

Agenda and Meeting Materials

for the

ARHA Board of Commissioners Regular Meeting

September 28, 2026

Table of Contents

I.	MEETING AGENDA.....	3
II.	DRAFT MEETING MINUTES.....	5
III.	SECRETARY-TREASURER REPORT.....	21
IV.	CONSENT DOCKET ITEMS.....	23
V.	COMMITTEE REPORT.....	30
VI.	ACTION DOCKET ITEM.....	31
VII.	NEW BUSINESS.....	32

MEETING AGENDA

Alexandria Redevelopment and Housing Authority

Regular Meeting of the Board of Commissioners

401 Wythe Street, Alexandria VA 22314

Monday, September 28, 2026, at 7:00PM

- 1) Call to Order
- 2) Reading and Approval of the Minutes from July 27, 2026
 - a) Approval of the Minutes of the Special Board Meeting from June 10, 2026
 - b) Approval of the Minutes of the Special Board Meeting from June 11, 2026
- 3) Public Discussion Period for Resident Association
- 4) Public Discussion Period – 3 minutes per speaker
- 5) Secretary-Treasurer Report
- 6) Committee Reports
- 7) Consent Docket Items
 - a) Resolution No. 811 – 2026 Vote to Approve the FY 2027 Annual Agency Plan Submission to HUD
 - b) Resolution No. 812 – 2026 Vote to Approve the Amendments to the Housing Choice Voucher (HCV) Administrative Plan
 - c) Resolution No. 813 – 2026 Vote to Approve the Amendments to the Admissions & Continued Occupancy Policy (ACOP)
- 8) Action Docket Items
- 9) New Business
- 10) Announcements
- 11) Executive Session (closed)
- 12) Resume Regular Meeting
- 13) Other Items
- 14) Adjournment

15)

MEETING MINUTES

**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING
Monday, July 27, 2026, at 7:00PM**

THOSE PRESENT:

**Mark Jinks, Chair
Dr. Darnella McGuire-Nelson, Vice-Chairwoman
Theresa Peterson
Anna Gray
Cassandra Lewis
Michael Butler
Annette Rodriguez
Kristen Weber**

THOSE ABSENT:

Nathan Macek

RECORDER:

Neal Gross

ITEM I: CALL TO ORDER AND ROLL CALL

Chair Jinks called the meeting to order at 7:00 p.m.

ITEM 2: APPROVAL OF THE MINUTES FROM June 22, 2026:

Chair Jinks presented the minutes for June 22, 2026.

Commissioner Peterson made a motion to approve June 22, 2026, meeting minutes, which was seconded by Commissioner Rodriguez.

The motion was approved with (8) Yeas, and (0) Nay.

ITEM 3: PUBLIC DISCUSSION PERIOD FOR RESIDENT ASSOCIATION

Ms. Rodriguez provided an update on resident concerns and the Resident Association's ongoing collaboration with ARHA. At 935 North Patrick Street, residents continue to report concerns about the building entrance door being left open, fear of retaliation, ongoing smoking, and suspected drug-related activity. Residents also requested an update regarding the April 15 shooting incident, as the lack of information has contributed to continued anxiety among residents. Additional concerns included a strong odor around the guard bench, which

residents requested be addressed through cleaning.

At Princess Square, residents requested that Mr. Priest conduct a community walkthrough and asked for a private, confidential meeting with him to discuss unresolved concerns. Residents at Bradford/West Braddock and Scattered-Site properties reported that the children's playground needs repairs and is currently considered unsafe. Residents also suggested increasing employment opportunities for Housing Choice Voucher (HCV) participants and bringing back Ruby Tucker programming for residents. They further requested that maintenance staff introduce themselves before entering a resident's home to help residents feel more comfortable and secure.

Ms. Rodriguez announced that the Resident Association's final Zoom meeting will be held on August 18, 2026, at 7:00 p.m. Beginning September 15, 2026, meetings will be held in person at the Alate Building at 6:00 p.m. She plans to distribute flyers throughout the communities with assistance from family and other members of the Resident Association to ensure residents are aware of the new permanent meeting location.

She also reported that she and Commissioner Cassandra Lewis have met with Mr. Priest for two consecutive weeks and have worked with Ms. Janell Diaz to address resident concerns, identify solutions, and improve communication between the Resident Association and ARHA. Ms. Rodriguez expressed appreciation for the positive collaboration and confirmed that the Resident Association now has a permanent location for its monthly meetings, along with a dedicated mailbox. Mr. Priest has also committed to meeting with the Resident Association on the Wednesday following each monthly meeting to discuss new resident and community concerns.

Ms. Rodriguez additionally shared a positive example of resident support involving a senior resident at Hopkins Court who requested assistance with having her unit painted. After discussing the matter with Mr. Ford, arrangements were made for Ms. Rodriguez's husband to assist the resident with moving her furniture so that the unit could be painted. Ms. Rodriguez emphasized that this type of personal assistance reflects the importance of helping residents and building positive relationships within the communities.

