 2.2% as of December 2024 .⁴ This is equal to the 2.2% rate at December 2023 period. The Commonwealth of Virginia unemployment rate for December 2024 was 3.2% and the national average for the same period was 3.7%. The PHA created an Affiliate, Premier Affordable Housing, to assist the PHA as they continue to develop, buy out the investors of their Tax Credit properties and other affordable housing development activities deemed necessary. _____

CONCLUSIONS:

Overall, the Alexandria Redevelopment & Housing Authority had a solid year financially, which is consistent with the prior year's performance. ARHA's management is committed to staying abreast of regulations and appropriations as well as maintains an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development

This financial report is designed to provide our AHRA residents, the citizens of Alexandria, Virginia, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplemental information, you may contact the Chief Executive Officer at (703) 549-7115, or by writing: Alexandria Redevelopment Housing Authority, 401 Wythe Street, Alexandria, Va. 22314.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF NET POSITION - ALL FUNDS
DECEMBER 31, 2024

ASSETS

Current Assets

Cash & cash equivalents	\$ 19,765,181
Cash & cash equivalents - restricted	732,491
Accounts receivable (net of allowance)	6,455,132
Inventories (Net of Allowance)	366,989
Prepaid expenses	<u>698,216</u>
 Total Current Assets	 <u>28,018,009</u>

Noncurrent Assets

Restricted cash and cash equivalents	11,404,753
Other assets	<u>5,773,821</u>

Capital Assets

Land	26,727,387
Buildings & improvements	156,574,714
Furniture & Equipment	2,447,263
Construction in progress	<u>7,635,065</u>
	193,384,429
Less: Accumulated depreciation	<u>(90,161,916)</u>
Capital Assets, net	103,222,513
Total noncurrent assets	<u>120,401,087</u>

Deferred Outflows of Resources	<u>146,772</u>
--------------------------------	----------------

TOTAL ASSETS	\$ <u>148,565,868</u>
---------------------	------------------------------

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF NET POSITION - ALL FUNDS
DECEMBER 31, 2024
(CONTINUED)

LIABILITIES & NET POSITION

Current Liabilities

Accounts payable	\$ 405,494
Accounts payable, HUD	181,968
Accounts payable, other government	513,983
Accrued wages and current portion of compensated absences	558,077
Interest payable	67,440
Other current liabilities	1,512,787
Tenant security deposits/escrow deposits	732,808
Unearned revenue	285,513
Bonds, notes and loans payable - capital	<u>2,916,376</u>
 Total Current Liabilities	 <u>7,174,446</u>

Noncurrent Liabilities

Bonds, notes and loans payable - capital	12,348,180
Accrued expenses - noncurrent	382,349
Other noncurrent liabilities	4,411,103
Accrued Pension and OPEB Liability	<u>231,741</u>
 Total Long Term Liabilities	 <u>17,373,373</u>
 Total Liabilities	 <u>24,547,819</u>

Deferred Inflows	3,895,276
------------------	-----------

Net Position

Investment in capital assets	87,957,957
Restricted	451,548
Unrestricted	<u>31,713,268</u>
 TOTAL NET POSITION	 <u>120,122,773</u>
 TOTAL LIABILITIES & NET POSITION	 \$ <u>148,565,868</u>

The accompanying notes are an integral part of these financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION - ALL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

Operating Revenues

Dwelling rent	\$ 7,356,617
HUD Grants and other contributions	36,803,226
Other income	<u>3,744,754</u>
 Total Operating Revenue	 <u>47,904,597</u>

Operating Expenses

Administration	10,390,421
Tenant services	434,253
Utilities	2,224,477
Ordinary maintenance & operations	4,058,385
Protective services	167,462
General expense	1,811,041
Housing assistance payments	25,069,923
Depreciation expense	<u>3,649,412</u>
 Total Operating Expense	 <u>47,805,374</u>

NET INCOME/(LOSS) FROM OPERATIONS	99,223
-----------------------------------	--------

Nonoperating Revenues

Interest expense	(709,986)
Investment income	<u>371,746</u>
 Net Nonoperating Revenues	 <u>(338,240)</u>

Net Income (loss) before contributions	(239,017)
--	-----------

Capital grants	559,969
----------------	---------

Net Income	320,952
------------	---------

Total Net Position - beginning	<u>119,801,821</u>
--------------------------------	--------------------

Total Net Position - ending	<u>\$ 120,122,773</u>
-----------------------------	-----------------------

The accompanying notes are an integral part of these financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF CASH FLOWS - ALL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from receipts	\$ 5,213,327
Other receipts	40,547,980
Payments to suppliers	(15,102,658)
Payments for housing assistance	(25,069,923)
Payments to employees	(3,402,718)

NET CASH PROVIDED FROM OPERATING ACTIVITIES	2,186,008
--	------------------

CASH FLOWS FROM INVESTING ACTIVITIES

Funds advanced for notes receivable	2,173
Interest received	371,746

NET CASH PROVIDED FROM INVESTING ACTIVITIES	373,919
--	----------------

CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES

Operational additions to capital assets	(2,217,116)
Repayment of bonds, notes, and loans payable	(1,191,675)
Proceeds from capital debt	1,050,000
Payment of interest on debt	(709,986)
Additions to capital assets - Capital Grant	(559,969)
Governmental grant funds received	559,969

NET CASH USED FROM CAPITAL & RELATED FINANCING ACTIVITIES	(3,068,777)
--	--------------------

NET INCREASE IN CASH	(508,850)
CASH AT BEGINNING OF PERIOD	32,411,275

CASH AT END OF PERIOD	\$ 31,902,425
------------------------------	----------------------

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024
(CONTINUED)

CASH FLOWS FROM OPERATING ACTIVITIES

Net Operating Income/(Loss)	\$ 99,223
Adjustments to reconcile net loss to net cash provided by operating activities:	
Depreciation	3,649,412
Decrease (Increase) in accounts receivable	(2,206,628)
Decrease (Increase) in prepaid expenses	(200,001)
Decrease (Increase) in inventory	(122,849)
Decrease (Increase) in assets held for sale	(849,474)
Decrease (Increase) in deferred outflows of resources	64,039
Increase (Decrease) in accounts payable	(976,596)
Increase (Decrease) in accounts payable, other governments	73,960
Increase (Decrease) in compensated absences and accrued wages	329,269
Increase (Decrease) in accrued expenses and other current liabilities	961,573
Increase (Decrease) in pension liabilities	(4,282)
Increase (Decrease) in other accrued liabilities	1,088,201
Increase (Decrease) in unearned revenue	149,892
Increase (Decrease) in deferred inflows of resources	121,243
Increase (Decrease) in security/trust deposits	9,026
	<hr/>
NET CASH PROVIDED FROM OPERATING ACTIVITIES	<u><u>2,186,008</u></u>

The accompanying notes are an integral part of these financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 1: ORGANIZATION AND REPORTING ENTITY

- A. Reporting Entity - The Alexandria Redevelopment and Housing Authority (ARHA) is a non-profit organization which was organized under the laws of the Commonwealth of Virginia to provide low rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other Federal Agencies. ARHA is responsible for operating a low-rent housing program which provides housing for eligible families, for operating redevelopment and conservation programs and for the delivery of services to citizens of low-rent housing and urban renewal areas through the encouragement and development of social and economic opportunities. As required by GAAP, these statements present the funds, activities, and functions of ARHA (the primary government). ARHA is not a component unit of the City of Alexandria.

Component units are reported as part of the reporting entity under either the blended or discrete method of presentation. Blended involves merging the component unit data with the primary government. The discrete method presents the financial statements of the component unit outside of the basic financial statement totals of the primary government.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include component units in the reporting entity is made by applying the criteria set forth in *Section 2100 and 2500 of the Codification of Governmental Accounting and Financial Reporting Standards and Statement No. 14 (amended), of the Governmental Accounting Standards Board: The Financial Reporting Entity and Statement No. 61 of the Governmental Accounting Standards Board: The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organization included in the reporting entity although the primary organization is not financially accountable. The Authority has three blended component units under the State and Local section of the HUD REAC Financial Data Schedule: Virginia Housing Development, L.L.C., Quaker Hill, L.P., and Princess Square, L.L.C. The Authority reports ten blended component units West Glebe, L.P.; Braddock Whiting Reynolds, L.P.; Pendleton Park, L.L.C.; Old Dominion Housing, L.P.; James Bland I, L.P.; James Bland II, L.P.; James Bland IV, L.P.; James Bland V, L.P.; Ramsey Homes, L.P.; and Madden AUOE, L.P.

- B. Government-Wide and Fund Financial Statements - The government-wide fund financial statements report information on all of the activities of the Authority. For the most part, the effect of inter-fund activity has been removed from these statements. The Authority's activities are entirely business-type activities, which rely to a significant extent on fees and charges for support.

Major individual enterprise funds are reported as separate columns in the fund financial statements.

All the funds of the Authority are proprietary funds. They are described below:

Proprietary Funds - are used to account for activities that are similar to those often found in the private sector. These funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. The following are the Authority's proprietary funds:

Enterprise Funds - account for operations that are financed in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public by the Authority is that the costs (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 1: ORGANIZATION AND REPORTING ENTITY (Cont'd)

- C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation - The government wide fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The Authority has no governmental funds.

The Authority reports the following major proprietary funds:

Low-Rent Housing Fund - The Low-Rent Housing Fund includes the Housing Operations Programs. These funds are used to account for housing operations primarily funded by the annual contributions contract with the Department of Housing and Urban Development (HUD).

Housing Choice Voucher Fund - Under this program, rental assistance payments are made by the Authority primarily to landlords on behalf of eligible families. These programs are funded by the annual contributions contract with HUD.

State Fund - The State/Local Fund includes Princess Square as well as the Security Deposit Loan Fund, Donations Fund, Miller Homes, Quaker Hill, Hopkins Tancil, Park Place and Saxony Square.

Business Activities - The business activities fund provides loans for other programs to invest in affordable housing and also invests directly in affordable housing.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide fund financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between certain Authority's functions because the elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of all the Authority's enterprise funds are governmental grants used for maintaining and operating low income housing assistance programs. Operating expenses for these enterprise funds include administrative expenses, utilities and maintenance of housing units and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

- D. Use of Estimates - The preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosures of contingencies at the date of the financial statements, and revenues and expenses recognized during the reporting period. Actual results could differ from those estimates.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 1: ORGANIZATION AND REPORTING ENTITY (Cont.)**

- E. Cash and Cash Equivalents - Highly liquid investments with initial maturities of three months or less from date of purchase are considered cash equivalents.
- F. Investments - Investments are carried at fair value, with changes in fair value recognized as a component of investment income. Fair value is determined by reference to quoted market prices.
- G. Land, Structures, and Equipment - Land, structures and equipment are capitalized at cost with depreciation calculated on the straight-line basis over the following estimated useful lives:

Real Property	30 years
Real Property Improvements	20 years
Office Furniture and Equipment	7 years
Data Processing Equipment and Automobiles	5 years

When assets are retired, demolished, or sold, their costs are removed from the accounts and the proceeds, if any, are reflected in revenues currently.

H. Impairment of Long-Lived Assets

GASB Statement No. 42, Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries, establishes accounting and financial reporting standards for impairment of capital assets. Under the provisions of the statement, prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used should be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally should be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written-off. No such impairment loss was incurred during the current year.

I. Intangible Assets

Bond financing costs on the capital program revenue bonds are amortized over the life of the issue using the straight-line method, which approximates the effective-interest method.

- J. Annual Contributions and Operating Subsidies - In accordance with the annual contributions' contracts, ARHA receives operating subsidies from HUD. Such amounts are included as grant revenues from the federal government in the financial statements. The Component Unit does not participate in any grant programs at this time.
- K. Compensated Absences - Accumulated unpaid vacation and other employee benefit amounts are accrued when incurred in the applicable fund. No liability is recorded for non-vesting accumulating rights to receive sick pay benefits.
- L. Advertising Costs - Advertising costs are charged to operations when incurred.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 1: ORGANIZATION AND REPORTING ENTITY (Cont.)

- M. Indirect Costs - Certain indirect costs are funded on a fee-for-services basis. These fees were approved by the appropriate grantors as of ARHA's overall operations budget for the fiscal year.
- N. Net Position - Net Position balances are designated by the Low Rent Fund, Section 8 Housing Choice Voucher Fund, Other Federal Grants Fund, Business Activities and State/Local Fund for future expenses, or must be returned to the grantor, and generally may not be used in any manner by ARHA except as specified under their respective contracts. The Net Position balance of the Business Activities Fund are designated to provide for financial resource utilization in future periods. Deficit balances in net positions are primarily attributable to accumulated depreciation charges on fixed assets.
- O. Pension Plans - ARHA participates in a defined benefit pension plan administered by the Virginia Retirement System (VRS). For purposes of measuring net pension liability, deferred inflows/outflows of resources related to pensions, and pension expense, information about the fiduciary net position of ARHA's retirement plan and the additions to/deductions from the plan's net fiduciary position have been determined on the same basis as they were reported by the Virginia Retirement System (VRS). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.
- P. Income Taxes - As a political subdivision of the State of Virginia, ARHA is exempt from Federal and State income taxes.
- Q. Deferred outflows/inflows of resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, Deferred Outflows of Resources, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Authority has four items, detailed in notes 9 and 10, that meet the criterion for this category. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, Deferred Inflows of Resources, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Authority has six items, detailed in notes 9 and 10, that meet the criterion for this category.

