

Keith Pettigrew
Chief Executive Officer



**Monthly Report to the
Board of Commissioners**

JULY 23, 2018



BOARD OF COMMISSIONERS REGULARLY MONTHLY MEETING

Monday, July 23, 2018

7:00 pm

Alexandria Redevelopment and Housing Authority (ARHA)

401 Wythe Street, Alexandria, VA 22314

(Large Conference Room)

1. **Public Discussion Period for Resident Groups - 10 minutes**
 - Ladrey Advisory Board (LAB) – Amos Simms, President
 - ARHA Resident Association (ARA) – Kevin Harris, President
 2. **Public Discussion Period on AGENDA and NON-AGENDA ITEMS - 5 minutes**
 3. **Adoption of Minutes of the Regular Meeting held on Monday, June 25, 2018**
 4. **Receipt of Executive Summary as of Monday, July 23, 2018**
 5. **CONSENT DOCKET**
 - 5.1 Vote approval of Resolution No. 663 authorizing the opening of new bank account for Ramsey Homes LP.
 - 5.2 Vote to approve Resolution No. 664 authorizing staff to write-off computer equipment and hardware.
 6. **ACTION DOCKET**
 7. **New Business**
 8. **Executive Session to Discuss Personnel, Legal and Real Estate Issues**
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MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY REGULARLY SCHEDULED BOARD MEETING

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 WYTHE STREET, ALEXANDRIA, VA 22314 (*Large Conference Room*)

MONDAY, JUNE 25, 2018 at 7:00 P.M.

THOSE PRESENT: Daniel Bauman, Chairman
Salena Zellers, Vice Chairwoman
Carter Flemming, Commissioner
Merrick Malone, Commissioner - *absent*
Peter Kleeblatt, Commissioner - *arrived at 7:23 pm*
Anitra Androh, Commissioner
Christopher Ballard, Commissioner - *absent*
Chyrell Bucksell, Commissioner - *arrived at 7:15 pm*
Karl Sandberg, Commissioner

RECORDER: Cynthia Dickerson

The Chairman called the meeting to order at 7:00 pm. Others present were Keith Pettigrew, Chief Executive Officer, ARHA department heads, ARHA Staff, Alexandria Office of Housing Staff Resident Leadership and members of the public.

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

- **Ladrey High-Rise Residents Advisory Board (RAB)**
Mr. Amos Simms, President of the Ladrey High-Rise Advisory Board, reported that all issues have been addressed by Mr. Pettigrew and that there are no other concerns at this moment.
- **ARHA Resident Association (ARA) – Kevin Harris, President**
Kevin Harris, President of the ARHA Resident Association (ARA) sent an email to report his absence to the Board of Commissioners meeting. The email was read by Mr. Pettigrew. In the email, Mr. Harris reported he couldn't attend the Board Meeting due to his 7th grade daughter's championship game. He also reported last month's actions pertaining to ARA's activities and plans for the future stating the following:

The ARA's past month actions was all about the civic engagement through the "Get Out and Vote" campaign which led to two successful forums with City Council candidates and Mayor Candidates with the purpose to allow residents to get educated about all the candidates and where they stand on issues that matters to residents. These forums were informative and empowering to residents as they have the opportunity to engage at every level. As a result of the ARA's efforts, the voter turnout at Charles Houston doubled and, Ladrey percentages increased by 50%.

This was very exciting for the residents because they saw that their voice matters and that they can make a difference in the City. Mr. Harris also reported ARA's next month's actions: the focus will be leadership development, strengthening the infrastructure of the local Residents Councils, the Summer Program, Marketing and Resident's Small Business and issues.

Commissioner Flemming expressed her concern about Mr. Harris' absence as she wanted the Board of Commissioners to have a serious conversation with Mr. Harris, Management and everyone else who has a leadership role with the ARHA's Resident Association.

Commissioner Flemming's concerns were a response to the candidates' forum held by the ARHA resident council where the ARHA Board of Commissioners integrity was questioned.

Commissioner Flemming emphasized that while she is the one who has served the longest on this Board with no employment, she has nothing to gain or lose from this appointment either the rest of the appointed members who all are committed to improve the lives of residents of public housing and that to use a public forum with every City Council candidate and imply directly to say there are conflicts of interest and, that what those 12-14 candidates will do when elected, to end this? It is just not acceptable.

Commissioner Flemming demanded an explanation from Mr. Harris and his leadership team on how that question was framed? Why it is that when he attends meetings or when he rarely comes, he reports with "all sweetness that there are no problems and that everything is fine", but this subject never came up and for Mr. Harris to use that opportunity to publicly maligned all the members, is just outrageous.

Commissioner Flemming also expressed that she does not know what Mr. Harris' motive is or what his agenda is about, but Mr. Harris needs to answer to all of the Board members, the people who ran for Council because now they all framed their response on what they will do to look into the Board's business dealings. We are now to look into this, this is terrible! It's wrong, it cannot be tolerated and should not be tolerated, and Mr. Harris needs to come and answer for it.

Commissioner Flemming would like to address with the "missing" Mr. Harris what was pertaining to the ARHA tenants group, who illegally endorsed candidates for the election. They are not allowed to do so, as it jeopardizes the exempt tax status, there are IRS rules that govern certain organizations and its ability to endorse candidates.

They took VOICE into Ladrey, knowing Ladrey is a secured building and solicitors no matter how well motivated their intentions are, they are not supposed to be there. Mr. Harris let them in, they went door to door; we do not know what they said to the voters, but this is illegal and it affects this Agency as a whole and the tenants' group. It should not be tolerated by management or this Board. The outcome of the election does not matter. This is a prohibited activity, we do not know if management "blessed" this activity and didn't realized what was happening but it was all over Facebook. Commissioner Flemming added that she is hoping Mr. Harris will face the Board at another time. She reaffirmed that she will be reporting this activity.

Chairman Bauman mentioned that for the record it should be noted that Mr. Harris knew this issue was going to be addressed tonight and, unlike what he did to the Board by blindsiding it, Mr. Harris was not going to be blindsided tonight, and instead he opted not to come to the meeting.

Commissioner Sandberg added that this is very serious, and hopes that the entire ARHA staff understand all of this as well as everyone present, and that this behavior will not be tolerated. He does not know what actions will be taken after this, but noted that this type of activity is illegal.

Vice Chairwoman Zellers expressed that when this incident happened it was embarrassing for someone to malign her character personally in a room full of people, it was very inappropriate. She intends to find out how he came out with these questions with respect to the integrity of the Board and the Board's interest, because there is no basis for such comments.

Vice Chairwoman Zellers added that she would like to write a letter to each of the candidates and let them know there is no corruption on this Board. She emphasized that "If there's anyone who thinks so, they better tell us, the Board is open and will tell you what is going on". There is a particular candidate who is now going to be in Council and who thinks that Developers might be prohibited from serving on this Board. The City Council has worked for the last 4 years to put together a pretty good Board, including Developers because the second letter in ARHA is Redevelopment and you need someone who knows what is going on. We need Developers here and we could not do without them". She also went on to add, "I am very offended and now my reputation in the City is not good. It is hard to be on the Board like this, is not a fun job, we don't get paid, we don't get respected but we do it because of what Commissioner Flemming said. I am highly offended as we reached out Mr. Harris many times to support him, I am just shocked".