ITEM 4: PUBLIC DISCUSSION PERIOD

No speakers.

Ms. Janell Diaz provided an update on the former resident Ms. Hill who spoke at the May 27, 2026 meeting. Ms. Diaz explained that the resident requested a hearing, through which ARHA was able to reopen her application. Although a unit had been available when she initially came forward, her application had previously been withdrawn because her mail was deemed undeliverable. Her application has now been reinstated, and she is back in the queue awaiting the next available unit.

ITEM 5: SECRETARY-TREASURER EXECUTIVE SUMMARY REPORT

Mr. Priest presented his first report as Acting Executive Director and provided an overview of his activities during his first two weeks with the Agency. He stated that his initial priorities have been to assess ARHA's financial condition, staffing needs, and relationship with residents and the broader community.

Mr. Priest reported that he has met with senior staff and emphasized the importance of leadership, interdepartmental coordination, accountability, and collaboration. He has convened meetings involving Property Management, Maintenance, Finance, and other relevant departments to begin planning for the 2027 operating and capital budgets and to address the relationship between property inspections, maintenance needs, and available capital resources.

He also reported that ARHA is reviewing the potential reinstatement of its no-smoking policy, particularly in response to resident concerns regarding smoking and suspected marijuana use at 935 North Patrick Street and other properties. Staff are reviewing the legal framework and enforcement requirements associated with the policy. Mr. Priest stated that Property Management staff will receive clarification regarding their enforcement responsibilities and that ARHA will coordinate with the Alexandria Police Department (APD). He emphasized the importance of communicating the policy directly to residents through community meetings rather than relying solely on written notices.

Mr. Priest also reported conducting an all-staff meeting focused on organizational expectations and workplace culture, including professional attire and the importance of providing residents with a professional customer-service experience. He stated that he observed positive changes following the meeting.

Mr. Priest and Board Chair Jinks met with the Mayor and City Manager to discuss ARHA's operations and the need for increased financial partnership and support from the City. He reported that the meeting was productive and that the Mayor expressed openness to continued discussions. The City Manager has also arranged an opportunity for Mr. Priest to meet with senior City staff, and the Mayor invited him to participate in future cabinet meetings. A meeting between the Board and City staff is anticipated in October, with the date to be determined.

Mr. Priest reported visiting ARHA's four warehouses to assess inventory and develop an inventory-control system utilizing Yardi. He noted that ARHA maintains significant inventory across multiple warehouse locations and that some items may no longer be needed. He directed the Maintenance Director to conduct an inventory review, identify surplus materials and equipment, and explore opportunities to sell surplus items. The proceeds could potentially be used to purchase materials that are currently needed. Mr. Priest also requested an assessment of the feasibility of establishing a centralized warehouse and inventory operation. Mr. Priest stated that he has also initiated outreach to City officials and other community organizations to strengthen ARHA's relationships and improve coordination.

Regarding community engagement, Mr. Priest reported meeting with the Resident Association and establishing a permanent meeting location for the Association at the Alate Building. The space will provide the Resident Association with a location for monthly meetings and a dedicated mailing address and mailbox. Mr. Priest stated that ARHA will continue supporting the Association's activities.

Financial Status

Mr. Priest reviewed ARHA's current financial position and stated that the Agency experienced a reduction in retained earnings of \$939,323.33 for the period of May through June 2026. He further reported a negative operating cash-flow position of approximately \$423,370 for the month. He noted that this figure may increase once certain consulting costs associated with pre-development activities are incorporated.

Mr. Priest stated that ARHA must take immediate steps to reduce expenditures and align expenses with available revenues. He noted that the Agency is operating with approximately 300 fewer units than it previously had, requiring a review of staffing and other operating expenses. He advised that he is developing a plan for expense reductions that will be presented to the Board for review and approval before being communicated to staff.

Maintenance operating expenses were reported at \$2,628,794.88, representing approximately 20.5% of total Agency expenses. When combined with administrative expenses, these categories account for approximately 31% of the Agency's total expenses. Mr. Priest identified the Housing Choice Voucher Program as another significant area of Agency expenditures and emphasized the need to monitor both expenditures and revenues carefully.

Rental Delinquency and Fresh Start Initiative

Mr. Priest reported that ARHA currently has approximately \$63,151.84 in rental income delinquency. He noted that some households that benefited from the Fresh Start Initiative, which previously provided more than \$1 million in assistance toward outstanding balances, have subsequently fallen into arrears again.

Mr. Priest emphasized that ARHA's objective is to prevent evictions and keep residents housed while also ensuring that residents understand their ongoing responsibility to pay rent timely. He stated that Property Management is working more closely with affected households to address delinquency.

The Board discussed the additional \$20,000 in funding expected from the City. Chair Jinks clarified that the funds were intended for resident programming focused on education, economic empowerment, training, and expanding existing programs to help residents avoid future financial difficulties. The Board emphasized the importance of accountability and ensuring that the funds are used for their intended purpose.