NOTE 2: DEPOSITS & INVESTMENTS

Deposits - At year end, the carrying amount of deposits with banks and savings institutions was \$19,765,181 unrestricted and \$12,137,244 restricted. The bank amount of deposits with banks and savings institutions was \$31,902,425. All deposits were covered by Federal depository insurance or collateralized in accordance with the Virginia Security for Public Deposits Act (the Act) and HUD requirements. Under the Act, banks holding public deposits in excess of the amounts insured by federal depository insurance must pledge collateral in the amount of 50% of excess deposits to a collateral pool in the name of the State Treasury Board. Savings and loan institutions are required to collateralize 100% of deposits in excess of federal depository insurance limits under the Act, while HUD requires collateralization of 100% of deposits in excess of federal depository insurance from all banks, savings and loan, and investment institutions for all cash deposits and for investment vehicles not directly held.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 2: DEPOSITS & INVESTMENTS (Cont.)**

The State Treasury Board requires ARHA to obtain additional collateral from participating financial institutions to cover collateral shortfalls in the event of default and is responsible for monitoring compliance with the collateralization and reporting requirements of the Act and for notifying local governments of noncompliance by banks and savings and loan institutions. ARHA follows HUD's guidelines for investments policy.

Investments – As of December 31, 2024, the Authority had no investment balances.

Interest Rate Risk – The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Concentration of Credit Risk – The Authority places no limit on the amount the Authority may invest in any one issuer. All of the Authority's investments are in U.S. Government Securities.

Custodial Credit Risk – Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. As of December 31, 2024, all of the Authority's investments were in U.S. Government Securities held in the Authority's name.

Restricted Cash – Restricted cash is made up of HOPE VI non-federal modernization funds, restricted HAP Funds, security deposit, FSS escrow funds and restricted cash for replacement reserve, residual receipts and taxes and insurance needs. They are restricted by HUD for the purposes stated above.

NOTE 3: RECEIVABLES

Receivables as of December 31, 2024, for the Authority's individual major funds and other proprietary funds in the aggregate, including the applicable allowance for uncollectible accounts, are as follows:

	Business Activities	Low Rent Public Housing	Section 8 Vouchers	State/ Local Funds	Component Unit Funds	Nonmajor Proprietary Funds	Total
Receivables							
Tenants	\$ -	451,240	110,867	645,652	414,544	\$ -	1,622,303
Intergovernmental	-	502,873	655,864	342,756		10,454	1,511,947
Miscellaneous	9,760	11,386	-	3,800,710	36,396	1,000	3,859,252
Notes, Loans and Mortgages - Curr.	-	-	-	-	2,173	-	2,173
Gross Receivables	9,760	965,499	766,731	4,789,118	453,113	11,454	6,995,675
Less: Allowance for Uncollectibles	-	(16,216)	(106,457)	(191,531)	(226,339)	-	(540,543)
Net Total Receivables	\$9,760	\$949,283	\$660,274	\$4,597,587	\$226,774	\$11,454	\$6,455,132

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 4: MORTGAGES, NOTES RECEIVABLE AND NONCURRENT ASSETS**

At December 31, 2024, the Authority had various notes receivable balances related to HOPE VI loans, Turnkey III, and Development Ventures, Inc. loans and additional other assets related to Tax Credit Component Unit long-term financing fees which are amortized over the life of the debt financing. All loans are to tax credit L.L.C. entities that are blended as ARHA component units and as such are completely eliminated as inter-company loans. The amounts due are as follows:

	Beginning Balance	Advances	Principal Payments	Ending Balance
Business Act	51,043,297.30	841,998.08	0.00	51,885,295.38
S/L	2,726,682.00	46,080.00	0.00	2,772,762.00
	53,769,979.30	888,078.08	0.00	54,658,057.38
Elimination Entry	(53,769,979.30)	(888,078.08)	0.00	(54,658,057.38)
Total Noncurrent Assets	0.00	0.00	0.00	0.00

NOTE 5: CAPITAL ASSETS

Land, structures, and equipment consist of the following at December 31, 2024:

	Beginning Balances	Increases	Decreases	Ending Balances
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 26,727,387	\$ -	\$ -	\$ 26,727,387
Construction in progress	6,522,932	1,350,125	237,992	7,635,065
Total capital assets not being depreciated	33,250,319	1,350,125	237,992	34,362,452
Buildings & improvements	155,159,914	1,414,800	-	156,574,714
Furniture & equipment	2,183,007	264,257	1	2,447,263
Total capital assets being depreciated	157,342,921	1,679,057	1	159,021,977
Less accumulated depreciation for:				
Buildings & improvements	84,734,423	3,455,943	(14,104)	88,204,470
Furniture & equipment	1,763,977	193,469	-	1,957,446
Total accumulated depreciation	86,498,400	3,649,412	(14,104)	90,161,916
Total capital assets being depreciated	70,844,521			68,860,061
Enterprise activity capital assets, net	\$ 104,094,840			\$ 103,222,513

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 6: ACCOUNTS PAYABLE**

Accounts payable at December 31, 2024, consisted of the following:

Vendors & contractors	\$	405,494
Payments in lieu of taxes – City of Alexandria		513,983
Accounts payable – HUD		181,968
Tenant security deposits		732,808
		<hr/>
	\$	1,834,253
		<hr/>

NOTE 7: ACCRUED EXPENSES AND OTHER ACCRUED LIABILITIES

Accrued expenses and other current liabilities at December 31, 2024, consisted of the following:

Accrued Wages	\$	430,986
Accrued compensated absences – current portion		127,091
Accrued interest payable		67,440
Unearned revenue – prepaid rents		285,513
Current portion of long-term debt		2,916,376
Other current liabilities		1,448,864
Accrued liabilities		63,923
		<hr/>
	\$	5,340,193
		<hr/>

NOTE 8: NET POSITION

Net Position includes HUD grants for development and modernization projects of ARHA's low-income housing units.

NOTE 9: DEFINED BENEFIT PENSION PLAN

The Authority contributes to the Virginia Retirement System (VRS), a cost-sharing multi-employer defined benefit public employee retirement system that acts as a common investment and administrative agent for political subdivisions in the Commonwealth of Virginia.

a. Plan Description

All full-time, salaried employees of the Authority are automatically covered by the VRS Retirement System upon employment. Benefits vest after five (5) years of service. Employees are eligible for an unreduced retirement benefit at age 65 with five (5) years of service.

The VRS issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for VRS. A copy of that report may be obtained by visiting the VRS website at <http://www.varetire.org/pdf/publications/2024-annual-report.pdf> or by writing the System's CFO at P. O. Box 2500, Richmond, VA 23218-2500.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 9: DEFINED BENEFIT PENSION PLAN - (Cont.)**b. Employees Covered by Benefit Terms

As of the June 30, 2023, actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

	<u>Number</u>
Inactive Members or Their Beneficiaries Currently Receiving Benefits	52
Inactive Members:	
Vested	12
Non-Vested	27
Active Elsewhere in VRS	<u>5</u>
Inactive Members	96
Active Members	<u>67</u>
Total Covered Employees	<u>163</u>

c. Contributions

The contribution requirement for active employees is governed by Title 51.1-145 of the *Code of Virginia*, as amended, but may be impacted as a result of funding provided to state agencies by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensations toward their retirement. Prior to July 1, 2012, all or part of the 5.00% member contribution may have been assumed by the employer. Beginning July 1, 2012, new employees were required to pay the 5.00% member contribution. In addition, for existing employees; employers were required to begin making the employee pay the 5.00% member contribution. This could be phased in over a period of up to 5 years and the employer is required to provide a salary increase equal to the amount of the increase in the employee-paid member contribution. ARHA's contractually required contribution rate for the year ended June 30, 2024 was 4.63% of covered employee compensation. This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions from the Authority to the pension plan were \$169,954 and \$224,350 for the years ended June 30, 2025 and June 30, 2024, respectively.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 9: DEFINED BENEFIT PENSION PLAN - (Cont.)

Liabilities, expenses and deferred outflows/inflows of resources related to pensions

a. Actuarial Assumptions

The total pension liability for General Employees in the Authority’s retirement plan was based on an actuarial valuation as of June 30, 2023, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024.

Inflation	2.50%
Salary increases, including inflation	3.5% - 5.35%
Investment rate of return	6.75% net of pension plan investment expense, including inflation*

b. Net Pension Liability (Asset)

The Authority’s net pension liability (asset) was measured as of June 30, 2024. The total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation performed as of June 30, 2023, using updated actuarial assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024. The following table summarizes the changes in the Net Pension Liability (Asset) which resulted in \$1,097,742 being reported as a pension asset as of December 31, 2024.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 9: DEFINED BENEFIT PENSION PLAN - (Cont.)*****Liabilities, expenses and deferred outflows/inflows of resources related to pensions***b. Net Pension Liability (Asset) – continued

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a-b)
Balance at June 30, 2023	\$ 18,264,830	\$ 19,362,572	\$ (1,097,742)
Changes for the year:			
Service Cost	365,574	-	365,574
Interest	1,210,405	-	1,210,405
Changes of assumptions	-	-	-
Difference between expected and actual experience	(129,323)	-	(129,323)
Contributions-employer	-	163,944	(163,944)
Contributions-employee	-	209,443	(209,443)
Net investment income	-	1,835,868	(1,835,868)
Benefit payments, including refunds of employee contributions	(1,396,947)	(1,396,947)	-
Administrative expense	-	(12,866)	12,866
Other changes	-	357	(357)
Net Changes	49,709	799,799	(750,090)
Balance at June 30, 2024	\$ 18,314,539	\$ 20,162,371	\$ (1,847,832)

c. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Authority using the discount rate of 6.75%, as well as what the Authority's net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Plan's Net Pension Liability	\$208,039	\$ (1,847,832)	(\$3,567,573)

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 9: DEFINED BENEFIT PENSION PLAN - (Cont.)**d. Pension Expense (Income)

For the year ended December 31, 2024, the Authority recognized pension income of \$424,347. The components of pension income are as follows:

Service Costs	\$	365,574
Interest on total pensions liability		1,210,405
Expensed portion of current-period difference between expected and actual experience in the total pension liability		(46,187)
Member contributions		(209,443)
Projected earnings on plan investments		(1,272,007)
Expensed portion of current-period differences between actual and projected earnings on plan investments		(112,772)
Administrative expense		12,866
Other		(357)
Recognition of beginning deferred outflows of resources		442,318
Recognition of beginning deferred inflows of resources		(814,744)
Pension Expense(Income)	\$	<u>(424,347)</u>

e. Deferred Outflows of Resources and Deferred Inflows of Resources

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 171,671
Changes of assumptions	-	-
Net difference between expected and actual earnings on pension plan investments	-	-
Employer contributions subsequent to the measurement date	79,713	-
Total	<u>\$ 79,713</u>	<u>\$ 709,692</u>

\$79,713 reported as deferred outflows of resources related to pensions, resulting from employer contributions subsequent to the measurement date, will be recognized as a reduction of the Net Pension Liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2026	\$	(616,167)
2027		121,583
2028		(102,335)
2029		(112,773)
2030		-
Thereafter		-
Total	\$	<u>(709,692)</u>

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 10: OTHER POST EMPLOYMENT BENEFITS (OPEB)**

The Authority participates in both the Virginia Group Life Insurance Plan (GLI) and Local Disability (LD) Programs. Each are maintained by Virginia Retirement System (VRS).

The VRS Group Life Insurance and Local Disability Programs are multiple employer, cost-sharing plans. It provides coverage to state employees, teachers, and employees of participating political subdivisions.