Chairman Bauman added that a very strong argument is that many members of this Board have been affected detrimentally and they still choose to serve.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS – 5 MINUTES:

Ms. Natalie Burch addressed the Board to report a mice problem at Ladrey, she explained there are two large holes in the kitchen adjacent to the sink. It seems there are mice trapped in the walls. There are visible holes behind the sink that she tried to cover. Ms. Burch stated that she reached out several times to Maintenance to come out and fix the problem, to cover the holes permanently, but Maintenance does not respond to her calls. She left many messages and she does not get any calls in return. She also explained she has never faced this type of problem in the past. She also inquired about the status of the voucher program and how one obtains a voucher and how much is granted on the voucher.

Mr. Pettigrew assured her that ARHA will address the mice issue, he mentioned he would like to know how many times she called and when she called to make sure this does not happen again and that he will see her the next day. Mr. Pettigrew went on to explain in terms of the voucher, she will have to go on the waiting list, however, the waiting list is not open. Once the list does open, one can apply. It usually takes a few years to open back up.

Ms. Diana Murphy greeted the Board and all attendants, she did not report any issues. The Ladrey Senior Advisory Board is inviting the ARHA Board and staff to the upcoming senior's picnic dated on Friday, June 29th from 11:00 am to 2:00 pm

Ms. Murphy also mentioned that residents are very pleased with the updates in the building. She thanked Mr. Pettigrew and Ms. Charity about the progress about the smoking issues at Ladrey. Ms. Murphy reported that while it has not stopped, it is definitely getting much better. Ms. Murphy shared how grateful she is to see a better place to live. She also thanked the ARHA staff and the Board for all that has been done to get Ladrey in better shape.

ITEM 3. VOTE TO APPROVE MINUTES FOR REGULAR SCHEDULED BOARD MEETING HELD MONDAY, JUNE 25, 2018:

Vice Chairwoman moved to accept the minutes for the June 25, 2018 Board Meeting. Commissioner Flemming seconded the motion.

The motion was approved with (7) Yeas, and (0) Nays to accept the minutes of Monday, June 25, 2018.

ITEM 4. VOTE TO RECEIVE THE EXECUTIVE SUMMARY REPORT AS OF MONDAY, JULY 23, 2018:

Chairman Bauman opened the floor to receive the Executive Summary Report.

Mr. Pettigrew explained that eviction notices for those who have not paid their dues balances are being enforced and that 36 vouchers lease-ups have been put on hold due to an increase in the fair market rents.

Martin Lucero, Director of Development provided an update pertaining to Ramsey Homes. Mr. Lucero explained that the Demolition permit has been obtained, the Archeology Study team has been on site monitoring the activity, as they started excavating and hoping not to find too much. In the next two weeks he is looking forward to obtain the building permit allowing us to go to closing, meantime the team continues to gather the final documents to get everything approved. The team is pushing for the week of July 16th but are depending on HUD approvals and timing after the 4th of July Holiday. He also noted that signage will be displayed on each corner of the Ramsey site.

Eric Keeler, Deputy Director, Office of Housing, emphasized that Mr. Pettigrew and Mr. Lucero have been doing a great job in working with the City to finalize all aspects of the Ramsey Development.

Mr. Pettigrew noted the recent Youth Arts Festival. Mr. Pettigrew also acknowledged the excellent work of Ms. Shanelle Gayden, ROSS Service Coordinator.

Mr. Pettigrew informed the Board that at the next meeting ARHA will acknowledge the FSS graduating class with about 4 participants. He also commended the hard work of the Asset Management team in reducing the rent calculations errors down from 11% to 5% (found on pg. 23 of the Board Book Report, June 25, 2018).

Derek McDaniel, Director of Finance & Administration, explained that the mortgage was refinanced, and vacant units were turned over. Also residents from Ramsey Homes relocated to Princess Square, making an impact, to what Chairman Bauman replied “that makes sense”.

Commissioner Sandberg asked, how one can determine the comparison pertaining the percentages of the big decreased for the Scattered Site I and Braddock.

Mr. Pettigrew assured Commissioner Sandberg that we will take a look to see what the trend was historically, and how the rent payment affected the percentages.

Mr. Pettigrew concluded the Executive Summary report and Chairman Bauman requested a motion to accept the Executive Summary Report.

Commissioner Flemming moved to accept the Executive Summary Report. The motion was seconded by Vice Chairwoman Zellers.

The motion was approved unanimously (7) Yeas to (0) Nays to accept the Executive Summary Report as of Monday, July 23, 2018.

ITEM 5. CONSENT DOCKET:

- No Items Submitted

ITEM 6. ACTION DOCKET:

- No Items Submitted

ITEM 7. NEW BUSINESS:

- No Submissions

ITEM 8. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Kleeblatt, seconded by Commissioner Androh, and unanimously adopted to adjourn.

Executive Session to discuss Personnel, Real Estate, and Legal Matters commenced at 7:34 pm. At 8:43 pm the Board reconvened in public session.

Thereupon, Chairman Bauman made the following motion, seconded by Vice Chairwoman Zellers, no other actions were taken in the Executive Session and to the best of each member's knowledge: (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session.

The motion was unanimously approved on a roll call vote of (7) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 8:44 pm.

I. EXECUTIVE SUMMARY

Below are several key operational activities and notable highlights for June of 2018.

ASSET MANAGEMENT

- Occupancy / Rent Collection table:

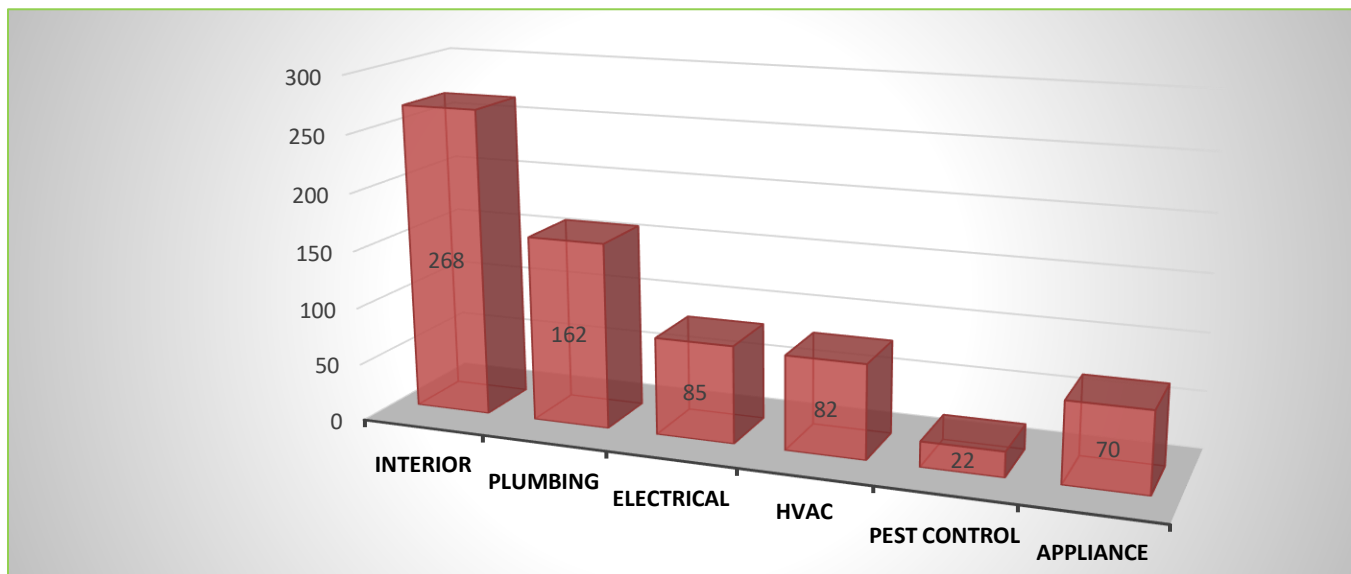
	Public Housing June 2018	MOD Rehab June 2018	Market Rate June 2018
Occupancy	99%	99%	99%
Rent Collection	96%	100%	98%