Expenditure Controls

Mr. Priest reported that a hiring freeze has been implemented as an immediate cost-control measure. He also centralized control of Agency-issued credit cards by requiring all cards previously distributed throughout the organization to be returned to the Finance Department. Additionally, Mr. Priest implemented an internal financial approval process requiring Finance Department review and approval before he signs documents involving the expenditure of Agency funds. He stated that these measures are intended to strengthen internal controls and better manage the Agency's financial resources.

Audit Status

Mr. Priest reported that ARHA has engaged a new audit firm after working with the previous audit firm for approximately 20 years. He stated that the transition has presented challenges because the prior auditor has not yet provided all information requested by the new audit firm. Mr. Priest indicated that ARHA may formally communicate with the former auditor regarding its obligations to provide necessary information and may pursue additional action if the information is not provided.

The audit of the Alate property was expected to be completed shortly, with the City actively following up with the auditors. The consolidated ARHA audit had originally been anticipated by the end of August; however, Mr. Priest stated that September 2026 was a more realistic

timeframe.

Housing Choice Voucher Program

Mr. Priest reported that ARHA's Housing Choice Voucher program experienced a decline in its HUD performance score and that the Agency has entered into a corrective action plan with HUD. He stated that staff are working with HUD to address the deficiencies that contributed to the decline and improve the Agency's performance. Mr. Priest emphasized the importance of ensuring that future self-certifications are supported by accurate data and documentation that can be verified through HUD systems.

Maintenance and Work Orders

Mr. Priest reported that the number of outstanding work orders had decreased from the previous month. Plumbing-related work orders represented the largest category, particularly at several properties with high volumes of work orders. He stated that ARHA is reviewing the concentration of work orders at approximately five properties to determine the underlying causes and identify opportunities to reduce recurring maintenance issues. Mr. Priest also emphasized the need to fully utilize Yardi's work-order management capabilities and to integrate inspection findings into the work-order process.

RentCafe and Resident Payment Options

Mr. Priest reported that approximately 20% of residents are currently utilizing RentCafe to make rental payments. He stated that ARHA will conduct additional resident outreach and education to increase utilization, with a goal of reaching approximately 90% usage.

Resident Commissioner Rodriguez noted that some residents may not be aware that monthly rent statements are available electronically through RentCafe and that some residents may be hesitant to use the system because they are unfamiliar with the technology. Mr. Priest agreed that education and hands-on assistance would be important components of the outreach effort.

Property Management Certification and Revenue Generation

Mr. Priest reported that ARHA has submitted its application for recertification of its property management operation through Virginia Housing. He stated that strengthening ARHA's property management capacity could create an opportunity for the Agency to generate additional revenue by managing its own properties as well as potentially pursuing third-party property management contracts.

Occupancy and Vacant Units

Mr. Priest reported that ARHA's occupancy rates were approximately 97%–98% across public housing and market-affordable properties. The Agency had approximately 50 vacant units, including 35 market-affordable units and 15 public housing units.

He noted that the Alate property had the largest number of vacancies among the market-affordable properties, with approximately 10 units remaining vacant. Mr. Priest stated that he would review the property management agreement and evaluate whether ARHA could assume greater responsibility for management of the property.

Mr. Priest also stated that he plans to personally tour vacant units with the Maintenance Director to assess their condition, determine how long they have been vacant, and identify barriers to bringing them back into occupancy.

Inspections and Capital Needs

Mr. Priest reported that ARHA recently completed a 100% inspection of its properties. He expressed concern that inspection findings were not consistently being converted into work orders for necessary repairs. He directed staff to correct this process and emphasized that inspection findings must be incorporated into ARHA's capital planning. The inspection information will also be coordinated with City code-enforcement information and the Agency's

Physical Needs Assessment.

Mr. Priest stated that ARHA needs to determine the cost of addressing the deficiencies identified through the inspections so that the Board can better understand the Agency's capital needs and develop appropriate funding priorities.

Housing Choice Voucher Utilization

Mr. Priest reported that the Housing Choice Voucher program was operating at approximately 76% utilization, compared with HUD's 95% standard. He acknowledged that there are legitimate factors contributing to the lower utilization rate but stated that ARHA is evaluating strategies to improve voucher utilization.

Resident Charges for Damage Beyond Normal Wear and Tear

In response to a question from Commissioner Gray, Mr. Priest explained that ARHA is considering the reinstatement of charges for repairs resulting from damage beyond normal wear and tear. Examples discussed included repeated drywall damage, repeatedly damaged or replaced fixtures, and damage to appliances or other items beyond their expected useful life. He stated that ARHA has a fee schedule for applicable repairs and that the schedule would be made available to residents.

Mr. Priest further explained that charges would be added to the resident's rental account. He emphasized that maintenance requests should not be discouraged by the policy and instructed maintenance staff to document and report additional deficiencies observed while completing work orders, including mold, housekeeping concerns, wall damage, and other conditions.