Detailed information about both the GLI and LD Programs' Fiduciary Net Positions are available in the separately issued VRS 2024 Comprehensive Annual Financial Report (CAFR). A copy of the 2024 VRS CAFR may be downloaded from the VRS website at <http://www.varetire.org/Pdf/Publications/2024-annual-report.pdf>, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

- a. GLI Plan Description - The Group Life Insurance Program is a defined benefit plan that provides a basic group life insurance benefit for employees of participating employers. The benefits payable under the Group Life Insurance Program have several components. (a) Natural Death Benefit – The natural death benefit is equal to the employee's covered compensation rounded to the next highest thousand and then doubled. (b) Accidental Death Benefit – The accidental death benefit is double the natural death benefit. (c) Other Benefit Provisions – In addition to the basic natural and accidental death benefits, the program provides additional benefits provided under specific circumstances. These include: (i) Accidental dismemberment benefit, (ii) Safety belt benefit, (iii) Repatriation benefit, (iv) Felonious assault benefit, and (v) Accelerated death benefit option. The benefit amounts provided to members covered under the Group Life Insurance Program are subject to a reduction factor. The benefit amount reduces by 25% on January 1 following one calendar year of separation. The benefit amount reduces by an additional 25% on each subsequent January 1 until it reaches 25% of its original value.
- b. LD Plan Description - The Local Disability Program is a defined benefit plan that provides short and long-term disability benefits for employees of participating employers. The benefits payable under the Local Disability Program have several components. (a) Short-term disability benefit - provides 60% of the employee's pre-disability income immediately upon employment for work-related disability, or one year for non-work-related disability. Employees are eligible for a higher percentage of their pre-disability income after 5 years of continuous participation in the program with the employer. (b) long-term disability benefit – after 125 workdays of short-term disability, members are eligible if unable to work more than 20 hours per week, receiving 60% of their-pre disability income if approved. If work-related, this benefit is offset by workers' compensation benefits. (c) Other Benefit Provisions – (i) Members approved for either disability at age 60 or older will be eligible for additional benefits while medically eligible and (ii) members may also be eligible for the VLDP Long-Term Care Plan to assist with costs of long-term care services.
- c. Contributions - The contribution requirements for both programs are governed by §51.1-506 and §51.1-508 of the Code of Virginia, as amended, but may be impacted as a result of funding provided to state agencies and school divisions by the Virginia General Assembly. The total rate for the Group Life Insurance Program was 1.18% of covered employee compensation. This was allocated into an employee and an employer component using a 60/40 split. The employee component was 0.71% (1.18% X 60%) and the employer component was 0.47% (1.18% X 40%). Employers may elect to pay all or part of the employee contribution, however the employer must pay all of the employer contribution. Each employer's contractually required employer contribution rate for the year ended June 30, 2025 was 0.47% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2023.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 10: OTHER POST EMPLOYMENT BENEFITS (Cont'd.)**

- c. Contributions (cont'd) - The actuarially determined rate, when combined with employee contributions, was expected to finance the costs of benefits payable during the year, with an additional amount to finance any unfunded accrued liability. Contributions from the entity to the Local Disability program was \$27,919 and \$24,543 for the years ended December 31, 2024 and December 31, 2023, respectively. Contributions from the entity to the GLI program was \$26,167 and \$27,031 for the years ended December 31, 2024 and December 31, 2023, respectively.

Liabilities, expenses and deferred outflows/inflows of resources related to OPEB

- a. Actuarial Valuation Method and Assumptions - The total combined OPEB liability was based on an actuarial valuation as of June 30, 2023, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024.

Inflation	2.50%
Salary increases, including inflation	3.5% - 5.35%
Investment rate of return	6.75% net of pension plan investment expense, including inflation*

*Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. Since the difference was minimal, a more conservative 6.75% investment return assumption was used for preparation of pension liabilities.

Post-Retirement: Pub-2010 Amount Weighted General Healthy Retiree Rates projected generationally; 110% of rates for females; Post-Disablement: Pub-2010 Amount Weighted General Disabled Rates projected generationally; males and females set forward 3 years.

- b. Net OPEB Liability - At December 31, 2024, ARHA reported a liability of \$231,741 for its proportionate share of the Net Combined OPEB Liability. The Net Combined OPEB Liability was measured as of June 30, 2024, and the total OPEB liability used to calculate the Net OPEB Liability was determined by an actuarial valuation as of June 30, 2023. The covered employer's proportion of the Net OPEB Liability was based on the covered employer's actuarially determined employer contributions to the Group Life Insurance Program and the Local Disability Program for the year ended June 30, 2024 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2024, the ARHA employer's proportion for the Local Disability plan was .42467% as compared to .47174% at June 30, 2023. At June 30, 2024, the ARHA employer's proportion for the GLI plan was .01968% as compared to .01887% at June 30, 2023.
- c. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate - The following presents the net OPEB liability of ARHA using the discount rate of 6.75%, as well as what ARHA's net OPEB liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current rate:

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 10: OTHER POST EMPLOYMENT BENEFITS (Cont'd.)**

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Plan's Net OPEB Liability	\$360,387	\$231,741	\$127,812

- d. OPEB Expense- For the year ended December 31, 2024, ARHA recognized a combined OPEB expense of \$9,161. Since there was a change in proportionate share between measurement dates, a portion of the OPEB expense was related to deferred amounts from changes in proportion.
- e. Deferred Outflows of Resources and Deferred Inflows of Resources - At December 31, 2024, ARHA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 35,032	\$ 8,372
Changes of assumptions	1,200	10,792
Changes in Proportionate Share	775	36,790
Net difference between expected and actual earnings on pension plan investments	-	19,135
Employer contributions subsequent to the measurement date	30,053	-
Total	\$ 67,060	\$ 75,089

\$30,053 is reported as deferred outflows of resources related to the OPEB-GLI plan resulting from employer contributions subsequent to the measurement date, that will be recognized as a reduction of the Net OPEB-GLI plan liability in the fiscal year ended December 31, 2025. Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB-GLI will be recognized in OPEB expense as follows:

Year ended June 30:

2025	\$ (23,167)
2026	(4,569)
2027	(7,721)
2028	(3,995)
2029	1,365
Thereafter	-

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 11: IMPAIRMENT OF CAPITAL ASSETS**

In accordance with new financial reporting standards issued by the Government Accounting Standards Board's, "Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures. There were no permanent impairments experienced by the Authority that required material adjustments to the Statement of Net Position.

NOTE 12: DEFERRED COMPENSATION PLAN

ARHA provides an approved deferred compensation plan under Section 457 of the Internal Revenue Service which is administered by Mutual of America Life Insurance Company. All regular full-time ARHA employees are eligible to participate. The Internal Revenue Code requires that the plan assets and income attributed to the assets be held in trust for the exclusive benefit of the participants and/or beneficiaries. All amounts of employees' compensation deferred under the plan are deposited with the plan trustee, Mutual of America Life Insurance Company, for management and investment. The plan trustee holds all assets of the plan, maintains accounting of each plan participant's accumulated assets, and makes distributions to participants in accordance with the plan document.

NOTE 13: LONG TERM DEBT AND NONCURRENT LIABILITIES

Noncurrent liabilities at December 31, 2024, including component units consisted of the following:

	Balance 01/01/24	Increases	Decreases	Balance 12/31/24	Long-Term Portion	Current Portion of Balance
Notes payable - capital	\$ 15,406,231	\$ 1,050,000	\$ (1,191,675)	\$ 15,264,556	\$ 12,348,180	\$ 2,916,376
OPEB Liabilities	236,023	-	(4,282.00)	231,741	236,023	-
Compensated absences	382,786	634,247	(634,684)	382,349	382,349	127,091
Other noncurrent liabilities	3,322,902	1,088,201	-	4,411,103	4,411,103	-
Total long-term liabilities	\$ 19,347,942	\$ 2,772,448	\$ (1,830,641)	\$ 20,289,749	\$ 17,377,655	\$ 3,043,467

Quaker Hill – Quaker Hill was sold by Cameron Valley Limited Partnership to the Quaker Hill Limited Partnership. In order for Quaker Hill Limited Partnership to acquire the property, its General Partner, Alexandria Redevelopment and Housing Authority entered into an agreement to transfer the loan obligations related to the operating deficits of the Cameron Valley Limited Partnership, over to the new owner, the Quaker Hill Limited Partnership in the amount of \$6,887,016 with accrued interest of \$986,330 on April 1, 2010. The interest rate on the loan is .5% per annum. Accrued interest on December 31, 2024, was \$1,020,765. The interest expense incurred for this loan during 2024 was \$34,435. This loan is eliminated on the upper-level financial statements.

The Project also entered into an agreement with the City of Alexandria in the amount of \$4,704,600 on April 1, 2010. The Authority has paid off a cumulative principal balance in the amount of \$2,016,569, leaving a principal balance in the amount of \$2,688,031. The interest rate on the loan is 2.0% per annum. Cumulative interest payable is \$1,391,744. Cumulative owed on this loan is \$4,030,999 as of December 31, 2024. The interest expense incurred for this loan during 2024 was \$53,761. The payments due under this note shall be made from Borrower to lender as follows: commencing on or before March 31, 2024 in an amount equal to one hundred percent (100%) of the Borrowers' Residual Receipts, if any, as that term is defined in the Loan Agreement entered into in conjunction with this note, along with the first annual payment of interest.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 13: LONG TERM DEBT AND NONCURRENT LIABILITIES - (Cont'd)**

Subsequent annual payments of the remaining interest and principal shall be made at the same rate of one hundred percent (100%) of the Borrower's Residual Receipts, if any. Notwithstanding any other provisions to the contrary, if the City loan is not fully paid in thirty (30) years of the date hereof, the Terms of the Agreement shall be renegotiated, giving to the City reasonable opportunity to revisit the conditions and to request any adjustments it considers warranted at that time, contingent on the approval of the Senior Debt Lender. Borrower shall not pay a penalty if the loan is not repaid in thirty (30) years, and payment of one hundred percent (100%) of Borrower's Residual Receipts shall continue to be made until the loan is paid in full.

Quaker Hill - City of Alexandria Loan

2025	152,239	50,716	202,955
2026	104,372	48,628	153,000
2027	110,000	45,000	155,000
2028	111,000	44,000	155,000
2029	118,200	45,000	163,200
Thereafter	<u>2,092,220</u>	<u>1,667,911</u>	<u>3,760,131</u>
	<u>2,688,031</u>	<u>1,901,255</u>	<u>4,589,286</u>

ARHA entered into a loan agreement on June 30, 2008 with VHDA for the redevelopment of the Quaker Hill project. The loan balance as of December 31, 2024, was \$2,431,992 with \$0 in accrued interest. ARHA makes monthly payments in the amount of \$13,916, as of December 31, 2024, but subject to annual adjustment per the terms of the amortization schedule and will be due in full on April 1, 2034. A total of \$67,729 in principal payments were made in fiscal year 2024. The interest rate is 5.25% per annum and cumulative interest payments in fiscal year 2024 were \$97,861. Additional escrow payments are made for Insurance Escrow and Replacement Reserves per the VHDA loan agreement. Principal payments required:

Quaker Hill - VHDA Loan

2025	73,227	81,936	155,163
2026	76,142	79,021	155,163
2027	79,172	75,991	155,163
2028	82,323	72,840	155,163
2029	85,583	45,793	155,163
Thereafter	<u>2,035,545</u>	<u>656,141</u>	<u>2,691,686</u>
	<u>2,431,992</u>	<u>1,011,721</u>	<u>3,467,499</u>

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS – Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 13: LONG-TERM DEBT – (Cont'd)**

Princess Square – On May 7, 2014, the Company entered into a note payable with SunTrust Bank, N.A. for \$4,750,000. On June 19, 2020, the Company refinanced with Amalgamated Bank with a loan for \$3,250,000. The monthly payments for the new loan are \$16,773, which is based on a 30-year amortization schedule. As of December 31, 2024, the outstanding principal balance was \$2,844,239. Interest expense for the year ended December 31, 2024, was \$139,223. The entire balance of principal is due when the note matures on July 10, 2025. It is expected to be refinanced with new terms but as of the draft report date it has not been refinanced.

Princess Square - VHDA Loan

2025	<u>2,844,239</u>	<u>78,769</u>	<u>2,923,008</u>
	<u>2,844,239</u>	<u>78,769</u>	<u>2,923,008</u>

Madden AUOE LP – Authority Loan - On January 20, 2004, the Partnership entered into a loan agreement with ARHA in the amount of \$10,775,000. The loan bears interest at 2.2% per annum. Loan proceeds of \$4,750,000 were in the form of a construction bridge loan, which was paid simultaneously when the second installment of Investor Limited Partners' equity was received. The outstanding principal balance and all accrued interest are payable in a single payment upon maturity on January 20, 2054. The loan is secured by the leasehold deed of trust, assignment of rents and leases, security agreement and fixture filing. As of December 31, 2024, the outstanding principal balance was \$6,021,542, and accrued interest was \$2,744,327. Interest expense for the year ended December 31, 2024, totaled \$132,474 and the effective interest rate was 2.22%. This loan is eliminated on the upper-level financial statements.

West Glebe Housing LP – ARHA Loan - On January 11, 2008, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$4,024,107 (the "Construction Loan"). The Construction Loan is secured by a deed of trust. The Construction Loan is to be repaid from residual receipts, as further defined in the loan agreement. The Construction Loan matures on December 17, 2050. As of December 31, 2024, the outstanding principal balance was \$2,975,161. This loan is eliminated on the upper-level financial statements.