- Lease-Ups:

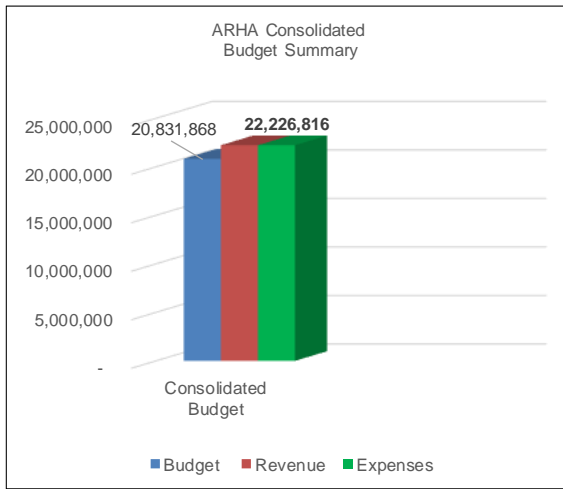
New Lease-Ups	May 2018	June 2018
Tenant-based (HCVP)	13	10
Number of request for tenancy	19	12
Project-based voucher	0	0
Moderate Rehabilitation	0	0

MAINTENANCE

- ACTIVITY TOTAL = 1,124**



FINANCE



For the period ending June 30, 2018 Revenue and Expenses were \$1.395MM or 6.70% higher than budgeted. Although ARHA continues to operate with a surplus, the majority of the surplus is restricted as Program Income or earmarked to offset other Enterprise Fund operating deficits.

DEVELOPMENT

Ramsey Homes

All evidentiary documents have been submitted to the HUD Office of Public Housing Investments and review is underway for approvals required for closing. The demolition permit has been secured and demolition of the 4 buildings on site has been completed. Archeology has also commenced, with the required trenching and test pits underway. Following completion, the Archeologist will monitor the removal of top soil and building foundations to complete their scope of work. The revised permit set of architectural plans is still under review by the city for approval of the building permit. We expect to have the building permit before the end of the July, 2018.

PORTFOLIO MANAGEMENT

Investor Audits

The team received a formal annual audit of the tenant files and physical inspection of the units and common areas at Pendleton Park, by Hudson Housing's asset management representative on June 29, 2018. The investor representative met briefly with the CEO and portfolio management team to discuss operations at the property.

On July 10, 2018, the investors of Pendleton Park – Kimmel Cameron, SVP of Hudson Housing and representatives of the Burke & Herbert Bank: Jeffrey Stryker S EVP and CFO, Nicholas Greksouk, SVP and Cheryle Mack VP met with Keith Pettigrew, Derek McDaniel and DeeDee George. The team was very interested in meeting with new leadership to learn about ARHA's operational improvements and vision for the redevelopment portfolio. The meeting went well and ended with a renewed commitment to support ARHA's redevelopment activities in the City of Alexandria.

The investor audit occurred as follows:

Property	Audit Findings	Visit Date
Pendleton Park	Physical Inspections: No findings raised Tenant File Audit: No findings raised	June 29, 2018

RESIDENT SERVICES

This year, ARHA continued its partnership and support of the City of Alexandria’s Workforce Development *TeensWork!* Program. ARHA has accepted 21 students, age 14-18, for summer employment in our Finance, Development, Asset Management, Facilities & Maintenance, and Resident & Community Services Departments. Students will receive hand-on work experience in their indicated area of interest, and participate in other planned activities intended to help them determine their future career goals. Two of the workshops held thus far highlighted ARHA Students who are either currently attending or have recently graduated from College and local Alexandria native Donnell Rawlings who has seen national success as a comedian and entertainer.



ROSS Participants at Orientation Meetings



ARHA "Under 23" College Panel



***Comedian & Entertainer Donnell Rawlings
Speaks To Youth***



Middle School Camping Trip

RESOLUTION 830

The ARHA redevelopment work group convened on July 12, 2018 with representatives from City Council – Justin Wilson and John Chapman, ARHA’s Board of Commissioners – Daniel Bauman and Salena Zellers, City of Alexandria staff – Helen McIlvaine and Karl Moritz and ARHA – Keith Pettigrew. The work group discussed updates on the Andrew Adkins DSUP and Ramsey Homes, as well as Resolution 830.

Rhae Parkes from EJP Consultants presented an overview of the stakeholder meetings and their recommendations to the 830 Work Group. At the conclusion of the presentation, the Work Group decided to incorporate the areas of consensus between ARHA and City Staff to update Resolution 830. The areas of consensus include adopting the Federal Definition of publicly assisted housing (serving families up to 80% AMI, with either an ACC contract (public housing) or a voucher subsidy (HAP contract), removing bedroom type from substantially equivalent terms, including a right to return policy, including a 'Housing Plan' and maintaining Resolution 830 for all original and replacement units.

EJP will confer with City Staff for clarity on the revised language and present to ARHA for final approval. It is worthwhile to note that City Staff had preferred to revise some terminology for clarity and extend parts of the Resolution 830 to its other affordable housing partners, while ARHA had always maintained its preference to keep the Resolution 830 as is, to maintain maximum flexibility.

Upcoming Meetings

The upcoming 2018 Board Meeting dates are as follow:

- August 27
- September 24
- October 22
- November TBA
- December TBA

II. ASSET MANAGEMENT

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

Indicator	May 2018	June 2018	Benchmark / Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH) (*)	99%		98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts <i>(General Public Housing only)</i>
2 Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	98%		98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) - Occupied Units (*)	.97%	.72%	1%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	.69%	.58%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

B. OCCUPANCY RATE

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

PUBLIC HOUSING	May 2018	June 2018
Samuel Madden	99%	99%
Andrew Adkins	99%	98%
Ladrey High-Rise	98%	96%
Scattered Sites I	98%	100%
Scattered Sites II	100%	97%
Scattered Sites III	95%	95%
Saxony Square	100%	100%
Park Place	97%	98%
Chatham Square	100%	100%
Braddock & Whiting	96%	100%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	100%	98%
James Bland I, II, IV	99%	99%

C. RENT COLLECTION

ARHA properties collected cash at 95% of rent charged for June 2018. Individual performance by property is as follows:

PUBLIC HOUSING	May 2018	June 2018	Jan-Dec 2017
Samuel Madden	100%	95%	99%
Ramsey Homes	Property Vacant	Property Vacant	97%
Andrew Adkins	84%	91%	99%
Ladrey High-Rise	97%	97%	99%
Scattered Sites I	80%	99%	99%
Scattered Sites II	85%	81%	99%
Scattered Sites III	97%	100%	99%
Saxony Square	100%	100%	100%
Park Place	97%	97%	99%
Chatham Square	100%	98%	100%
Braddock	81%	100%	100%
Whiting	85%	94%	99%
Reynolds	100%	100%	99%
Old Dominion	100%	99%	99%
West Glebe	100%	100%	100%
James Bland I	91%	86%	100%
James Bland II	88%	81%	98%
James Bland IV	93%	96%	98%
TOTAL	94%	96%	99%
MARKET RATE			
Quaker Hill	97%	97%	99%
Princess Square	98%	81%	98%
Miller Homes	71%	71%	99%
Pendleton Park	91%	99%	97%
James Bland V	92%	86%	98%
TOTAL	90%	88%	98%
MOD/PBV			
Hopkins Tancil	99%	100%	100%
TOTAL	99%	100%	100%

D. PROGRAM UTILIZATION & VACANCY REPORTING

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

	May 2018	June 2018
Housing Choice Voucher	85%	84%
Moderate Rehabilitation	99%	99%
Project Based Section 8	100%	99%
Low Rent Public Housing	99%	99%
Market Rate (Affordable Dwelling Units)	99%	99%

E. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for June 31, 2018:

	May 2018	June 2018
Homeownership	19	19
Homeownership New this Month	0	0
Family Unification	38	38
Portable Vouchers Paid	279	282
Tenant Protection	71	70
All Other Vouchers	1,235	1,228
Total Vouchers	1,642	1,637
Number of Vouchers Under Lease on the last day of the month	1,636	1,635
HA Owned Units Leased – included in the units lease above	180	178
New Vouchers issued but not under contract as of the last day of the month	15	17
Portable Vouchers Administered	19	23
Number of Vouchers Covered by Project-Based AHAPs and HAPs	79	78
Number of Hard to House Families Leased	8	5
Total ACC	1,941	1,941

F. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

DEVELOPMENTS	Total # of Units	June Move Ins	June Move Outs	Total Occupied Units 6/30/18	Vacancy Rate	Projected VU next period
Princess Square	68	0	2	66	<1%	3
Quaker Hill	60	*1	1	59	<1%	0
Hopkins-Tancil	108	*1	2	106	<1%	1
Miller Homes	16	0	0	16	0%	0
Pendleton Park	24	*1	0	24	0%	1
Old Town Commons V	54	0	1	53	<1%	0
TOTALS	330	3	6	324	<.2%	5

* Carryover vacant unit from May leased on June, 2018.

G. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

DEVELOPMENTS	Total Number of Units	June Move Ins	June Move Outs	Total Units Occupied 06/30/18	Vacancy Rate	Projected VU Next Period (*)
Ladrey Building	169	* 3	7	162	<1%	1
Chatham Square.	52	0	0	52	0%	0
Old Town Commons I	18	0	0	18	0%	0
Old Town Commons II	18	2	0	18	0%	0
Old Town Commons IV	44	*1	1	43	<1%	0
S. Madden Homes	65	*2	1	64	<1%	1
A. Adkins Homes	89	*4	2	87	<1%	1
Scattered Sites 410	50	*2	0	50	0%	0
Scattered Site 411	30	0	1	29	<1%	0
Scattered Site 412	41	0	2	39	<1%	1
Braddock	6	0	0	6	0%	0
Whiting	24	1	0	24	0%	0
Reynolds	18	0	0	18	0%	0
Saxony Square	5	0	0	5	0%	0
Park Place	38	1	1	37	<1%	0
West Glebe	48	0	1	47	<1%	1
Old Dominion	36	0	0	36	0%	0
TOTALS: (values are rounded up/down)	751	16	16	735	<2%	5

* Carryover vacant unit from May leased on June, 2018.

H. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting List May 2018	Currently Active on the Waiting list June 2018
HCVP	2,180	2,180
MOD Rehab	769	769
General Public Housing	1,901	1,902
Elderly / Disabled	394	386
BWR	800	801
Chatham Square	740	740
West Glebe / Old Dominion	1,306	1,308
OTC I, II, IV	790	792
As of January 2018 Total	8,880	8,878

I. ASSET MANAGEMENT DAILY ACTIVITY

HOUSING CHOICE VOUCHER	May 2018	June 2018
Pre-Admission/Eligibility	1	1
Request for Tenancy Approval	19	12
New Move-in/Change of Unit/Port-in	13	10
Interim Change	59	44
Annual Re-examination	82	78
End of Participation	2	2
PUBLIC HOUSING		
Pre-Admission/Eligibility	9	10
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	3	16
Interim Change	29	23
Annual Reexamination	75	43
End of Participation	14	10
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	7	4
Annual Reexamination	6	11
End of Participation	1	0

PROJECT BASED VOUCHER	May 2018	June 2018
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	3	6
Annual Reexamination	7	9
End of Participation	1	0

J. INSPECTIONS

Inspections	Jan.- Dec. 2017	May 2018	June 2018
# of annual/return Inspections	1,375	190	176
# of Initial/Re-inspections	244	18	14
# of Final Failed Inspections	24	0	1
# of Abatements	26	0	1
# of Emergency/Special Inspections	0	0	0
# of Missed Inspections	49	33	13
# of quality control inspections conducted	148	0	4

K. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Audit Files*	Number of Files Reviewed		
	Jan – Dec 2017	May 2018	June 2018
Recertifications	361	49	35
Intake Certifications	418	38	41

* A minimum of 15% of the monthly recertification caseload is reviewed by Quality Control

Error % Average*		
Type	May 2018	June 2018
Verification	4%	6%
Calculation	5%	5%
Forms/Tendocs	0%	0%