Organizational Review and Strategic Planning

Mr. Priest reported that he has initiated a comprehensive review of ARHA's organizational structure and development needs, including:

- Organizational structure and staffing;
- Position descriptions;
- Compensation schedules;
- Benefit plans;
- Employee evaluation systems;
- Agency culture;
- Standard operating procedures;
- Capital budgeting;
- Vendor payment schedules;
- Inventory controls;
- Information technology planning; and
- Yardi system utilization.

He stated that he intends to present the Board with a comprehensive plan addressing these areas.

Annual Plan, ACOP and Five-Year Plan

Mr. Priest reported that ARHA has published public notice regarding proposed amendments to its Admissions and Continued Occupancy Policy (ACOP), Annual Plan, and Five-Year Plan. He stated that Board members will receive briefing materials outlining the proposed changes and that the documents will be made publicly available. He noted that HUD requires public notice approximately 75 days before the applicable public hearing and that staff will work with the Board's committees throughout the review period.

2027 Operating and Capital Budgets

Mr. Priest reported that ARHA has begun preparations for the 2027 operating and capital budgets. He expects to issue an internal budget call to all departments by September and has instructed department directors to prepare their respective budgets.

The final budget materials are expected to include financial statements, revenue and expense information, revenue-restriction schedules, operating income and expenses by fund, program objectives, and performance measures.

Mr. Priest also proposed working with the Board Chair to schedule a one-day Board retreat to review the budget materials and provide Commissioners with an opportunity to thoroughly understand the Agency's financial position and proposed plans.

Resident Engagement

Mr. Priest reported that ARHA has begun conducting resident meetings and plans to visit all ARHA properties during the next 90 days. He invited the Resident Association to participate in the property meetings and stated that he intends to attend Resident Association meetings as part of his ongoing effort to strengthen communication with residents.

Federal Housing Policy and Legislative Developments

Mr. Priest discussed the recently enacted 21st Century ROAD to Housing Act and provided the Board with an analysis prepared by the National Association of Housing and Redevelopment Officials (NAHRO).

He emphasized the importance of ARHA staff remaining informed about federal housing legislation, HUD policies, industry developments, and City budget priorities. Areas identified as potentially relevant to ARHA include:

- Rental Assistance Demonstration (RAD) expansion;
- Housing Choice Voucher reforms;
- Use of Community Development Block Grant (CDBG) funds for new housing construction;
- Home modernization;
- Moving to Work expansion;
- Opportunity Zones; and
- Family Self-Sufficiency programs.

Mr. Priest stated that ARHA will monitor the federal rulemaking process associated with the legislation and will share proposed regulations and relevant industry guidance with the Board and staff for review and comment.

Community Partnerships and Contributions

Mr. Priest reported that during the Mayor's visit, she has indicated that approximately \$20,000 remains available through the Fresh Start Initiative and that additional funds raised by the

organization may be transferred to ARHA for use in resident programming.

He also reported that \$3,500 has been provided to support the back-to-school hair salon initiative being coordinated with Ms. Diaz.

ITEM 6: COMMITTEE REPORTS:

Finance, Audit, and Administration Committee

Commissioner Butler reported that the Finance Committee met on July 15, following its previous meeting on May 14; there was no June meeting due to the special meetings that occurred during that month. The July meeting was attended by Chair Jinks, Mr. Butler, CEO Priest, and Finance Director Ms. Nelson.

The Committee reviewed the same primary financial matters discussed by CEO Priest, including the status and timing of the Agency's audits, cash balances and cash-flow concerns, short-term financial obligations, collections, and receivables. Mr. Butler noted that while some anticipated collections and receivables could alleviate immediate financial pressures, the Agency's cash position remains a long-term concern requiring efficiencies and corrective action.

The Committee also received a briefing on financing options for the Ladrey from ARHA's bond counsel and a representative from Davenport. The presentation was described as informative and helpful. The Committee requested a memorandum outlining the available financing options, conclusions, and recommendations. The Committee will review the memorandum and subsequently bring a recommendation to the full Board.

Commissioner Butler concluded by stating that the Committee plans to meet again in August, although a specific date had not yet been scheduled due to members' vacation schedules.

Community and Engagement Committee

Vice-Chairwoman Dr. McGuire-Nelson reported that the committee met with Mr. Priest to bring him up to speed on committee matters. She noted that much of the discussion was already covered in Mr. Priest's report and did not reiterate those items. She expressed that the committee is looking forward to engaging with residents and visiting the various ARHA properties.

Planning and Development Committee

Commissioner Peterson reported the following matters:

- **Duke Street Land-Use Planning:** The work group spent considerable time discussing discrepancies in the proposed Duke Street land-use plan documents, particularly the height limitations and how they relate to the provision of affordable housing along the Duke Street corridor.
- **Development Projects:** The work group discussed receiving regular updates on ARHA's development projects. Ms. Mohamed noted that the NDA was not ready for Board discussion due to outstanding legal review. The matter will first be reviewed by the Development Committee before being brought to the full Board.

- Community Events: The work group also discussed upcoming events at Cameron Valley and Andrew Adkins, which are currently in development.

ITEM 7: CONSENT DOCKET ITEMS:

No items noted.