Braddock Whiting Reynolds LP – HOPE VI Loan – Under the terms of the HOPE VI loan agreement, the Partnership can borrow up to \$3,862,330 for the construction of the Project. Interest is payable annually at the applicable federal rate at the note date, December 16, 2004, or 4.68%. At the end of the construction period, the loan converted to permanent financing. The loan carries a forty (40) year term and matures on December 16, 2044. Repayment of the loan commences no later than one hundred eighty (180) days after the end of the first full year after the construction completion from available cash flow as defined in the note. However, no repayment will be made until the Authority Note (see below) has been repaid. The loan is secured by a second Deed of Trust. The outstanding balance on December 31, 2024, is \$3,714,528, and \$3,332,145 is accrued interest. Interest expense and accrued on the loan for the year ended December 31, 2024, was \$173,840. This loan is eliminated on the upper-level financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS – Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 13: LONG-TERM DEBT – (Cont'd)**

Braddock Whiting Reynolds LP – ARHA Loan – Under the first agreement with ARHA, the Partnership can borrow up to \$3,050,814 for construction of the Project. Prior to construction completion, interest is payable at a variable rate based upon three (3) month LIBOR plus two hundred twenty-five (225) basis points. Upon construction completion, the rate of interest is converted to a fixed rate of one-quarter of one percent (0.25%). At the end of the construction period, the loan converted to permanent financing. The loan carries a forty (40) year term and matures December 16, 2044. Repayment of the loan will commence no later than one hundred eighty (180) days after the end of the first full year after construction completion from available cash flow as defined in the note. The loan is secured by a Deed of Trust. The outstanding balance at December 31, 2024, is \$2,772,370 and accrued interest of \$224,674. The loan is payable in monthly payments of principal and interest of \$10,708 beginning August 1, 2013, through the maturity date. Interest expense and accrued for the year ended December 31, 2024, was \$6,931. This loan is eliminated on the upper-level financial statements.

Old Dominion Housing LP – ARHA Loan- On January 11, 2008, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$2,615,893 (the “Construction Loan”). The Construction Loan is secured by a deed of trust. The Construction Loan is to be repaid from residual receipts, as further defined in the loan agreement. The Construction Loan matures on December 17, 2050. As of December 31, 2024, the outstanding principal balance was \$1,827,361. This loan is eliminated on the upper-level financial statements.

James Bland Housing I - TCAP deferred note payable - On October 8, 2009, the Partnership entered into a TCAP Written Agreement (“TCAP Agreement”) with VHDA pursuant to the American Recovery and Reinvestment Act of 2009 Tax Credit Assistance Program (“TCAP”). Under the TCAP Agreement, VHDA has agreed to provide TCAP funds to the Partnership in an aggregate amount of \$2,056,530 (the “TCAP Note”). The TCAP Note shall bear no interest and matures on December 31, 2061. The TCAP Note is secured by a deed of trust on the property. Repayment of the loan shall be deferred through December 31, 2041.

In exchange for receipt of the funds, the Partnership has agreed to develop and manage the Property in compliance with Federal grant requirements. All records pertaining to TCAP funds must be maintained by the Partnership until the end of the Compliance Period, as defined in the TCAP Agreement, or for a longer period of time, if the record is required to be maintained by VHDA or the IRS to meet tax credit requirements. As of December 31, 2024, VHDA had funded \$2,056,530 of the TCAP Note.

James Bland Housing I – ARHA Loan - On January 28, 2010, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$2,200,000 (the “Construction Loan”). The Construction Loan is secured by a deed of trust on the project and bears interest at a rate of 1% per annum, compounded annually. The Construction Loan is to be repaid from capital contributions and residual receipts, as further defined in the loan agreement. The Construction Loan matures on January 28, 2050. As of December 31, 2024, the outstanding principal balance was \$940,463. As of December 31, 2024, accrued interest was \$159,806. For the year ended December 31, 2024, interest expense totaled \$9,405. This loan is eliminated on the upper-level financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS – Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 13: LONG-TERM DEBT – (Cont'd)**

James Bland Housing II – ARHA Loan- On December 17, 2010, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$3,681,181 (the “Construction Loan”). The Construction Loan is secured by a deed of trust on the project and bears interest at a rate of 1% per annum, compounded annually. The Construction Loan is to be repaid from capital contributions and residual receipts, as further defined in the loan agreement. The Construction Loan matures on December 17, 2050. As of December 31, 2024, the outstanding principal balance was \$1,488,134, and accrued interest was \$266,068. For the year ended December 31, 2024, interest expense totaled \$14,891. This loan is eliminated on the upper-level financial statements.

James Bland IV – ARHA Loan - On March 30, 2012, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$4,389,590 (the “ARHA Loan”). The ARHA Loan is secured by a deed of trust on the project and bears interest at a rate of 1% per annum, compounded annually. The ARHA Loan is to be repaid from capital contributions and residual receipts, as further defined in the loan agreement. The ARHA Loan matures on March 30, 2052. As of December 31, 2024, the outstanding principal balance was \$1,783,141. As of December 31, 2024, accrued interest was \$255,842. Interest expense totaled \$18,514. This loan is eliminated on the upper-level financial statements.

James Bland V – ARHA Loan - On June 19, 2013, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$1,500,000 (the “ARHA Loan A”). The ARHA Loan A is secured by a deed of trust on the Property and bears interest at a rate of 2.46% per annum, compounded annually. The ARHA Loan A is to be repaid from available cash flow, as further defined in the loan agreement. The ARHA Loan A matures on June 19, 2043. As of December 31, 2024, the outstanding principal balance was \$11,411. As of December 31, 2024, interest expense totaled \$738. As of December 31, 2024, accrued interest on the ARHA Loan A was \$20,064. The interest expense totaled \$756. This loan is eliminated on the upper-level financial statements.

On June 19, 2013, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$1,406,289 (the “ARHA Loan B”). The ARHA Loan B is secured by a deed of trust on the Property and bears interest at a rate of 6% per annum, compounded annually. The ARHA Loan B is to be repaid from available cash flow, but only after ARHA Loan A has been paid in full, as further defined in the loan agreement. The ARHA Loan B matures on June 19, 2043.

As of December 31, 2024, the outstanding principal balance was \$1,178,295. As of December 31, 2024, interest expense totaled \$94,996. As of December 31, 2024, accrued interest on the ARHA Loan B was \$707,406. The interest expense totaled \$106,738. This loan is eliminated on the upper-level financial statements.

ARHA Pendleton Park, LLC Loan - The loan is secured by a deed of trust on the Property and is payable in monthly payments of interest only beginning May 25, 2012, through the maturity date. On June 26, 2013, the Company paid off the construction loan with proceeds from a note with VHDA. Of the original principal amount of the note with VHDA, \$1,200,000 shall be financed under VHDA’s REACH-SPARC Program and \$1,300,000 shall be financed under VHDA’s REACH SPL MATCH Program. Beginning August 1, 2013, monthly principal and interest payments of \$10,708 are due until maturity. The terms are set forth below.

Loan commitment:	\$2,500,000
Interest rate:	3.124%
Maturity:	July 1, 2043

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 13: LONG-TERM DEBT – (Cont'd)**

The loan is secured by a deed of trust on the Property and is payable in monthly payments of principal and interest of \$10,708 beginning August 1, 2013, through the maturity date. As of December 31, 2024, the note payable balance was \$1,809,739. As of December 31, 2024, accrued interest was \$0. For the year ended December 31, 2024, interest expense totaled \$59,913. Future minimum principal payment requirements over each of the next five years and thereafter are as follows:

<u>Pendleton Park - VHDA Loan</u>			
2025	72,999	55,497	128,496
2026	75,313	53,183	128,496
2027	77,700	50,796	128,496
2028	80,162	48,334	128,496
2029	82,703	45,793	128,496
Thereafter	1,420,862	313,834	1,734,696
	<u>1,809,739</u>	<u>567,437</u>	<u>2,377,176</u>

ARHA Pendleton Park, LLC – Authority Loan - On April 26, 2012, the Company entered into a loan agreement with ARHA in the maximum amount of \$1,536,002 (the “ARHA Loan”). The ARHA Loan is secured by a deed of trust on the project and bears interest at a rate of 3% per annum, compounded annually. The ARHA Loan is to be repaid from equity contributions and residual receipts, as further defined in the loan agreement. The ARHA Loan matures on April 26, 2042. As of December 31, 2024, the outstanding principal balance was \$1,536,002. As of December 31, 2024, accrued interest totaled \$552,960. For the year ended December 31, 2024, interest expense totaled \$46,080 and the effective interest rate was 3.08%. This loan is eliminated on the upper-level financial statements.

ARHA Ramsey Homes, LP RHF Loans - On November 26, 2018, the Partnership entered into a loan agreement with ARHA in the maximum amount of \$1,338,016 (the “Construction Loan”) and bears interest at a rate of 3.85% per annum, compounded annually. The Construction Loan is secured by a deed of trust. The Construction Loan balance at December 31, 2024, was \$1,034,933, and accrued interest was \$244,714. The interest expense totaled \$39,845. This loan is eliminated on the upper-level financial statements.

ARHA Ramsey Homes, LP Seller Loan - On November 26, 2018, the Partnership entered into two loan agreements with ARHA in the amount of \$5,000,000 and \$303,083 (the “Seller Notes”) and bear interest at a rate of 3.85% per annum, compounded annually. The Seller Notes are secured by a deed of trust. The Seller Notes are to be repaid from residual receipts, as further defined in the loan agreement. The Seller Notes mature on December 31, 2059. As of December 31, 2024, the outstanding principal balance was \$5,303,083. As of December 31, 2024, accrued interest totaled \$1,253,937. The interest expense totaled \$204,169. This loan is eliminated on the upper-level financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS – Continued
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 13: LONG-TERM DEBT – (Cont'd)

ARHA Ramsey Homes, LP City of Alexandria Loan - On November 26, 2018, the Partnership entered into a loan agreement with the City of Alexandria in the amount of \$3,600,000. On March 13, 2020, the principal balance of the loan was increased to \$5,000,000. The note is secured by a deed of trust on the project and bears interest at a rate of 2.00% per annum, compounded annually. The loan is to be repaid from capital contributions and residual receipts, as further defined in the loan agreement. The note matures on November 26, 2058. As of December 31, 2024, the outstanding principal balance was \$5,000,000, and accrued interest was \$514,167. Interest expense totaled \$100,000. This loan is eliminated on the upper-level financial statements.

VHD, LLC VH Loan – The Authority under the Component Virginia Housing Development entered into a loan for up to \$159,708 with Virginia Housing for the purpose of funding preliminary development costs for the Ramsey Homes redevelopment. The funds will be repaid at the Final Closing of Ramsey Homes. As of December 31, 2024, the outstanding balance was \$100,000.

VCDC Line of Credit – The Authority was issued in the amount not to exceed \$3,200,000 from Key Bank. The Authority utilized \$1,500,000 during the fiscal year. The funds will be used for future development projects. The interest rate is 5.375% at year end and fluctuates per the bank policy. The is an interest only loan and was fully paid in full on March 27, 2025.

The PHA into a loan agreement with the Virginia Housing Development Corporation for the Ladrey property predevelopment costs in the amount of \$100,000. The loan carries no interest rate or definitive date of repayment, rather the loan is due in full when the redevelopment of the Ladrey property is closed and funds for the predevelopment loan are received by the PHA. The PHA must update the VHDC on the redevelopment progress annually.

The PHA has a loan with the City of Alexandria for prior predevelopment costs in the amount of \$275,590. There are no terms of repayment or interest rate that applies to this loan.

Other Non-Current Liabilities

ARHA Pendleton Park, LLC – Developer Fee Payable on April 26, 2012, the Company entered into a Development Agreement with VHD, LLC (the “Developer”), an affiliate of the Managing Member. Pursuant to the Development Agreement, the Company agreed to pay the Developer a developer fee of \$655,000 for services rendered in connection with the development of the Property. The fee will be paid from available proceeds from the Investor Member’s equity contributions and from cash flow in accordance with the terms of the Development Agreement. As of December 31, 2024, a developer fee of \$132,653 remained payable to the Developer. This loan is eliminated on the upper-level financial statements.

James Bland II Housing LP – Escrow Funds - Pursuant to the James Bland II Escrow Agreement, ARHA has agreed to deposit the full amount of sales proceeds received from the sale of the market rate unit development site into an escrow account to be made available to the Partnership to be used for the payment of remaining development costs. The escrowed funds are to be repaid from capital contributions and residual receipts, as further defined in the Escrow Agreement. As of December 31, 2024, funds used by the Partnership and owed to ARHA totaled \$103,942. This loan is eliminated on the upper-level financial statements.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS – Continued
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 14: INTERFUND BALANCES

Interfund balances have been eliminated in the combined financial statements.

NOTE 15: ECONOMIC DEPENDENCY

Both the PHA Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD. Both programs operate at a loss prior to receiving the contributions and grants.

NOTE 16: RELATED PARTY TRANSACTIONS

ARHA has entered into two financing arrangements with the City of Alexandria to fund the revitalizing of the Glebe Park property and the Cameron Valley, L.P. properties. The debt proceeds for each property was \$5,600,000 and \$4,704,600, respectively. The Glebe Park loan net balance as of December 31, 2024, was \$5,007,000. The loan for the Cameron Valley LP property was a pass through to the entity and is now completely controlled by ARHA.