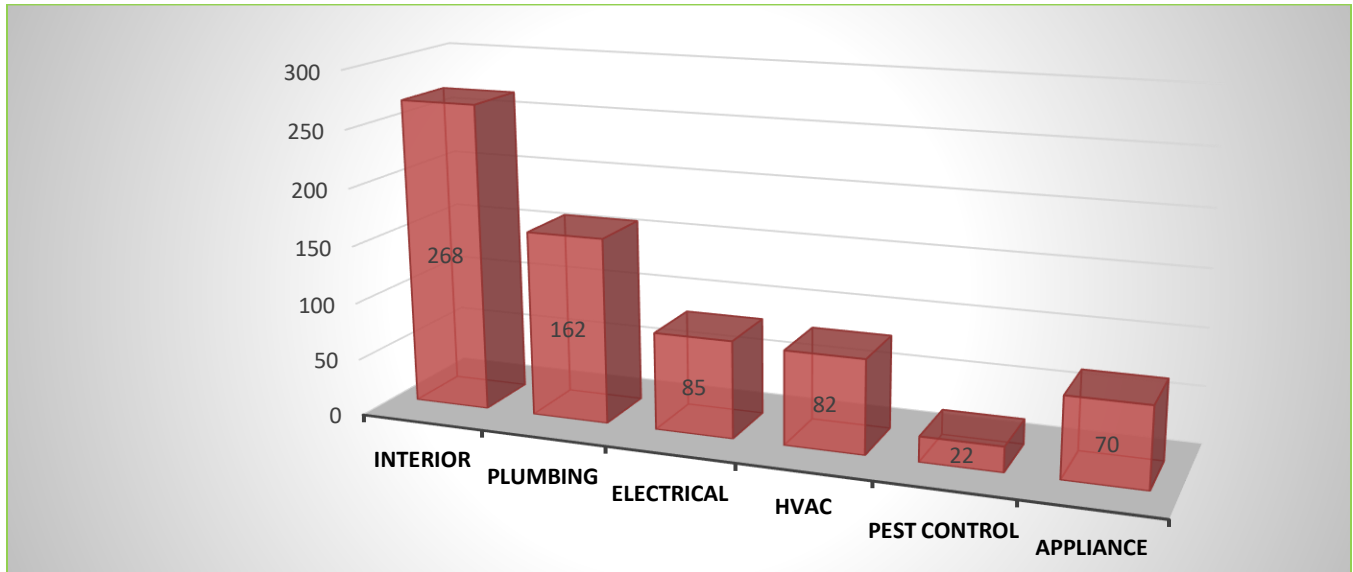
2. Public Safety

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

Types	Jan – Dec 2017	May 2018	June 2018
Bar Notices issued	87	2	4
Late Notices	685	134	122
Unlawful Detainers	337	27	22
Evictions (legal)	30	1	1
Evictions (drugs)	7	0	0

III. MAINTENANCE

A. WORK ORDERS ACTIVITY TOTAL = 1,124



B. COMPLETED PROJECTS BY SITE DURING THE REPORTING PERIOD

Property	Interior Wrk.	Plumbing Repair Wrk.	Electric Repair Wrk.	Pest Control Treatms.	HVAC Wrk.	Appliances Repair Wrk.	Current Total	Prev. Month	2017 Year End
Administrative Building	0	0	0	0	0	0	0	2	32
Alexandria Crossing	10	9	8	1	7	5	40	94	731
Andrew Adkins	25	27	9	5	0	7	73	147	1,029
BWR	5	9	5	0	2	5	26	20	383
Chatham Square	9	5	4	1	2	2	23	27	403
Hopkins-Tancil	28	14	9	1	7	9	68	87	778
James Bland V	14	8	4	1	1	5	33	26	288
Ladrey Highrise	36	22	9	3	17	3	90	95	913
Miller Homes	5	1	2	0	3	1	12	9	92
Old Town Commons I, II, IV	26	4	6	3	12	8	59	57	525
Park Place & Saxony Sq.	6	6	1	0	0	1	14	34	216
Pendleton Park	20	7	7	2	0	3	39	40	225
Princess Square	10	9	3	1	7	1	31	61	558
Quaker Hill	27	10	4	1	7	5	54	62	396
Ramsey Homes	0	0	0	0	0	0	0	0	120
Samuel Madden	25	12	4	0	0	7	48	102	549
Scattered Sites I, II, III	22	19	10	3	17	8	79	261	959
Totals	268	162	85	22	82	70	689	1,124	8,137

C. WORK IN PROGRESS BY SITE

Ladrey High-rise:

- Upgrades of the HVAC Packaged Terminal Air Conditioning equipment (PTACS) at selected units (on going)
- Emergency upgrades to the underground main plumbing lines that service the water supply to the kitchen, the janitorial slop sink and to the one of the floor drains in trash room floor.

IV. FINANCE

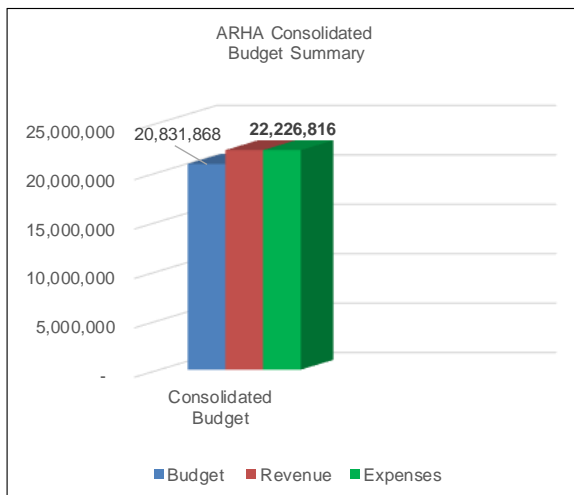


A. FINANCIAL SUMMARY

*Alexandria Redevelopment & Housing Authority
FY 2018 Budget vs Actual
For the Period Ending June 30, 2018*

	Annual Budget	June 2018				FY 2017 YTD (January 2018 - June 2018)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<u>Operating Revenue</u>									
Dwelling Rent	\$ 7,237,000	\$ 603,083	\$ 623,734	\$ 20,650	3%	\$ 3,618,500	\$ 3,783,908	\$ 165,408	5%
Governmental Grants	23,511,956	1,959,330	\$2,063,685	104,355	5%	\$ 11,755,978	\$ 12,370,085	614,107	5%
Local Grants	160,453	13,371	\$ 30	(13,341)	-100%	\$ 80,227	\$ 72,629	(7,598)	-9%
Management/Fee for Service	3,069,180	255,765	\$ 399,435	143,670	56%	\$ 1,534,590	\$ 1,890,710	356,120	23%
Bookkeeping Fee	250,000	20,833	\$ 19,635	(1,198)	-6%	\$ 125,000	\$ 118,409	(6,591)	-5%
Asset Management Fee	125,850	10,488	\$ 10,370	(118)	-1%	\$ 62,925	\$ 62,650	(275)	0%
HCVP Asset Management Fee	2,069,194	172,433	\$ 209,592	37,159	22%	\$ 1,034,597	\$ 1,061,447	26,850	3%
Operating Subsidy	3,659,900	304,992	\$ 320,001	15,009	5%	\$ 1,829,950	\$ 1,955,450	125,500	7%
Investment Income	5,810	484	\$ 1,023	539	111%	\$ 2,905	\$ 5,210	2,305	79%
CY Transfers	840,698	70,058	\$ 252,240	182,182	260%	\$ 420,349	\$ 528,610	108,261	26%
Other Income	733,695	61,141	\$ 55,896	(5,246)	-9%	\$ 366,848	\$ 377,708	10,861	3%
Total Operating Revenue	\$ 41,663,736	\$ 3,471,978	\$3,955,640	\$ 483,662	14%	\$ 20,831,868	\$ 22,226,816	\$ 1,394,948	7%
<u>Operating Expenses</u>									
Administration	6,676,055	556,338	676,141	119,803	22%	3,338,028	3,383,962	45,934	1%
Tenant Services	672,390	56,033	67,707	11,675	21%	336,195	331,013	(5,182)	-2%
Utilities	1,302,620	108,552	148,854	40,302	37%	651,310	730,543	79,233	12%
Ordinary maintenance & operations	4,802,700	400,225	614,920	214,695	54%	2,401,350	3,005,515	604,165	25%
Protective Services	104,550	8,713	9,548	835	10%	52,275	32,030	(20,245)	-39%
General expense	2,493,005	207,750	207,798	48	0%	1,246,503	1,131,771	(114,731)	-9%
Housing Assistance Payments	23,511,956	1,959,330	2,022,467	63,137	3%	11,755,978	12,076,160	320,182	3%
Debt Service	192,600	16,050	13,248	(2,802)	-17%	96,300	79,488	(16,812)	-17%
CY Reserves	1,907,860	158,988	194,957	35,969	23%	953,930	1,456,334	502,404	53%
Total Operating Expense	\$ 41,663,736	\$ 3,471,978	\$3,955,640	\$ 483,662	14%	\$ 20,831,868	\$ 22,226,816	\$ 1,394,948	7%
NET SURPLUS (DEFICIT)	-	-	(0)	(0)		-	(0)	(0)	