ITEM 8: ACTION DOCKET ITEMS:

RESOLUTION No. 807 – 2026 Vote to Approval Adopting the Public Housing Flat Rents

Mr. Priest explained that the Agency is required to establish flat rents annually for Public Housing units based on HUD's Small Area Fair Market Rents (FMRs) by ZIP Code. The Agency has the option to establish flat rents at 80%, 90%, or 100% of HUD's published FMR, and ARHA has historically used the 90% level.

Ms. Diaz explained that the policy applies only to public housing residents. Following the removal of Ladrey and Samuel Madden from the public housing inventory, ARHA now has approximately 174 public housing residents, of whom only three households are currently subject to the flat-rent option. The remaining residents generally pay 30% of their income toward rent.

Eligible residents may choose between paying 30% of their adjusted income or the applicable flat rent. A resident would generally select the flat rent when it is lower than the 30%-of-income amount. The Agency reviews and establishes these flat rents annually based on HUD's published FMR information.

Vice-Chairwoman Dr. McGuire-Nelson made a motion to approve Resolution No. 807 - 2026, Public Housing Flat Rates, which was seconded by Commissioner Weber.

The motion was approved with (8) Yeas, and (0) Nay.

RESOLUTION No. 810 – 2026 Vote to Approval to Award the Contract for Executive Search & Recruitment Services for Senior Leadership Positions

The discussion focused on the procurement process for selecting an executive search firm to assist ARHA with recruiting the CEO and other senior-level positions.

- ARHA issued an RFP in June seeking firms to conduct executive searches. More than 1,300 firms received the solicitation, and seven firms submitted proposals.
- An evaluation panel, including a Board member, reviewed and scored all seven proposals based on the criteria established in the RFP, including cost.
- The panel recommended Leadership Edge as the selected firm.
- Vice-Chairwoman Dr. McGuire-Nelson asked for clarification regarding the scoring process. It was explained that panel members submitted their individual scores, which were then aggregated. A consensus meeting would only have been necessary if there were significant differences among the evaluators' scores.

- Commissioner Peterson expressed concern about moving forward without additional information about the recommended firm. She requested to review the RFP responses from the top three firms so that the Board could make a fully informed decision.
- Chair Jinks agreed that additional information, particularly the submission from the recommended firm, would be helpful to the Board before voting.
- Mr. Priest agreed to work with procurement to provide additional detail on the top candidates, while noting that any information provided to one Board member should be provided to the entire Board.
- The Board discussed either approving the recommendation or tabling the matter until the next meeting. Given that the next regular Board meeting was not until September, Chair Jinks indicated that an August meeting would likely be necessary so the executive search process would not be delayed.
- Mr. Priest agreed that, going forward, procurement materials for significant selections should include more detailed information about the top candidates, rather than only numerical scores and the recommended firm's name.
- The matter was therefore expected to be deferred for approximately 30 days, pending additional information for the Board's review.

Vice-Chairwoman Dr. McGuire-Nelson made a motion to table the vote on Resolution No. 810 - 2026, pending further information provided by Mr. Priest, to approve to Award the Contract for Executive Search & Recruitment Services for Senior Leadership Positions, which was seconded by Commissioner Peterson.

The motion was approved with (8) Yeas, and (0) Nay.

ITEM 9: NEW BUSINESS:

New Business items have been moved to Action Docket Items.

ITEM 10: ANNOUNCEMENTS:

Mr. Priest reported that National Night Out will be held on August 4 and that ARHA plans to participate at six locations.

The ARHA locations discussed include:

- Princess Square
- Alate
- Chirilagua
- Hopkins-Tancil
- Charles Houston
- Cameron Valley

Ms. Diaz noted that, because Ladrey is no longer in the ARHA portfolio, Alate will be used in its place. Cameron Valley was also highlighted as a location for the event.

Mr. Priest stated that the City has an extensive schedule of National Night Out activities taking place throughout Alexandria. ARHA will provide the Board with a list of its participating locations, times, and additional information about the City's events is available through the City's National Night Out materials.

ITEM 11: EXECUTIVE SESSION (CLOSED):

Commissioner Weber: moved that the Board of Commissioners of the Alexandria Redevelopment and Housing Authority convene in closed session to, one, consult with legal counsel with regards to the ongoing Erik Johnson case, where discussions in open session would adversely affect the litigating or negotiating posture of the authority, pursuant to Section 2.2-3711(A)(7); and, two, consult with legal counsel regarding ARHA's insurance coverage, pursuant to Section 2.2-3711(A)(8) of the Code of Virginia. This was seconded by Commissioner Rodriguez.

The motion was approved with (8) Yeas, and (0) Nays.

(The executive session started at 8:24pm., the above-entitled matter went off the record at 8:24p.m.)

ITEM 12: RESUME REGULAR MEETING AT 9:07PM

Virginia Freedom of Information Act requires the Board to certify that only properly authorized topics were discussed in closed session. No unrelated public business was discussed and The Board stayed within the scope of the motion to enter executive session.