OPERATING DEFICIT LOANS TO LIMITED PARTNERSHIPS:

Old Dominion Housing LP Operating Deficit Loans - Prior to rental achievement, as defined in the Partnership Agreement, the General Partner will advance funds to eliminate any operating deficits if reserves are not available. These advances will not be reimbursed. Subsequent to rental achievement, the General Partner, Alexandria Redevelopment & Housing Authority will advance funds in the amount up to \$300,000 as a subordinated loan. This obligation will terminate on the latter of the fifth anniversary of rental achievement and the achievement of break-even operations as an average for twelve months. The General Partner advanced \$0 during the year ended December 31, 2024.

James Bland Housing IV Operating Deficit Loans - The Partnership has advanced operating costs to Alexandria Redevelopment and Housing Authority. As of December 31, 2024, \$279,389 was receivable from Alexandria Redevelopment and Housing Authority and is included in the James Bland Housing IV LP balance sheet in due from related parties.

NOTE 17: SUBSEQUENT EVENTS

Management has evaluated subsequent events through September 29, 2025, the date on which the financial statements were available to be issued. During September 2025, it was discovered that the Authority CEO had been living in an Authority owned public housing unit between July and September of 2025. The CEO was placed on probation by the ARHA board and subsequently fired.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024**NOTE 18: CONTINGENCIES AND OTHER MATTERS**a. Litigation and Other Matters

Certain claims, suits and complaints arising in the ordinary course of business have been filed and are pending against ARHA and the Component Unit. In the opinion of management, all such matters are adequately covered by insurance, or, if not so covered, are without merit or are of such kind or involve such amounts as would not have a material adverse effect on the financial statements of ARHA or the Component Unit.

b. Grants

ARHA has received various other grants for specific purposes. These grants are subject to financial and compliance audits. Such audits could result in requests for reimbursement to the grantor agency for expenditures disallowed under terms of the grant. ARHA management is of the opinion that disallowances, if any, will not be material.

NOTE 19: RISK MANAGEMENT

The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management program has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty and public official's liability forms are used to cover the respective perils. Our search for contingent liabilities revealed no liabilities that required disclosure against the ARHA as of December 31, 2024.

NOTE 20: SUPPLEMENTAL INFORMATION

The supplemental information has been included in order to show the financial statements of the Housing Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, Audit Guide. This is due to the fact that some supplemental information is reviewed by the field office and provides greater detail concerning the operations of the Housing Authority.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS - Continued
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 21: CONDENSED COMPONENT UNIT FINANCIALS

	Pendleton Park, L.L.C.	Old Dominion Housing, L.P.	West Glebe Housing, L.P.	Braddock Whiting Reynolds, L.P.	James Bland Housing I, L.P.	James Bland Housing II, L.P.	James Bland Housing IV, L.P.	James Bland Housing V, LP	Ramsey Homes, L.P.	Madden AUOE, L.P.	Component Units TOTAL
<u>Statement of Net Position- Balance Sheet</u>											
Cash	\$ 404,522	\$ 334,398	\$ 314,252	\$ 1,186,190	\$ 147,597	\$ 133,113	\$ 371,353	\$ 1,996,082	\$ 2,123,925	\$ 448,613	\$ 7,460,045
Other Current Assets	38,450	34,735	316,486	359,805	143,389	148,349	355,554	60,945	72,597	31,140	1,561,450
Noncurrent Assets	4,433,431	2,672,872	4,961,085	6,767,320	1,556,009	1,959,127	4,491,564	9,697,530	22,989,328	4,445,774	63,974,040
Total Assets	4,876,403	3,042,005	5,591,823	8,313,315	1,846,995	2,240,589	5,218,471	11,754,557	25,185,850	4,925,527	72,995,535
<u>Liabilities</u>											
Current Liabilities	171,370	109,469	46,603	72,815	18,113	19,856	37,717	118,101	39,064	63,532	696,640
Long Term Liabilities	3,974,571	1,811,786	2,959,032	10,043,717	3,159,338	1,868,505	2,052,076	2,302,079	16,342,501	8,724,652	53,238,257
Total Liabilities	4,145,941	1,921,255	3,005,635	10,116,532	3,177,451	1,888,361	2,089,793	2,420,180	16,381,565	8,788,184	53,934,897
<u>Net Position - Equity</u>											
Net Position (Equity)	730,462	1,120,750	2,586,188	(1,803,217)	(1,330,456)	352,228	3,128,678	9,334,377	8,804,285	(3,862,657)	19,060,638
<u>Statement of Activities - Income Statement</u>											
Revenues	348,166	321,343	518,514	557,284	202,019	214,075	455,233	907,340	816,641	553,811	4,894,426
Investment	5,347	158	152	-	1,715	1,547	4,320	14,887	495	-	28,621
Other	39,485	-	-	13,631	1,029	1,532	29,990	19,617	9,142	1,371	115,797
Total Revenue	392,998	321,501	518,666	570,915	204,763	217,154	489,543	941,844	826,278	555,182	5,038,844
<u>Expenses</u>											
Administrative	169,093	177,370	233,867	115,666	63,417	104,637	310,900	390,277	209,409	352,347	2,126,983
Maintenance and Operations	129,282	75,257	99,294	138,400	31,076	30,899	109,691	201,687	141,480	136,948	1,094,014
General	147,839	20,203	68,728	196,822	19,215	25,446	40,616	162,547	371,266	194,438	1,247,120
Depreciation	132,225	129,870	269,956	-	188,940	202,845	362,049	535,596	492,917	301,666	2,616,064
Total Expenses	578,439	402,700	671,845	450,888	302,648	363,827	823,256	1,290,107	1,215,072	985,399	7,084,181
Income <Loss>	(185,441)	(81,199)	(153,179)	120,027	(97,885)	(146,673)	(333,713)	(348,263)	(388,794)	(430,217)	(2,045,337)
Beginning Net Position (Equity)	915,903	1,201,949	2,739,367	(1,923,244)	(1,232,571)	498,901	3,462,391	9,682,640	9,193,079	(3,432,440)	21,105,975
Contributions	-	-	-	-	-	-	-	-	-	-	-
Equity Transfer/Prior Year Adjustment	-	-	-	-	-	-	-	-	-	-	-
Ending Net Position (Equity)	\$ 730,462	\$ 1,120,750	\$ 2,586,188	\$ (1,803,217)	\$ (1,330,456)	\$ 352,228	\$ 3,128,678	\$ 9,334,377	\$ 8,804,285	\$ (3,862,657)	\$ 19,060,638

SUPPLEMENTAL INFORMATION

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

<u>ASSISTANCE TYPE</u>	<u>ASSISTANCE LISTING NUMBER</u>	<u>PASSTHRU ENTITY</u>	<u>FEDERAL EXPENDITURES</u>
<u>FEDERAL GRANTOR: U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u>			
Low-Rent Public Housing	14.850	N/A	\$3,271,804
PIH Family Self-Sufficiency Program	14.896	N/A	89,839
Resident Opportunity and Supportive Services	14.870	N/A	219,455
Public Housing Capital Fund Program	14.872	N/A	1,540,453
<i>Housing Choice Voucher Cluster</i>			
Housing Choice Voucher Program	14.871*+	N/A	28,594,820
Emergency Housing Voucher	14.EHV*+	N/A	636,382
Mainstream Vouchers	14.879*+	N/A	<u>700,890</u>
Total Housing Choice Voucher Cluster			29,932,092
<i>Section 8 Project-Based Cluster</i>			
Section 8 Moderate Rehabilitation Program	14.856*	N/A	<u>1,483,657</u>
Total Section 8 Project-Based Cluster			<u>1,483,657</u>
TOTAL U.S. DEPARTMENT OF HUD			<u>36,537,300</u>
TOTAL FEDERAL AWARDS EXPENDED			<u>\$ 36,537,300</u>

(*) Denotes a Major Program, (+) Denotes Program in Housing Choice Voucher Cluster

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

Note 1: Basis of Accounting

The accompanying Schedule of Financial Assistance is prepared on the accrual basis of accounting. The information on this Schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

Note 2: Major Programs

The (*) to the right of a ALN number identifies the grant as a major federal program as defined by the Uniform Guidance.

Note 3: Award Balance

On the Section 8 Vouchers/Certificate programs, ARHA receives annual funds based on an annual estimate of need. Any unused HAP funds are restricted for payment of future HAP payments.

Note 4: Program Costs

The amounts shown as current year expenditures represent only the federal portion of the actual program costs. Actual program costs, including ARHA's portion, may be more than shown.

Note 5: Indirect Cost Allocation

The Authority has elected not to use the 10-percent de minimus indirect cost rate as allowed under Uniform Guidance.

**FINANCIAL COMPLIANCE REPORTS
FOR
FEDERAL FUNDS**



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Commissioners
Alexandria Redevelopment
and Housing Authority
Alexandria, Virginia

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Alexandria Redevelopment and Housing Authority's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Alexandria Redevelopment and Housing Authority's major federal programs for the year ended December 31, 2024. Alexandria Redevelopment and Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Alexandria Redevelopment and Housing Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Alexandria Redevelopment and Housing Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Alexandria Redevelopment and Housing Authority's compliance with the compliance requirements referred to above.

Other Matter – Federal Expenditures Not Included in the Compliance Audit

The Authority's basic financial statements include the operations of the blended component units which may have received federal awards, and which are not included in the schedule of expenditures of federal awards for the year ended December 31, 2024. Our audit, described below, did not include the operations of the blended component units because other auditors were engaged to perform audits of compliance.

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE
(CONTINUED)**

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Alexandria Redevelopment and Housing Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Alexandria Redevelopment and Housing Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Alexandria Redevelopment and Housing Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Alexandria Redevelopment and Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Alexandria Redevelopment and Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Alexandria Redevelopment and Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE
(CONTINUED)**

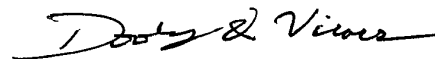
Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Dooley & Vicars
Certified Public Accountants, L.L.P.

Richmond, Virginia
September 29, 2025



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Alexandria Redevelopment
and Housing Authority
Alexandria, Virginia

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Alexandria Redevelopment and Housing Authority, which comprise the statement of net position as of December 31, 2024, and the related statements of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon September 29, 2025. Our report includes a reference to other auditors who audited the financial statements of West Glebe, L.P., Pendleton Park, L.L.C., Old Dominion Housing, L.P., James Bland I, L.P., James Bland II, L.P., James Bland IV, L.P.; James Bland V, L.P., Ramsey Homes, L.P., and Madden AUOE, L.P. (the blended component units) as described in our report on Alexandria Redevelopment and Housing Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

The financial statements of West Glebe, L.P., Old Dominion Housing, L.P., James Bland II, L.P., James Bland IV, L.P.; James Bland V, L.P., Ramsey Homes, L.P., and Madden AUOE, L.P. were not audited in accordance with *Government Auditing Standards*.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Alexandria Redevelopment and Housing Authority internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS
(CONTINUED)**

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Alexandria Redevelopment and Housing Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Alexandria Redevelopment and Housing Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Dooley & Vicars
Certified Public Accountants, L.L.P.

Richmond, Virginia
September 29, 2025

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024

There were no prior audit findings.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024

Section I -- Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified: ☐ yes ☒ no
- Significant Deficiency(s) identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported

Noncompliance material to financial statements noted? ☐ yes ☒ no

Federal Awards

Internal control over major programs:

- Material weakness(es) identified: ☐ yes ☒ no
- Significant Deficiency(s) identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance: ☐ yes ☒ no

Identification of major programs:

<i>ALN Number(s)</i>	<i>Name of Federal Program or Cluster</i>
14.871	Section 8 Housing Choice Vouchers
14.879	Mainstream Vouchers
14.871	Emergency Housing Vouchers
14.856	Section 8 Moderate Rehabilitation

Dollar threshold used to distinguish between type A and B programs: \$ 1,096,119

Auditee qualified as low-risk auditee? ☒ yes ☐ no

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024
(CONTINUED)

Section II -- Financial Statement Findings

There are no financial statement findings.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2024
(CONTINUED)

Section III – Federal Awards Findings and Questioned Costs

There are no federal awards findings or questioned costs.