B. CONSOLIDATED BUDGET SUMMARY

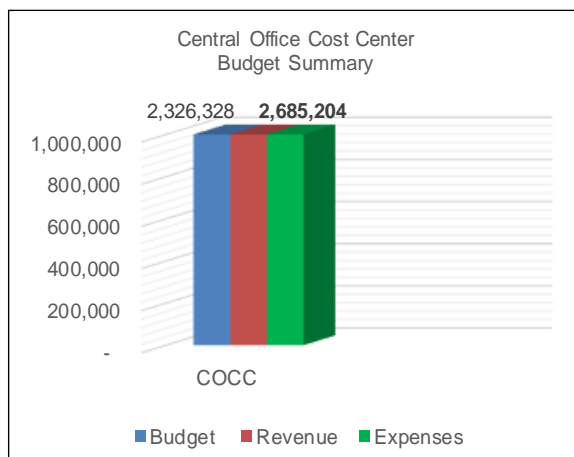


For the period ending June 30, 2018 Revenue and Expenses were \$1.395MM or 6.70% higher than budgeted. As a result, ARHA generated CY reserves of \$1.456MM, of which \$802K are restricted and \$654K are unrestricted.

Overall Reserves/Transfers totaled \$528K, which was \$108K or 25% over budget. There were not any significant revenue projection under budget worth noting. Dwelling Rent, Government Grants, Management Fees, and Operating Subsidy were higher than we projected and is discussed further in the applicable sections below.

Expenses/Reserves were higher than budgeted because reserves were higher than we predicted due to generating more revenue. Four expense categories, administrative, utilities, ordinary maintenance, and HAP expenses were over budget and is discussed further in applicable sections below.

C. CENTRAL OFFICE

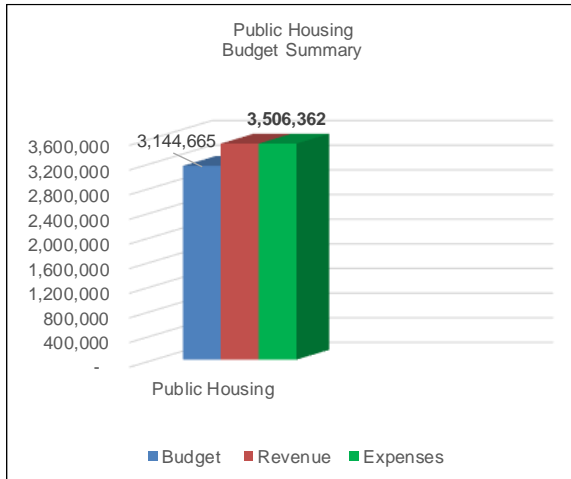


Overall, as of June 30, 2018, Revenues and Expenses were \$358K or 15% over budget. Reserve transfers were \$195K, which was \$21K or 12% over the projected budget. There were not any revenue projections under budget by more than \$50K. Consistent with prior months Ordinary Maintenance is over budget. Historically, maintenance expenses are higher in the beginning of the year as Staff is preparing for REAC inspections. Also, administration expenses were higher due to unanticipated legal fees. Staff will continue to monitor the spending levels throughout the year to stay within the available budget.

The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, Central Facilities & Maintenance, and Resident & Community Services. The report above reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management fee to charge to each of the Authority's developments. HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fees monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

D. PUBLIC HOUSING SUMMARY



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

Revenues/Expenses were \$361K or 11.50% over budget as a result of Operating Subsidy and Other Income being higher than we projected. Other income was higher due to insurance proceeds from casualty losses being received.

Among our PH properties, two (2) AMPs yielded restricted reserves of \$157K and nine (9) AMPs produced deficits in the amount of \$314K.

1. PUBLIC HOUSING- AMP 1

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

For the period ending June 30, 2018, Public Housing- AMP 1 generated a restricted reserve of \$15,038 which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

2. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project numbers which includes: Andrew Adkins (90 units), Samuel Madden Homes Uptown (66 units), and Ramsey Homes (15 units). Ramsey Homes became vacant in February 2017 due to its planned redevelopment. This community consists of 171 rental units.

For the period ending June 30, 2018, Public Housing-AMP 3 generated a restricted reserve of \$142,300 which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.



3. PUBLIC HOUSING- AMP 4

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

For the period ending June 30, 2018, Public Housing- AMP 4 generated a generated a deficit of \$32,274, which is \$37,274 or 54% under the budgeted deficit. The deficit will be funded by current year operating reserves.

4. PUBLIC HOUSING- AMP 5

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

For the period ending June 30, 2018, Public Housing- AMP 5 generated a deficit of \$3,358, which is \$2,046 or 156% over the budgeted deficit. The deficit will be funded by current year operating reserves.

5. PUBLIC HOUSING- AMP 6

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

For the period ending June 30, 2018, Public Housing- AMP 6 generated a deficit of \$76,122 which is \$61,880 or 434% over the budgeted deficit. The reason for the deficit is due to repairs made in preparation for REAC inspection. In addition, the property is being charged for tenant supportive services for children participating in activities at the Ruby Tucker Center. Supportive service expense was omitted as part of the budget planning process for the FY2018 budget. Asset management staff is verifying the allocation amount and once confirmed we will make sure the expense is included in future years. The deficit will be funded by current year operating reserves.

6. PUBLIC HOUSING- AMP 7

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

For the period ending June 30, 2018, Public Housing- AMP 7 generated a deficit of \$88,471 which is \$79,964 or 940% over the budgeted deficit. The reason for the deficit is due to repairs made in preparation for REAC inspections. Due to the dollar amount associated with the repairs, we have requested the Investor to approve use of funds from the Replacement Reserve Account.



7. PUBLIC HOUSING- AMP 8

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

For the period ending June 30, 2018, Public Housing- AMP 8 generated a deficit of \$38,976 which is \$25,659 or 193% over the budgeted deficit. The reason for the deficit is due audit expense and maintenance expenses. As the year progresses we anticipate this deficit to decrease. The deficit will be funded by current year operating reserves.

8. PUBLIC HOUSING- AMP 9

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

For the period ending June 30, 2018, Public Housing- AMP 9 generated a deficit of \$1,517 which was not projected. The reason for the deficit is due to REAC Inspections. As the year progresses we do not anticipate the deficit to continue. The deficit will be funded by current year operating reserves.

9. PUBLIC HOUSING- AMP 10

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

For the period ending June 30, 2018, Public Housing- AMP 10 generated a deficit of \$20,887, which is \$11,482 or 122% over the budgeted deficit. The deficit is a result of maintenance expenses and will be funded by current year operating reserves.