The Board members were polled: Commissioner Lewis, Commissioner Rodriguez, Commissioner Butler, Commissioner Peterson, Vice-Chairwoman Dr. McGuire-Nelson, Chair Jinks, Commissioner Gray, (8) Yeas and (0) Nays.

ITEM 13: ADJOURNMENT

Commissioner Peterson made a motion to adjourn, and it was seconded by Commissioner Rodriguez, and it was unanimously approved at 9:08 pm.

**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
SPECIAL SCHEDULED BOARD MEETING
Tuesday, June 10, 2026, at 7:00PM**

THOSE PRESENT:

**Mark Jinks, Chair
Dr. Darnella McGuire-Nelson, Vice-Chairwoman
Theresa Peterson
Anna Gray
Cassandra Lewis
Michael Butler
Annette Rodriguez
Nathan Macek**

THOSE ABSENT:

Kristen Weber

RECORDER:

Steven Mikulic

ITEM I: CALL TO ORDER AND ROLL CALL

Chair Jinks called the meeting to order at 7:11 p.m.

ITEM 2:

Discussion of Interview Process and Logistics

ITEM 3: EXECUTIVE SESSION (CLOSED):

Vice-Chair Dr. McGuire-Nelson moved that the Board of Commissioners of the Alexandria Redevelopment and Housing Authority convene in closed session to: (i) discuss the resignation of Interim CEO Rickie Maddox; (ii) discuss compensation matters relating to the outgoing Interim CEO; (iii) discuss the search process and evaluation criteria for Interim CEO candidates; and (iv) conduct screening interviews of prospective candidates for the Interim CEO position, all pursuant to the personnel exemption at Sec. 2.2-3711(A)(1) of the Code of Virginia This was seconded by Commissioner Rodriguez.

The motion was approved with (8) Yeas, and (0) Nay.

(The executive session started at 7:19 p.m., the above-entitled matter went off the record at 7:19 p.m.)

ITEM 4: RESUME REGULAR MEETING AT 10:51 p.m.

Commissioner Macek moved that the Board certify that, to the best of each member's knowledge, only public business lawfully exempted from open meeting requirements and only such matters as were identified in the motion to convene the closed session were heard, discussed, or considered during the closed session just concluded which was seconded by Commissioner Rodriguez.

The Board members were polled: Commissioner Lewis, Commissioner Rodriguez, Commissioner Butler, Commissioner Peterson, Vice-Chairwoman Dr. McGuire-Nelson, Chair Jinks, Commissioner Gray, Commissioner Macek (8) Yeas and (0) Nays.

ITEM 5: ADJOURNMENT

Commissioner Macek made a motion to adjourn, and it was seconded by Vice-Chairwoman Dr. McGuire-Nelson, and it was unanimously approved at 10:53 p.m.

ITEM 4: RESUME REGULAR MEETING AT 10:51 p.m.

Commissioner Macek moved that the Board certify that, to the best of each member's knowledge, only public business lawfully exempted from open meeting requirements and only such matters as were identified in the motion to convene the closed session were heard, discussed, or considered during the closed session just concluded which was seconded by Commissioner Rodriguez.

The Board members were polled: Commissioner Lewis, Commissioner Rodriguez, Commissioner Butler, Commissioner Peterson, Vice-Chairwoman Dr. McGuire-Nelson, Chair Jinks, Commissioner Gray, Commissioner Macek (8) Yeas and (0) Nays.

ITEM 5: ADJOURNMENT

Commissioner Macek made a motion to adjourn, and it was seconded by Vice-Chairwoman Dr. McGuire-Nelson, and it was unanimously approved at 10:53 p.m.

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

Tuesday, June 11, 2026, at 7:00PM

THOSE PRESENT:

**Mark Jinks, Chair
Dr. Darnella McGuire-Nelson, Vice-Chairwoman
Theresa Peterson
Anna Gray
Cassandra Lewis
Michael Butler
Annette Rodriguez
Nathan Macek (electronically)**

THOSE ABSENT:

Kristen Weber

RECORDER:

Steven Mikulic

ITEM I: CALL TO ORDER AND ROLL CALL

Chair Jinks called the meeting to order at 7:30 p.m.

ITEM 2: EXECUTIVE SESSION (CLOSED):

Commissioner Gray moved that the Board of Commissioners of the Alexandria Redevelopment and Housing Authority convene in closed session to: (i) discuss the resignation of Interim CEO Rickie Maddox; (ii) discuss compensation matters relating to the outgoing Interim CEO; (iii) discuss the search process and evaluation criteria for Interim CEO candidates; and (iv) conduct screening interviews of prospective candidates for the Interim CEO position, all pursuant to the personnel exemption at Sec. 2.2-3711(A)(1) of the Code of Virginia This was seconded by Commissioner Rodriguez.

The motion was approved with (8) Yeas, and (0) Nay.

(The executive session started at 7:31 p.m., the above-entitled matter went off the record at 7:31 p.m.)

ITEM 3: RESUME REGULAR MEETING AT 10:58 p.m.