SUPPORTING SCHEDULES

Alexandria Redevelopment & Housing Authority (VA004)

Alexandria, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	6.2 Component Unit - Blended	14.854 Public and Indian Housing Drug Elimination Program	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$10,530,730	\$5,706,989	\$57,397	\$1,106	\$804,346	\$893,684	\$239,169	\$169,800		\$366,984	\$994,996		\$19,765,181		\$19,765,181
112 Cash - Restricted - Modernization and Development											\$0				
113 Cash - Other Restricted		\$2,383,539				\$6,259,137		\$2,514,458			\$0	\$247,619	\$11,404,753		\$11,404,753
114 Cash - Tenant Security Deposits	\$229,806	\$217,819				\$284,866					\$0		\$732,491		\$732,491
115 Cash - Restricted for Payment of Current Liabilities											\$0				
100 Total Cash	\$10,760,536	\$8,308,347	\$57,397	\$1,106	\$804,346	\$7,437,667	\$239,169	\$2,684,258	\$0	\$366,984	\$994,996	\$247,619	\$31,902,425	\$0	\$31,902,425
121 Accounts Receivable - PHA Projects								\$445,590			\$0		\$445,590		\$445,590
122 Accounts Receivable - HUD Other Projects	\$502,873			\$3,921			\$0		\$6,533	\$131,290	\$78,984		\$723,601		\$723,601
124 Accounts Receivable - Other Government		\$0				\$342,756					\$0		\$342,756		\$342,756
125 Accounts Receivable - Miscellaneous	\$11,386	\$36,396			\$9,760	\$3,800,710					\$0	\$1,000	\$3,859,252		\$3,859,252
126 Accounts Receivable - Tenants	\$447,187	\$414,544		\$0		\$634,037	\$3,224	\$0	\$0	\$0	\$0	\$0	\$1,498,992		\$1,498,992
126.1 Allowance for Doubtful Accounts - Tenants	\$16,216	\$226,339		\$0	\$0	\$191,531	\$0	\$0	\$0	\$0	\$0	\$0	\$434,086		\$434,086
126.2 Allowance for Doubtful Accounts - Tenants	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current		\$2,173									\$0		\$2,173		\$2,173
128 Fraud Recovery	\$4,053					\$11,615	\$1,186	\$106,457			\$0		\$123,311		\$123,311
128.1 Allowance for Doubtful Accounts - Fraud	\$0					\$0	\$0	\$-106,457			\$0		\$-106,457		\$-106,457
129 Accrued Interest Receivable							\$0				\$0		\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$949,283	\$226,774	\$0	\$3,921	\$9,760	\$4,597,587	\$4,410	\$445,590	\$6,533	\$131,290	\$78,984	\$1,000	\$6,455,132	\$0	\$6,455,132
131 Investments - Unrestricted											\$0				
132 Investments - Restricted											\$0				
135 Investments - Restricted for Payment of Current Liability											\$0				
142 Prepaid Expenses and Other Assets	\$43,544	\$296,739			\$191,554	\$95,940		\$4,468	\$486		\$0	\$65,485	\$698,216		\$698,216
143 Inventories	\$17,570	\$2,890				\$710					\$0	\$345,819	\$366,989		\$366,989
143.1 Allowance for Obsolete Inventories	\$0	\$0				\$0					\$0	\$0	\$0		\$0
144 Inter Program Due From	\$19,143	\$110,873	\$0					\$38,778			\$0	\$0	\$168,794	\$-168,794	\$0
145 Assets Held for Sale											\$0				
150 Total Current Assets	\$11,790,076	\$8,945,623	\$57,397	\$5,027	\$1,005,660	\$12,131,904	\$243,579	\$3,173,094	\$7,019	\$498,274	\$1,073,980	\$659,923	\$39,591,556	\$-168,794	\$39,422,762
161 Land	\$3,469,464	\$14,864,116				\$8,393,807					\$0		\$26,727,387		\$26,727,387
162 Buildings	\$32,683,141	\$72,364,802			\$1,992,318	\$42,035,286					\$0	\$7,499,167	\$156,574,714		\$156,574,714
163 Furniture, Equipment & Machinery - Dwellings											\$0				
164 Furniture, Equipment & Machinery - Administration	\$396,653	\$971,867				\$226,325		\$438,627			\$0	\$413,791	\$2,447,263		\$2,447,263
165 Leasehold Improvements						\$0					\$0		\$0		\$0
166 Accumulated Depreciation	\$-29,424,387	\$-28,376,803			\$-1,992,318	\$-27,051,599		\$-260,926			\$0	\$-3,055,883	\$-90,161,916		\$-90,161,916
167 Construction in Progress	\$5,745,312					\$1,879,553					\$0	\$10,200	\$7,635,065		\$7,635,065
168 Infrastructure											\$0				
160 Total Capital Assets, Net of Accumulated Depreciation	\$12,870,183	\$59,823,982	\$0	\$0	\$0	\$25,483,372	\$0	\$177,701	\$0	\$0	\$0	\$4,867,275	\$103,222,513	\$0	\$103,222,513
171 Notes, Loans and Mortgages Receivable - Non-Current					\$51,885,295	\$2,772,762					\$0		\$54,658,057	\$-54,658,057	\$0
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due											\$0				
173 Grants Receivable - Non-Current											\$0				
174 Other Assets	\$161,132	\$289,054			\$3,433,510	\$244,548		\$150,463			\$16,602	\$1,478,512	\$5,773,821		\$5,773,821
176 Investments in Joint Ventures											\$0				
180 Total Non-Current Assets	\$13,031,315	\$60,113,036	\$0	\$0	\$55,318,805	\$28,500,682	\$0	\$328,164	\$0	\$0	\$16,602	\$6,345,787	\$163,654,391	\$-54,658,057	\$108,996,334
200 Deferred Outflow of Resources	\$12,747				\$24,813	\$19,259		\$11,902			\$1,313	\$76,738	\$146,772		\$146,772
290 Total Assets and Deferred Outflow of Resources	\$24,834,138	\$69,058,659	\$57,397	\$5,027	\$56,349,278	\$40,651,845	\$243,579	\$3,513,160	\$7,019	\$498,274	\$1,091,895	\$7,082,448	\$203,392,719	\$-54,826,851	\$148,565,868
311 Bank Overdraft											\$0				
312 Accounts Payable <= 90 Days	\$30,519	\$42,090				\$99,053	\$15,664	\$26,055		\$6,029	\$0	\$186,084	\$405,494		\$405,494
313 Accounts Payable >90 Days Past Due											\$0				
321 Accrued Wage/Payroll Taxes Payable		\$7,707			\$414,136	\$5,671					\$3,472		\$430,986		\$430,986
322 Accrued Compensated Absences - Current Portion	\$29,259	\$5,729		\$1,256		\$30,168		\$8,221	\$15		\$0	\$52,443	\$127,091		\$127,091
324 Accrued Contingency Liability											\$0				
325 Accrued Interest Payable	\$2	\$4,713				\$62,725					\$0		\$67,440		\$67,440

Alexandria Redevelopment & Housing Authority (VA004)
Alexandria, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

331 Accounts Payable - HUD PHA Programs	\$123,228		\$57,397									\$1,343		\$181,968		\$181,968
332 Account Payable - PHA Projects												\$0				
333 Accounts Payable - Other Government	\$310,154					\$126,478		\$77,351				\$0		\$513,983		\$513,983
341 Tenant Security Deposits	\$229,806	\$217,819				\$284,866						\$0		\$732,491		\$732,491
342 Unearned Revenue	\$6,988	\$151,137				\$125,223		\$2,165				\$0		\$285,513		\$285,513
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue		\$72,999				\$2,843,377						\$0		\$2,916,376		\$2,916,376
344 Current Portion of Long-term Debt - Operating Borrowings												\$0				
345 Other Current Liabilities	\$28,741	\$396,634			\$162,441	\$91,975		\$735,944				\$317	\$33,129	\$1,449,181		\$1,449,181
346 Accrued Liabilities - Other		\$50,812				\$13,111						\$0		\$63,923		\$63,923
347 Inter Program - Due To	\$5,737								\$6,960			\$19,703	\$136,394	\$168,794	-\$168,794	\$0
348 Loan Liability - Current												\$0				
310 Total Current Liabilities	\$764,434	\$949,640	\$57,397	\$1,256	\$576,577	\$3,682,647	\$15,664	\$849,736	\$6,975	\$6,029	\$24,835	\$408,050	\$7,343,240	-\$168,794	\$7,174,446	
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$41,673,735			\$275,590	\$24,444,535						\$0	\$508,435	\$66,902,295	-\$54,554,115	\$12,348,180
352 Long-term Debt, Net of Current - Operating Borrowings												\$0				
353 Non-current Liabilities - Other	\$66,162	\$2,037,009				\$2,006,310	\$860	\$397,587		\$7,117		\$0		\$4,515,045	-\$103,942	\$4,411,103
354 Accrued Compensated Absences - Non Current	\$88,855	\$17,185		\$3,769		\$90,503		\$24,664	\$44			\$0	\$157,329	\$382,349		\$382,349
355 Loan Liability - Non Current												\$0				
356 FASB 5 Liabilities												\$0				
357 Accrued Pension and OPEB Liabilities	\$18,533				\$39,472	\$30,640		\$18,934			\$2,089	\$122,073	\$231,741			\$231,741
350 Total Non-Current Liabilities	\$173,550	\$43,727,929	\$0	\$3,769	\$315,062	\$26,571,988	\$860	\$441,185	\$44	\$7,117	\$2,089	\$787,837	\$72,031,430	-\$54,658,057	\$17,373,373	
300 Total Liabilities	\$937,984	\$44,677,569	\$57,397	\$5,025	\$891,639	\$30,254,635	\$16,524	\$1,290,921	\$7,019	\$13,146	\$26,924	\$1,195,887	\$79,374,670	-\$54,826,851	\$24,547,819	
400 Deferred Inflow of Resources	\$72,507				\$3,199,474	\$102,984		\$102,979				\$7,022	\$410,310	\$3,895,276		\$3,895,276
508.4 Net Investment in Capital Assets	\$12,870,183	\$18,077,248	\$0	\$0	-\$275,590	-\$1,804,540	\$0	\$177,701	\$0	\$0	\$0	\$0	\$4,358,840	\$33,403,842	\$54,554,115	\$87,957,957
511.4 Restricted Net Position	\$0	\$0	\$0	\$0	\$0	\$0	\$60,109	\$391,439	\$0	\$0	\$0	\$0		\$451,548		\$451,548
512.4 Unrestricted Net Position	\$10,953,464	\$6,303,842	\$0	\$2	\$52,533,755	\$12,098,766	\$166,946	\$1,550,120	\$0	\$485,128	\$1,057,949	\$1,117,411	\$86,267,383	-\$54,554,115	\$31,713,268	
513 Total Equity - Net Assets / Position	\$23,823,647	\$24,381,090	\$0	\$2	\$52,258,165	\$10,294,226	\$227,055	\$2,119,260	\$0	\$485,128	\$1,057,949	\$5,476,251	\$120,122,773	\$0	\$120,122,773	
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$24,834,138	\$69,058,659	\$57,397	\$5,027	\$56,349,278	\$40,651,845	\$243,579	\$3,513,160	\$7,019	\$498,274	\$1,091,895	\$7,082,448	\$203,392,719	-\$54,826,851	\$148,565,868	

Alexandria Redevelopment & Housing Authority (VA004)