10. PUBLIC HOUSING- AMP 11

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

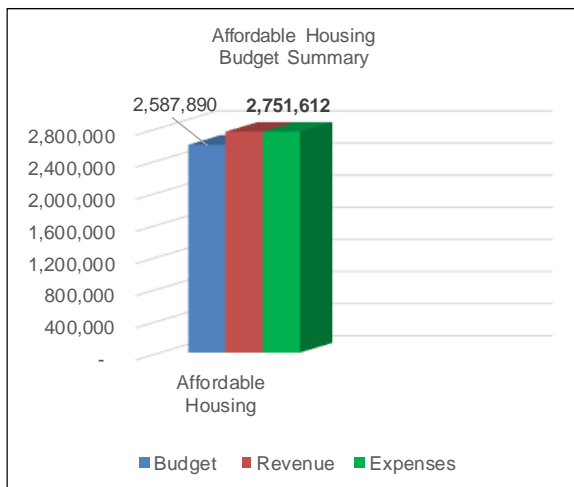
For the period ending June 30, 2018, Public Housing- AMP 11 generated a deficit of \$22,108, which is \$19,963 or 931% over the budgeted deficit. The deficit is a result of maintenance expenses and will be funded by current year operating reserves.

11. PUBLIC HOUSING- AMP 12

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

For the period ending June 30, 2018, Public Housing- AMP 12 generated a deficit of \$30,403 which was not anticipated. The deficit is a result of maintenance expenses and will be funded by current year operating reserves.

E. AFFORDABLE HOUSING SUMMARY



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

Revenues were \$164K or 6.33% over budget mainly as a result of Dwelling Rent being higher than projected at Hopkins Tancil, Quaker Hill, Princess Square, and Pendleton Park.

Expenses/reserves were \$163K or 6.33% over budget due to the net increase in unanticipated reserves (cash flow) at James Bland V, Miller Homes, Hopkins Tancil, and Princess Square.

Among our affordable units, three (3) properties James Bland V, Quaker Hill, and Pendleton Park generated a restricted reserve of \$279K. Three (3) properties, Hopkins Tancil, Princess Square, and Miller Homes generated unrestricted reserves of \$653K, which is available to support current year deficits in the COCC and other properties.

1. OLD TOWN COMMONS V- (JB V)

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

For the period ending June 30, 2018, JB V generated a restricted reserve of \$179,261 which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

2. MILLER HOMES

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

For the period ending June 30, 2018, Miller Homes generated an (unrestricted) reserve of \$39,694 which is designated to fund current year operating deficits in the COCC or other affordable housing needs.

3. HOPKINS-TANCIL COURTS

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

For the period ending June 30, 2018, Hopkins Tancil generated an (unrestricted) reserve of \$356,049, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

4. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending June 30, 2018, Quaker Hill generated a restricted reserve of \$99,349 which is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations to the City of Alexandria.

5. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

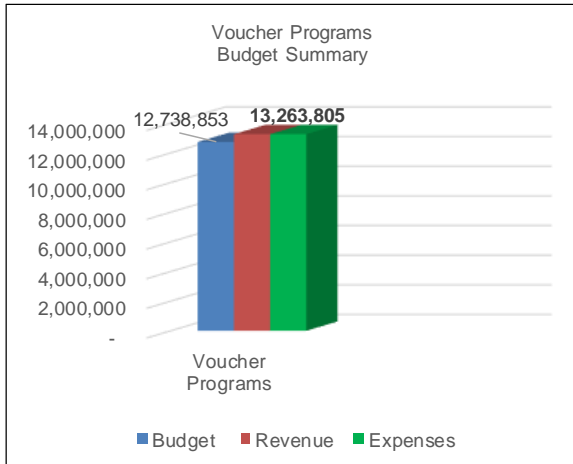
For the period ending June 30, 2018, Princess Square generated an (unrestricted) reserves of \$257,923, which is designated to fund current year operating deficits in the COCC and other affordable housing needs.

6. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending June 30, 2018, Pendleton Park generated a restricted reserve of \$995 which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

F. VOUCHER PROGRAMS SUMMARY



Includes Housing Choice Voucher Program and Mod Rehab. Revenues and Expenses were \$524K or 4.12% over budget as a result of higher subsidy income, higher housing assistance payments, and an increase in restricted reserves.

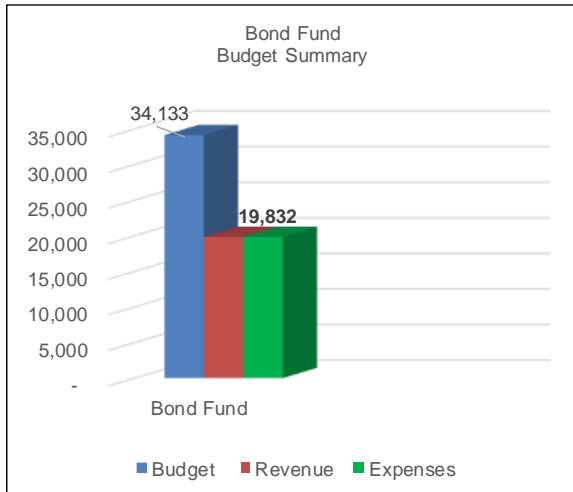
1. HOUSING CHOICE VOUCHER PROGRAM

For the period ending June 30, 2018, the Housing Choice Voucher Program (HCVP) operated with a reserve of \$274,915. The reserves can only be used for vouchers issued through the HCV Program.

2. MOD REHAB PROJECT-BASED VOUCHERS

For the period ending June 30, 2018, the Housing Mod-Rehab operated with restricted reserves of \$90,810. The reserves can only be used for vouchers issued through the Moderate Rehabilitation Program.

G. BOND FUND SUMMARY



Revenue and Expenses were \$14K or 41.90% under the budget.

For the period ending June 30, 2018, The Bond Fund operated with a deficit of \$18K.

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

H. INFORMATION TECHNOLOGY

Project Status

ARHA- servers – windows update- (on-going) IT has implemented a Window's update on the second weekend of every month. The purpose of the update is to ensure proper security and maintenance of software. That maintenance will impacts the email server and employee share folders on ARHA's network.

Security cameras for Ladrey- Forty-one (41) cameras have been installed and training provided on the new system.

Tenmast on-line Landlord Portal set-up- Staff has begun the implementation/set-up process for a Landlord Portal. The portal provides Section 8 landlords online access to their HAP (Housing Assistance Payment) statements and HAP histories via the Internet. Landlord Access provides better service and convenience to our landlords. They have the ability to view their entire HAP history 24 hours a day, 7 days a week. On March 6th, Staff met with a few landlords to get their feedback on the Portal. The anticipated date for the Landlord Portal to go live is with the launch of the new website.

Tenmast on-line Tenant Portal set-up- The implementation schedule provide by the vendor is anticipated to take 90-120 days. Tenant Access portal grants clients 24/7 access to their pertinent information, while also providing self-service opportunities which will help streamline operations. ARHA can control what information is visible by our clients, as well as what information that they can update.



Tenmast on-line waitlist application demo- Project placed on hold until after Website, Landlord Portal, and Tenant Portals have been completed. The Asset Management team discussed the application process and the available multi-language options with a Tenmast representative. Tenmast communicated issues with other housing authorities having heavy visitor traffic on their websites when the applications were made available and mentioned solutions to prevent that issue for ARHA. The implementation will take between 60 to 90 days from the date a contract is executed.

ARHA website- On June 11th we met with two (2) companies (New Target and Intelligent Evolution) and discussed new web-site design and latest technology. We selected New Target as the strongest team to complete this project. The project timeline will be 16 weeks from the day of kick off until launch. They will also assist with redesigning ARHA's logo and are providing the Shared Drupal Hosting and optionally Custom Google Map Integration. We are working to finalize the proposal.