Vice-Chairwoman Dr. McGuire-Nelson moved that the Board certify that, to the best of each member's knowledge, only public business lawfully exempted from open meeting requirements and only such matters as were identified in the motion to convene the closed session were heard, discussed, or considered during the closed session just concluded which was seconded by Commissioner Rodriguez.

The Board members were polled: Commissioner Lewis, Commissioner Rodriguez, Commissioner Butler, Commissioner Peterson, Vice-Chairwoman Dr. McGuire-Nelson, Chair Jinks, Commissioner Gray, Commissioner Macek (8) Yeas and (0) Nays.

Commissioner Peterson moved for appointment of Janelle Diaz as Interim Deputy Executive, seconded by Commissioner Lewis.

The motion was approved with (8) Yeas, and (0) Nay.

Commissioner Peterson moved to approve Resolution 805-2026, seconded by Vice Chair Dr. McGuire-Nelson.

The motion was approved with (8) Yeas, and (0) Nay.

ITEM 5: ADJOURNMENT

Commissioner Peterson made a motion to adjourn, and it was seconded by Commissioner Gray, and it was unanimously approved at 11:02 p.m.

SECRETARY-TREASURER REPORT

ARHA – SECRETARY/TREASURER MONTHLY REPORT
September 28, 2026

CONSENT DOCKET ITEMS

DATE: September 28, 2026

TO: Mark Jinks, Chair, ARHA Board of Commissioners

FROM: Roy O. Priest, Secretary/Treasurer

SUBJECT: **2026 VOTE TO APPROVE THE FY 2027 ANNUAL AGENCY PLAN SUBMISSION TO HUD RESOLUTION NO. 811 - 2026**

ISSUE:

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), and 24 CFR § 903.4 requires a public housing agency (PHA) to submit an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD).

DISCUSSION:

The Annual PHA Plan is required by HUD to identify significant changes to ARHA's policies, programs, operations, and planned activities for the upcoming fiscal year. The Annual PHA Plan also reports the progress made towards meeting objectives and goals discussed in previous the Five-Year & Annual PHA Plan.

In addition to submitting the 2027 PHA Plan & attachments, HUD requires that at least a 45-day comment period be given to review and comment on the Annual PHA Plan and attachments which culminates in a public hearing. A Public Notice stating the date of the public hearing and how to access the 2027 PHA Plan & attachments was published in the Alexandria Times and placed on the City of Alexandria website, ARHA website and at ARHA's main office at 401 Wythe Street. Staff met with representatives of Resident groups to discuss the Annual PHA Plan and collect comments. On September 23, 2026, Staff conducted a public hearing. Staff will continue to collect comments and answer questions made before, during and after the public hearing. The Annual PHA Plan must be submitted to HUD no later than October 15, 2026.

RECOMMENDATION:

The ARHA Board of Commissioners approves the attached FY 2027 PHA Plan, and authorizes Staff to submit the 2027 PHA Plan to HUD for review and approval

FISCAL IMPACT:

There is no fiscal impact.

THE ARHA BOARD OF COMMISSIONERS
VOTE TO APPROVE THE FY 2027 ANNUAL AGENCY PLAN SUBMISSION TO HUD
RESOLUTION NO. 811 - 2026

WHEREAS: ARHA is required to submit to HUD an Annual PHA Plan under Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

WHEREAS: ARHA is required to obtain Board approval prior to the submittal of the 2027 Annual PHA Plan & attachments to HUD; and

WHEREAS: ARHA has completed the 2027 Annual PHA Plan & attachments in consultation with resident groups and the City of Alexandria who have provided certification and a description of how the applicable contents of the FY 2027 Annual PHA Plan are consistent with the City's Consolidated Plan; and

WHEREAS: ARHA has advertised via public notice, held a public hearing and accepted comments from the public and resident groups, which has been incorporated into the 2027 Annual PHA Plan,

NOW, THEREFORE, BE IT RESOLVED: that the Board hereby ratifies and approves the submission of the FY 2027 Annual PHA Plan & attachments to HUD by October 15, 2026.

Adopted this 28th day of September 2026.

Mark Jinks, Chair

Date

Roy O. Priest, Interim Chief Executive Officer

Date

DATE: September 28, 2026

TO: Mark Jinks, Chair, ARHA Board of Commissioners

FROM: Roy O. Priest, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE UPDATED CHAPTERS IN THE HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN RESOLUTION NO. 812 - 2026**

ISSUE:

Approval of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) policy updates in Chapter 3- Eligibility, Chapter 6 – Income & Adjusted Income, Chapter 7 – Verification, Chapter 11- Reexaminations, and Chapter 12 – Termination of Assistance & Tenancy, in the Housing Choice Voucher Administrative Plan.

DISCUSSION:

In accordance with 24 CFR § 982.54, ARHA is required to maintain a written Administrative Plan establishing local policies for the administration of the Housing Choice Voucher (HCV) Program in accordance with HUD requirements. The Administrative Plan, including any revisions, must be formally adopted by the ARHA Board of Commissioners. The Plan identifies areas in which ARHA has discretion to establish local policy and is revised as necessary to maintain compliance with applicable HUD requirements.