Alexandria, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	6.2 Component Unit - Blended	14.854 Public and Indian Housing Drug Elimination Program	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$2,366,572	\$4,303,398				\$6,408,053					\$0		\$13,078,021	-\$5,782,153	\$7,295,868
70400 Tenant Revenue - Other	\$16,852	\$33,078				\$10,819					\$0		\$60,749		\$60,749
70500 Total Tenant Revenue	\$2,383,424	\$4,336,474	\$0	\$0	\$0	\$6,418,872	\$0	\$0	\$0	\$0	\$0	\$0	\$13,138,770	-\$5,782,153	\$7,356,617
70600 HUD PHA Operating Grants	\$4,252,288			\$89,839		\$0	\$700,890	\$28,594,820	\$219,455	\$636,382	\$1,483,657		\$35,977,331		\$35,977,331
70610 Capital Grants	\$559,969										\$0		\$559,969		\$559,969
70710 Management Fee											\$0	\$1,447,003	\$1,447,003	-\$1,447,003	\$0
70720 Asset Management Fee											\$0	\$119,760	\$119,760	-\$119,760	\$0
70730 Book Keeping Fee											\$0	\$230,408	\$230,408	-\$230,408	\$0
70740 Front Line Service Fee											\$0	\$382,005	\$382,005	-\$382,005	\$0
70750 Other Fees											\$0				
70700 Total Fee Revenue											\$0	\$2,179,176	\$2,179,176	-\$2,179,176	\$0
70800 Other Government Grants						\$825,895					\$0		\$825,895		\$825,895
71100 Investment Income - Unrestricted	\$7,257	\$20,023			\$874,966	\$203,527		\$43,819			\$74	\$3,197	\$1,152,863	-\$879,325	\$273,538
71200 Mortgage Interest Income											\$0				
71300 Proceeds from Disposition of Assets Held for Sale											\$0				
71310 Cost of Sale of Assets											\$0				
71400 Fraud Recovery	\$4,053	\$28,572				\$14,581	\$6,834	\$120,722			\$0		\$174,782		\$174,782
71500 Other Revenue	\$177,253	\$155,076			\$108,200	\$1,602,259		\$602,995			\$4,262	\$921,947	\$3,569,992		\$3,569,992
71600 Gain or Loss on Sale of Capital Assets											\$0				
72000 Investment Income - Restricted	\$15,893	\$13,176				\$66,585		\$0			\$0	\$2,554	\$98,208		\$98,208
70000 Total Revenue	\$7,400,137	\$4,553,321	\$0	\$89,839	\$981,166	\$9,131,719	\$707,724	\$29,362,356	\$219,455	\$636,382	\$1,487,993	\$3,106,874	\$57,676,966	-\$8,840,654	\$48,836,312
91100 Administrative Salaries	\$175,765	\$235,015		\$82,789	\$442,914	\$487,293		\$691,390	\$178,800		\$26,223	\$2,102,521	\$4,422,710		\$4,422,710
91200 Auditing Fees	\$11,000	\$78,183				\$16,500					\$3,058	\$60,310	\$170,049		\$170,049
91300 Management Fee	\$367,038	\$240,877				\$299,292	\$15,352	\$476,763		\$11,206	\$36,475		\$1,447,003	-\$1,447,003	\$0
91310 Book-keeping Fee	\$38,926	\$25,563				\$30,939	\$3,240	\$119,176		\$3,443	\$9,121		\$230,408	-\$230,408	\$0
91400 Advertising and Marketing		\$1,831									\$0	\$3,349	\$5,180		\$5,180
91500 Employee Benefit contributions - Administrative	\$110,792	\$115,563		\$7,048		\$139,377		\$187,708	\$9,097		\$2,182	\$257,572	\$829,339		\$829,339
91600 Office Expenses	\$199,995	\$82,685				\$86,434		\$148,173	\$249		\$0	\$463,828	\$981,364		\$981,364
91700 Legal Expense	\$124,627	\$60,788				\$35,711		\$5,201			\$0	\$78,582	\$304,909		\$304,909
91800 Travel		\$1,674				\$156					\$0	\$19,198	\$21,028		\$21,028
91810 Allocated Overhead											\$0				
91900 Other	\$149,708	\$414,672			\$197,891	\$1,693,123		\$28,343	\$2,848	\$1,388	\$253	\$1,167,616	\$3,655,842		\$3,655,842
91000 Total Operating - Administrative	\$1,177,851	\$1,257,851	\$0	\$89,837	\$640,805	\$2,788,825	\$18,592	\$1,656,754	\$190,994	\$16,037	\$77,310	\$4,152,976	\$12,067,832	-\$1,677,411	\$10,390,421
92000 Asset Management Fee	\$53,280	\$31,920				\$34,560					\$0		\$118,760		\$0
92100 Tenant Services - Salaries	\$15,082	\$2,432				\$38,024			\$2,719		\$0	\$213,400	\$271,657		\$271,657
92200 Relocation Costs	\$69,002	\$3,440				\$11,543					\$0	\$1,576	\$85,561		\$85,561
92300 Employee Benefit Contributions - Tenant Services	\$221							\$7,518	\$20,793		\$0	\$2,456	\$30,988		\$30,988
92400 Tenant Services - Other	\$16,727	\$1,817				\$3,991		\$1,345			\$0	\$22,167	\$46,047		\$46,047
92500 Total Tenant Services	\$101,032	\$7,689	\$0	\$0	\$0	\$53,558	\$0	\$8,863	\$23,512	\$0	\$0	\$239,599	\$434,253	\$0	\$434,253
93100 Water	\$536,947	\$94,108				\$91,246					\$0	\$17,586	\$1,039,887		\$1,039,887
93200 Electricity	\$533,127	\$82,376				\$18,946					\$0	\$71,129	\$705,578		\$705,578
93300 Gas	\$90,977	\$10,442				\$14,786					\$0	\$6,938	\$123,143		\$123,143
93400 Fuel											\$0				
93500 Labor											\$0				
93600 Sewer	\$197,994	\$48,703				\$108,635					\$0	\$537	\$355,869		\$355,869
93700 Employee Benefit Contributions - Utilities											\$0				
93800 Other Utilities Expense											\$0				
93000 Total Utilities	\$1,359,045	\$235,629	\$0	\$0	\$0	\$533,613	\$0	\$0	\$0	\$0	\$0	\$96,190	\$2,224,477	\$0	\$2,224,477
94100 Ordinary Maintenance and Operations - Labor	\$312,441	\$316,611				\$417,362		\$849			\$69	\$327,838	\$1,375,170		\$1,375,170
94200 Ordinary Maintenance and Operations - Materials and Other	\$133,800	\$76,363				\$29,290					\$0	\$274,697	\$514,150		\$514,150
94300 Ordinary Maintenance and Operations Contracts	\$636,221	\$640,615			\$800	\$772,831		\$2,671			\$0	\$450,956	\$2,504,094	-\$382,005	\$2,122,089
94500 Employee Benefit Contributions - Ordinary Maintenance	\$8,717	\$14,603				\$21,030					\$0	\$2,626	\$46,976		\$46,976

Alexandria Redevelopment & Housing Authority (VA004)
Alexandria, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	6.2 Component Unit - Blended	14.854 Public and Indian Housing Drug Elimination Program	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	COCC	Subtotal	ELIM	Total
94000 Total Maintenance	\$1,091,179	\$1,048,192	\$0	\$0	\$900	\$1,240,513	\$0	\$3,520	\$0	\$0	\$69	\$1,056,117	\$4,440,390	-\$382,005	\$4,058,385
95100 Protective Services - Labor						\$0					\$0		\$0		\$0
95200 Protective Services - Other Contract Costs	\$136,252	\$29,223				\$1,165					\$0	\$822	\$167,462		\$167,462
95300 Protective Services - Other											\$0				
95500 Employee Benefit Contributions - Protective Services											\$0				
95000 Total Protective Services	\$136,252	\$29,223	\$0	\$0	\$0	\$1,165	\$0	\$0	\$0	\$0	\$0	\$822	\$167,462	\$0	\$167,462
96110 Property Insurance	\$150,862	\$178,290				\$193,211			\$486		\$0	\$509	\$523,358		\$523,358
96120 Liability Insurance	\$34,682	\$4,921				\$22,095		\$24,420			\$0	\$3,894	\$90,012		\$90,012
96130 Workmen's Compensation	\$17,041	\$7,613				\$17,462					\$0	\$48,852	\$90,968		\$90,968
96140 All Other Insurance	\$14,592	\$19,703				\$69,039		\$1,046	\$55		\$0	\$109,257	\$213,692		\$213,692
96100 Total Insurance Premiums	\$217,177	\$210,527	\$0	\$0	\$0	\$301,807	\$0	\$25,466	\$541	\$0	\$0	\$162,512	\$918,030	\$0	\$918,030
96200 Other General Expenses	\$971,435							\$2,967			\$0	\$4,831	\$979,233	-\$936,323	\$42,910
96210 Compensated Absences	\$139,066	\$38,595				\$140,757		\$52,543	\$4,408		\$0	\$259,315	\$634,684		\$634,684
96300 Payments in Lieu of Taxes	\$101,165					\$18,672					\$0		\$119,837		\$119,837
96400 Bad debt - Tenant Rents	\$287	\$79,298				\$15,995					\$0		\$95,580		\$95,580
96500 Bad debt - Mortgages											\$0				
96600 Bad debt - Other											\$0				
96800 Severance Expense											\$0				
96000 Total Other General Expenses	\$1,211,953	\$117,893	\$0	\$0	\$0	\$175,424	\$0	\$55,510	\$4,408	\$0	\$0	\$264,146	\$1,829,334	-\$936,323	\$893,011
96710 Interest of Mortgage (or Bonds) Payable											\$0				
96720 Interest on Notes Payable (Short and Long Term)	\$50	\$793,997				\$648,176					\$0	\$22,347	\$1,454,570	-\$879,325	\$575,245
96730 Amortization of Bond Issue Costs		\$12,872				\$2,218					\$0	\$119,651	\$134,741		\$134,741
96700 Total Interest Expense and Amortization Cost	\$50	\$796,869	\$0	\$0	\$0	\$650,394	\$0	\$0	\$0	\$0	\$0	\$141,998	\$1,589,311	-\$879,325	\$709,986
96900 Total Operating Expenses	\$5,347,819	\$3,735,793	\$0	\$89,837	\$641,605	\$5,779,859	\$18,592	\$1,750,113	\$219,455	\$16,037	\$77,379	\$6,114,360	\$23,790,849	-\$3,994,824	\$19,796,025
97000 Excess of Operating Revenue over Operating Expenses	\$2,052,318	\$817,528	\$0	\$2	\$339,561	\$3,351,860	\$689,132	\$27,612,243	\$0	\$620,345	\$1,410,614	-\$3,007,486	\$33,886,117	-\$4,845,830	\$29,040,287
97100 Extraordinary Maintenance											\$0				
97200 Casualty Losses - Non-capitalized											\$0				
97300 Housing Assistance Payments	\$76,406	\$71,825				\$33,404	\$564,021	\$27,275,602		\$579,952	\$1,314,543		\$29,915,753	-\$4,845,830	\$25,069,923
97350 HAP Portability-In											\$0				
97400 Depreciation Expense	\$437,484	\$1,914,572				\$1,099,796		\$15,606			\$0	\$181,954	\$3,649,412		\$3,649,412
97500 Fraud Losses											\$0				
97600 Capital Outlays - Governmental Funds											\$0				
97700 Debt Principal Payment - Governmental Funds											\$0				
97800 Dwelling Units Rent Expense											\$0				
90000 Total Expenses	\$5,861,709	\$5,722,190	\$0	\$89,837	\$641,605	\$6,913,059	\$582,613	\$29,041,321	\$219,455	\$595,989	\$1,391,922	\$6,296,314	\$57,356,014	-\$8,840,654	\$48,515,360
10010 Operating Transfer In	\$980,484										\$0	\$6,648,784	\$7,629,268	-\$7,629,268	\$0
10020 Operating Transfer Out	\$980,484				-\$6,000,000	-\$648,784					\$0		-\$7,629,268	\$7,629,268	\$0
10030 Operating Transfers from/to Primary Government											\$0				
10040 Operating Transfers from/to Component Unit											\$0				
10050 Proceeds from Notes, Loans and Bonds											\$0				
10060 Proceeds from Property Sales											\$0				
10070 Extraordinary Items, Net Gain/Loss											\$0				
10080 Special Items (Net Gain/Loss)											\$0				
10091 Inter Project Excess Cash Transfer In	\$115,849										\$0		\$115,849	-\$114,139	\$1,710
10092 Inter Project Excess Cash Transfer Out	\$-115,849										\$0		-\$115,849	\$114,139	-\$1,710
10093 Transfers between Program and Project - In		\$980,484									\$0		\$980,484	-\$980,484	\$0
10094 Transfers between Project and Program - Out	\$-980,484										\$0		-\$980,484	\$980,484	\$0
10100 Total Other Financing Sources (Uses)	\$-980,484	\$980,484	\$0	\$0	-\$6,000,000	-\$648,784	\$0	\$0	\$0	\$0	\$0	\$6,648,784	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$557,944	-\$188,385	\$0	\$2	-\$5,660,439	\$1,569,876	\$125,111	\$321,035	\$0	\$40,393	\$96,071	\$3,459,344	\$320,952	\$0	\$320,952

Alexandria Redevelopment & Housing Authority (VA004)

Alexandria, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2024

	Project Total	6.2 Component Unit - Blended	14.854 Public and Indian Housing Drug Elimination Program	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	2 State/Local	14.879 Mainstream Vouchers	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.856 Lower Income Housing Assistance Program - Section 8 Moderate	COCC	Subtotal	ELIM	Total
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$23,265,703	\$21,093,520	\$0	\$0	\$57,918,604	\$12,200,305	\$101,944	\$1,798,225	\$0	\$444,735	\$961,878	\$2,016,907	\$119,801,821		\$119,801,821
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$3,475,955				\$-3,475,955					\$0		\$0		\$0
11050 Changes in Compensated Absence Balance											\$0				
11060 Changes in Contingent Liability Balance											\$0				
11070 Changes in Unrecognized Pension Transition Liability											\$0				
11080 Changes in Special Term/Severance Benefits Liability											\$0				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents											\$0				
11100 Changes in Allowance for Doubtful Accounts - Other											\$0				
11170 Administrative Fee Equity								\$1,930,430			\$0		\$1,930,430		\$1,930,430
11180 Housing Assistance Payments Equity								\$188,830			\$0		\$188,830		\$188,830
11210 Unit Months Available	7964	4104				3084	564	23976		528	1308		41528	-2636	38892
11270 Excess Cash	\$10,598,115										\$0		\$10,598,115		\$10,598,115
11610 Land Purchases	\$0										\$0	\$0	\$0		\$0
11620 Building Purchases	\$559,969										\$0	\$0	\$559,969		\$559,969
11630 Furniture & Equipment - Dwelling Purchases	\$0										\$0	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0										\$0	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0										\$0	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0										\$0	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0										\$0	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0										\$0	\$0	\$0		\$0

REQUIRED SUPPLEMENTAL INFORMATION

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO PENSIONS
FOR THE YEAR ENDED DECEMBER 31, 2024