The HCVP Administrative Plan has been updated to incorporate regulatory requirements and related policy changes resulting from HOTMA. These revisions include changes to HUD requirements governing income, assets, deductions, interim reexaminations, and other aspects of HCV program administration.

RECOMMENDATION:

The ARHA Board of Commissioners approves the following updates in Chapter 3- Eligibility, Chapter 6 – Income & Adjusted Income, Chapter 7 – Verification, Chapter 11- Reexaminations, and Chapter 12 – Termination of Assistance & Tenancy, of the Housing Choice Voucher (HCV) Administrative Plan.

FISCAL IMPACT:

There is no fiscal impact.

THE ARHA BOARD OF COMMISSIONERS
VOTE TO APPROVE UPDATED CHAPTERS OF THE HOUSING CHOICE VOUCHER
PROGRAM ADMINISTRATIVE PLAN
RESOLUTION NO. 812 - 2026

WHEREAS: Under, 24 CFR § 982.54, ARHA must adopt a written administrative plan that establishes local policies for administration of the Housing Choice Voucher (HCV) program in accordance with HUD requirements.

WHEREAS: ARHA is required to obtain Board approval of the HCV Administrative Plan prior to the implementation of added and/or revised HUD requirements and ARHA policy contained within; and

WHEREAS: ARHA has advertised, held a public hearing and accepted comments from the public and resident groups in regard to the amended Chapters of the HCVP Administrative Plan.

NOW, THEREFORE, BE IT RESOLVED: that the Board hereby ratifies and approves the amended Chapter 3- Eligibility, Chapter 6 – Income & Adjusted Income, Chapter 7 – Verification, Chapter 11- Reexaminations, and Chapter 12 – Termination of Assistance & Tenancy of the Housing Choice Voucher Program Administrative Plan.

Adopted this 28th day of September 2026.

Mark Jinks, Chair

Date

Roy O. Priest, Interim Chief Executive Officer

Date

DATE: September 28, 2026

TO: Mark Jinks, Chair, ARHA Board of Commissioners

FROM: Roy O. Priest, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE UPDATED CHAPTERS IN THE PUBLIC HOUSING, ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP) RESOLUTION NO. 813 - 2026**

ISSUE:

Approval of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) policy updates in Chapter 3- Eligibility, Chapter 6 – Income & Adjusted Income, Chapter 7 – Verification, Chapter 9- Reexaminations, and Chapter 13 – Lease Terminations in the Admissions and Continued Occupancy Policy (ACOP).

DISCUSSION:

In accordance with 24 CFR § 903.7, ARHA is required to maintain a written plan establishing local policies for the administration of the Public Housing Program in accordance with HUD requirements. The Admissions and Continued Occupancy Policy (ACOP), including any revisions, must be formally adopted by the ARHA Board of Commissioners. The ACOP identifies areas in which ARHA has discretion to establish local policy and is revised as necessary to maintain compliance with applicable HUD requirements.

The ACOP has been updated to incorporate regulatory requirements and related policy changes resulting from the Housing Opportunity Through Modernization Act of 2016 (HOTMA). These revisions include changes to HUD requirements governing income, assets, deductions, interim reexaminations, and other aspects of Public Housing program administration.

RECOMMENDATION:

The ARHA Board of Commissioners approves the following updates in Chapter 3- Eligibility, Chapter 6 – Income & Adjusted Income, Chapter 7 – Verification, Chapter 9 - Reexaminations, and Chapter 13 – Lease Terminations, of the Admissions and Continued Occupancy Policy (ACOP).

FISCAL IMPACT:

There is no fiscal impact.

**THE ARHA BOARD OF COMMISSIONERS
VOTE TO APPROVE UPDATED CHAPTERS OF THE PUBLIC HOUSING,
ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP)
RESOLUTION NO. 813 - 2026**

WHEREAS: Under, 24 CFR § 903.7, ARHA must adopt a written plan that establishes local policies for administration of the Public Housing program in accordance with HUD requirements.

WHEREAS: ARHA is required to obtain Board approval of the Admissions and Continued Occupancy Policy (ACOP) prior to the implementation of added and/or revised HUD requirements and ARHA policy contained within; and

WHEREAS: ARHA has advertised, held a public hearing and accepted comments from the public and resident groups in regard to the amended Chapters of the ACOP,

NOW, THEREFORE, BE IT RESOLVED: that the Board hereby ratifies and approves the amended Chapter 3- Eligibility, Chapter 6 – Income & Adjusted Income, Chapter 7 – Verification, Chapter 9 - Reexaminations, and Chapter 13 – Lease Terminations of the Admissions and Continued Occupancy Policy (ACOP).

Adopted this 28th day of September 2026.

Mark Jinks, Chair

Date

Roy O. Priest, Interim Chief Executive Officer

Date

COMMITTEES

ACTION DOCKET ITEMS

NEW BUSINESS