Schedule of Changes in ARHA Net Pension Liability and Related Ratios

	2024	2023	2022	2021	2020
Total pension liability					
Service cost	\$ 365,574	\$ 320,575	\$ 363,115	\$ 381,991	\$ 400,461
Interest	1,210,405	1,202,872	1,184,551	1,091,988	1,043,741
Difference between expected and actual experience	(129,323)	(249,673)	(259,578)	(198,697)	215,941
Changes of assumptions	-	-	-	639,231	-
Benefit payments, including refunds of employee contributions	(1,396,947)	(1,017,392)	(930,848)	(881,807)	(1,008,932)
Net change in total pension liability	49,709	256,382	357,240	1,032,706	651,211
Total pension liability - beginning	18,264,830	18,008,448	17,651,208	16,618,502	15,967,291
Total pension liability - ending (a)	<u>\$ 18,314,539</u>	<u>\$ 18,264,830</u>	<u>\$ 18,008,448</u>	<u>\$ 17,651,208</u>	<u>\$ 16,618,502</u>
Plan fiduciary net position					
Contributions - employer	\$ 163,944	\$ 156,756	\$ 184,913	\$ 182,397	\$ 167,953
Contributions - employee	209,443	200,741	208,865	207,738	207,922
Net investment income	1,835,868	1,196,684	(13,387)	4,240,113	306,260
Benefit payments, including refunds of employee contributions	(1,396,947)	(1,017,392)	(930,848)	(881,807)	(1,008,932)
Administrative expense	(12,866)	(12,212)	(12,162)	(10,743)	(10,634)
Other	357	479	443	398	(353)
Net change in plan fiduciary net position	799,799	525,056	(562,176)	3,738,096	(337,784)
Plan fiduciary net position - beginning	19,362,572	18,837,516	19,399,692	15,661,596	15,999,380
Plan fiduciary net position - ending (b)	<u>\$ 20,162,371</u>	<u>\$ 19,362,572</u>	<u>\$ 18,837,516</u>	<u>\$ 19,399,692</u>	<u>\$ 15,661,596</u>
ARHA's net pension liability (asset) - ending (a)-(b)	<u>\$ (1,847,832)</u>	<u>\$ (1,097,742)</u>	<u>\$ (829,068)</u>	<u>\$ (1,748,484)</u>	<u>\$ 956,906</u>
Plan fiduciary net position as a percentage of the total pension liability	110%	106%	105%	110%	94%
Covered employee payroll	\$ 4,845,769	\$ 4,635,861	\$ 4,687,441	\$ 4,629,597	\$ 4,626,243
ARHA's net pension liability as a percentage of covered-employee payroll	-38.13%	-23.68%	-17.69%	-37.77%	20.68%

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO PENSIONS
FOR THE YEAR ENDED DECEMBER 31, 2024

Schedule of Changes in ARHA Net Pension Liability and Related Ratios (Continued)

	2019	2018	2017	2016	2015
Total pension liability					
Service cost	\$ 401,147	\$ 445,452	\$ 448,941	\$ 456,905	\$ 456,967
Interest	1,011,972	980,587	959,961	920,184	893,769
Difference between expected and actual experience	157,186	(40,534)	(34,943)	(96,461)	(350,240)
Changes of assumptions	429,935	-	(237,298)	-	-
Benefit payments, including refunds of employee contributions	(979,380)	(894,912)	(789,100)	(635,666)	(610,608)
Net change in total pension liability	1,020,860	490,593	347,561	644,962	389,888
Total pension liability - beginning	14,946,431	14,455,838	14,108,277	13,463,315	13,073,427
Total pension liability - ending (a)	\$ 15,967,291	\$ 14,946,431	\$ 14,455,838	\$ 14,108,277	\$ 13,463,315
Plan fiduciary net position					
Contributions - employer	\$ 185,245	\$ 218,577	\$ 217,473	\$ 328,482	\$ 334,135
Contributions - employee	211,042	233,598	230,918	225,277	228,475
Net investment income	1,019,695	1,096,302	1,643,242	235,235	593,919
Benefit payments, including refunds of employee contributions	(979,380)	(894,912)	(789,100)	(635,666)	(610,608)
Administrative expense	(10,495)	(9,648)	(9,618)	(8,327)	(8,065)
Other	(639)	(967)	(1,459)	(100)	(126)
Net change in plan fiduciary net position	425,468	642,950	1,291,456	144,901	537,730
Plan fiduciary net position - beginning	15,573,912	14,930,962	13,639,506	13,494,605	12,956,875
Plan fiduciary net position - ending (b)	\$ 15,999,380	\$ 15,573,912	\$ 14,930,962	\$ 13,639,506	\$ 13,494,605
ARHA's net pension liability (asset) - ending (a)-(b)	\$ (32,089)	\$ (627,481)	\$ (475,124)	\$ 468,771	\$ (31,290)
Plan fiduciary net position as a percentage of the total pension liability	100%	104%	103%	97%	100%
Covered employee payroll	\$ 4,589,460	\$ 4,626,243	\$ 4,407,673	\$ 4,671,615	\$ 4,603,233
ARHA's net pension liability as a percentage of covered-employee payroll	-0.70%	-13.56%	-10.78%	10.03%	-0.68%

Totals, with the exception of the covered payroll, are from Appendix 16 - Total Pension Liability and Appendix 17 – Fiduciary Net Position of the GASB Statement No. 68 Report.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO PENSIONS
FOR THE YEAR ENDED DECEMBER 31, 2024
(CONTINUED)

Schedule of Employer Contributions to VRS Related to Pensions
For the Years Ended June 30, 2015, through June 30, 2024.

Date	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employers Covered Employee Payroll	Contributions as a % of Covered Employee Payroll
6/30/2024	\$ 224,359	\$ 224,359	\$ -	\$ 4,845,769	4.63%
6/30/2023	214,640	214,640	-	4,635,861	4.63%
6/30/2022	234,841	234,841	-	4,687,441	5.01%
6/30/2021	231,943	231,943	-	4,629,597	5.01%
6/30/2020	210,692	210,692	-	4,600,254	4.58%
6/30/2019	210,197	210,197	-	4,589,460	4.58%
6/30/2018	163,944	163,944	-	4,845,769	3.38%
6/30/2017	217,473	217,473	-	4,407,673	4.93%
6/30/2016	328,482	328,482	-	4,671,615	7.03%
6/30/2015	334,135	334,135	-	4,603,233	7.26%

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
 NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION RELATED TO PENSIONS
 FOR THE YEAR ENDED DECEMBER 31, 2024

Note 1: Changes of Benefit Terms

There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Changes of assumptions - The actuarial assumptions used in the June 30, 2023, valuation were based on the results of an actuarial experience study for the period from July 1, 2016, through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

:

Largest 10 - Non-Hazardous Duty:

Updated mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020

Adjusted retirement rates to better fit experience for Plan 1, set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all

Adjusted withdrawal rates to better fit experience at each year age and service through 9 years

All Others - Non-Hazardous Duty:

Updated mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020

Adjusted retirement rates to better fit experience for Plan 1, set separate rates based on experience for Plan 2/Hybrid; changed final retirement age

Adjusted withdrawal rates to better fit experience at each year age and service through 9 years

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO OPEB
FOR THE YEAR ENDED DECEMBER 31, 2024

Schedule of Employer's Share of Net OPEB-GLI for the Measurement Dates of June 30, 2024 through 2017:

	2024	2023	2022	2021	2020	2019	2018	2017
Employer's Proportion of the Net OPEB GLI Liability (Asset)	0.01968%	0.01887%	0.02155%	0.02242%	0.02235%	0.02346%	0.02603%	0.02596%
Employer's Proportionate Share of the Net GLI OPEB Liability (Asset)	\$ 210,574	\$ 236,574	\$ 259,483	\$ 261,030	\$ 372,985	\$ 382,000	\$ 395,000	\$ 391,000
Employer's Covered Payroll	\$ 4,845,769	\$ 4,635,861	\$ 4,635,861	\$ 4,687,441	\$ 4,600,254	\$ 4,599,003	\$ 4,950,486	\$ 4,788,370
Employer's Proportionate Share of the Net GLI OPEB Liability (Asset) as a Percentage of its Covered Payroll	4.35%	5.10%	5.60%	5.57%	8.11%	8.31%	7.98%	8.17%
Plan Fiduciary Net Position as a Percentage of the Total GLI OPEB Liability	73.41%	69.30%	67.21%	67.45%	52.64%	52.00%	51.22%	48.86%

Schedule is intended to show information for 10 years. Since 2024 is the eighth year for this presentation, only eight years of data is available. However, additional years will be included as they become available.

The Plan Fiduciary Net Position as a Percentage of the Total GLI OPEB Liability for the VRS Group Life Insurance Program for each year is presented on page 132 of the VRS 2024 Comprehensive Annual Financial Report (CAFR).

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO OPEB
FOR THE YEAR ENDED DECEMBER 31, 2024
(CONTINUED)

Schedule of Employer OPEB-GLI Contributions to the VRS For the Years Ended June 30:

Date	Employer's Contribution Rate Due	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employers Covered Employee Payroll	Contributions as a % of Covered Employee Payroll
6/30/2024	0.47%	\$ 26,167	\$ 26,167	\$ -	\$ 4,845,769	0.47%
6/30/2023	0.54%	27,031	27,031	-	4,635,861	0.54%
6/30/2022	0.54%	25,312	25,312	-	4,687,441	0.54%
6/30/2021	0.52%	23,921	23,921	-	4,600,254	0.52%
6/30/2020	0.52%	23,915	23,915	-	4,599,003	0.52%
6/30/2019	0.52%	25,743	25,743	-	4,950,486	0.52%
6/30/2018	0.52%	24,900	24,900	-	4,788,370	0.52%
6/30/2017	0.48%	24,500	22,189	2,311	4,622,639	0.48%
6/30/2016	0.53%	24,519	22,206	2,313	4,626,287	0.48%
6/30/2015	0.53%	22,414	20,300	2,114	4,229,149	0.48%

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO OPEB
FOR THE YEAR ENDED DECEMBER 31, 2024

Schedule of Employer's Share of Net OPEB-VLDP Liability for the Measurement Dates through June 30:

	2024	2023	2022	2021	2020	2019	2018	2017
Employer's Proportion of the Net OPEB VLDP Liability (Asset)	0.42467%	0.47174%	0.54446%	0.59105%	0.59281%	0.58643%	0.58913%	0.45408%
Employer's Proportionate Share of the Net VLDP OPEB Liability (Asset)	\$ 15,320	\$ (7,590)	\$ (3,201)	\$ (5,983)	\$ 5,917	\$ 12,306	\$ 4,000	\$ 2,000
Employer's Covered Payroll	\$ 2,887,429	\$ 2,887,429	\$ 2,550,700	\$ 2,374,212	\$ 2,209,086	\$ 1,877,019	\$ 1,430,450	\$ 833,817
Employer's Proportionate Share of the Net VLDP OPEB Liability (Asset) as a Percentage of its Covered Payroll	0.53%	-0.26%	-0.13%	-0.25%	0.27%	0.66%	0.28%	0.24%
Plan Fiduciary Net Position as a Percentage of the Total VLDP OPEB Liability	129.50%	116.89%	107.99%	119.59%	76.84%	49.19%	51.39%	38.40%

Schedule is intended to show information for 10 years. Since 2024 is the eighth year for this presentation, only eight years of data is available. However, additional years will be included as they become available.

The Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability for the Virginia Local Disability (VLDP) for each year is presented on page 134 of the VRS 2024 Comprehensive Annual Financial Report (CAFR).

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
REQUIRED SUPPLEMENTARY INFORMATION RELATED TO OPEB
FOR THE YEAR ENDED DECEMBER 31, 2024
(CONTINUED)

Schedule of Employer OPEB-VLDP Contributions to the VRS For the Years Ended June 30:

Date	Employer's Contribution Rate Due	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employers Covered Employee Payroll	Contributions as a % of Covered Employee Payroll
6/30/2024	0.85%	\$ 27,919	\$ 27,919	\$ -	\$ 2,887,429	0.97%
6/30/2023	0.85%	24,543	24,543	-	2,887,429	0.85%
6/30/2022	0.83%	21,171	21,171	-	2,550,700	0.83%
6/30/2021	0.83%	19,706	19,706	-	2,374,212	0.83%
6/30/2020	0.72%	15,905	15,905	-	2,209,086	0.72%
6/30/2019	0.72%	13,515	13,515	-	1,877,019	0.72%
6/30/2018	0.60%	8,583	8,583	-	1,430,450	0.60%
6/30/2017	0.60%	5,003	5,003	-	833,817	0.60%
6/30/2016	0.61%	3,326	3,326	-	544,292	0.61%
6/30/2015	0.60%	2,990	2,990	-	498,351	0.60%

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION RELATED TO OPEB
FOR THE YEAR ENDED DECEMBER 31, 2024

Note 1: Changes of Benefit Terms

There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Note 2: Changes of assumptions

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period July 1, 2016 through June 30, 2020, except the change in the discount rate, which was based on VRS board action effective as of July 1, 2021. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Largest 10 - Non-Hazardous Duty:

Updated mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020

Adjusted retirement rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all

Adjusted withdrawal rates to better fit experience at each year age and service through 9 years

All Others - Non-Hazardous Duty:

Updated mortality table to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020

Adjusted retirement rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all

Adjusted withdrawal rates to better fit experience at each year age and service through 9 years