I. AUDIT AND COMPLIANCE

Audits

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

Audit of Low Income Housing Tax Credit (LIHTC) Properties: *With the exception of Quaker Hill the following Audits were completed.*

- Auditor: Dooley & Vicars CPAs LLP
Due: 9/30/2018
Property: Quaker Hill

Audit of Alexandria Redevelopment and Housing Authority

Auditor: Dooley & Vicars CPAs LLP
Audited Due: 9/30/2018

Audit Virginia Housing Development, LLC

Auditor: Dooley & Vicars CPAs LLP
Due: 9/30/2018



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

Date Scheduled: 7/2018 (Quarterly review)

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

Ladrey Resident Council

Date Scheduled: 8/2018

Standard Operating Procedures. Staff updated the internal policies and procedures for the Finance Department as well as developed individual desk manual for each position. The purpose of the desk manuals is to assist with the cross training of staff and successions planning. Cross training is scheduled to begin in October 2018.



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 2018

	Total Actual	Total Budget	Over / (Under) Budget	Total C.O. & Public Housing Actual	*Central Office (C.O.)			Public Housing AMP 1			Public Housing AMP 3		
					Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue													
Dwelling Rent	3,783,908	3,618,500	165,408	1,101,734	-	-	-	274,334	270,000	4,334	163,368	161,000	2,368
Governmental Grants	12,370,085	11,755,978	614,107	-	-	-	-	-	-	-	-	-	-
Local Grants	72,629	80,227	(7,598)	72,629	72,629	80,227	(7,598)	-	-	-	-	-	-
Management/Fee for Service	1,890,710	1,534,590	356,120	1,890,710	1,890,710	1,534,590	356,120	-	-	-	-	-	-
Bookkeeping Fee	118,409	125,000	(6,591)	118,409	118,409	125,000	(6,591)	-	-	-	-	-	-
Asset Management Fee	62,650	62,925	(275)	62,650	62,650	62,925	(275)	-	-	-	-	-	-
HCVP Asset Management Fee	1,061,447	1,034,597	26,850	169,368	169,368	173,625	(4,257)	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	1,955,450	1,829,950	125,500	1,955,450	-	-	-	380,088	350,000	30,088	695,535	663,650	31,885
Investment Income	5,210	2,905	2,305	711	48	50	(2)	226	230	(4)	-	-	-
CY Transfers	528,610	420,349	108,261	510,011	195,895	174,644	21,252	7,130	(7,130)	-	-	-	-
Other Income	377,708	366,848	10,861	309,896	175,496	175,268	228	36,702	48,000	(11,298)	15,028	13,813	1,215
Total Operating Revenue	22,226,816	20,831,868	1,394,948	6,191,566	2,685,204	2,326,328	358,876	691,350	675,360	15,990	873,931	838,463	35,468
Operating Expenses													
Administration	3,383,962	3,338,028	45,934	2,159,650	1,121,992	1,038,133	83,859	185,651	187,310	(1,659)	177,276	174,073	3,204
Tenant Services	331,013	336,195	(5,182)	235,257	162,825	178,350	(15,525)	25,730	33,150	(7,420)	2,317	12,020	(9,703)
Utilities	730,543	651,310	79,233	585,577	38,275	33,825	4,450	179,224	152,500	26,724	225,478	184,725	40,753
Ordinary maintenance & operations	3,005,515	2,401,350	604,165	2,433,261	1,036,246	697,050	339,196	238,947	208,000	30,947	255,954	265,600	(9,646)
Protective Services	32,030	52,275	(20,245)	29,747	22,025	11,350	10,675	6,124	31,500	(25,376)	269	-	269
General expense	1,131,771	1,246,503	(114,731)	590,737	303,840	309,913	(6,072)	40,635	62,900.00	(22,265)	70,337	54,550	15,787
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	12,076,160	11,755,978	320,182	-	-	-	-	-	-	-	-	-	-
Debt Service	79,488	96,300	(16,812)	-	-	-	-	-	-	-	-	-	-
CY Reserves	1,456,334	953,930	502,404	157,338	-	57,708	(57,708)	15,038	-	15,038	142,300	147,495	(5,195)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	22,226,816	20,831,868	1,394,948	6,191,567	2,685,204	2,326,328	358,876	691,350	675,360	15,990	873,930	838,463	35,468
NET INCOME (LOSS)	(0)	-	(0)	(1)	0	-	0	(0)	-	(0)	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(1)	0	-	0	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 2018

	Public Housing AMP 4			Public Housing AMP 5			LIHTC/Public Housing AMP 6			LIHTC/Public Housing AMP 7		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	279,844	261,000	18,844	9,595	11,400	(1,805)	94,796	99,000	(4,204)	78,455	81,600	(3,145)
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	352,567	316,100	36,467	12,749	12,150	599	78,695	75,050	3,645	74,220	70,800	3,420
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
CY Transfers	32,274	69,703	(37,429)	3,358	1,313	2,046	76,122	14,243	61,880	88,471	8,508	79,964
Other Income	8,437	13,075	(4,639)	102	250	(148)	2,169	3,350	(1,181)	6,271	2,950	3,321
Total Operating Revenue	673,121	659,878	13,244	25,804	25,113	691	251,782	191,643	60,140	247,417	163,858	83,559
Operating Expenses												
Administration	230,643	225,608	5,035	14,991	12,220	2,771	109,591	107,018	2,573	59,370	48,590	10,780
Tenant Services	1,944	-	1,944	4	-	4	29,550	-	29,550	41	-	41
Utilities	101,111	78,475	22,636	4,879	7,550	(2,671)	1,822	3,900	(2,078)	2,715	750	1,965
Ordinary maintenance & operations	279,550	244,025	35,525	4,427	3,055	1,372	86,332	53,350	32,982	158,472	71,775	86,697
Protective Services	231	-	231	7	-	7	123	-	123	69	700	(631)
General expense	59,642	82,965	(23,323)	1,494	2,288	(793)	24,366	27,375	(3,009)	26,749	29,163	(2,413)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	28,805	(28,805)	-	-	-	-	-	-	-	12,880	(12,880)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	673,121	659,878	13,244	25,803	25,113	691	251,783	191,643	60,140	247,416	163,858	83,559
NET INCOME (LOSS)	(0)	-	(0)	0	-	0	(0)	-	(0)	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	0	-	0	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 2018

	LIHTC/Public Housing AMP 8			LIHTC/Public Housing AMP 9			LIHTC/Public Housing AMP 10			LIHTC/Public Housing AMP 11		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	33,266	34,800	(1,534)	30,010	31,200	(1,190)	18,616	23,400	(4,784)	35,732	30,600	5,132
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	78,095	74,500	3,595	140,853	134,400	6,453	37,281	35,550	1,731	44,670	42,050	2,620
Investment Income	192	175	17	245	250	(5)	-	-	-	-	-	-
CY Transfers	38,976	13,318	25,659	1,517	-	1,517	20,887	9,405	11,482	22,108	2,145	19,963
Other Income	600	2,460	(1,860)	48,252	2,650	45,602	589	1,750	(1,161)	1,661	1,350	311
Total Operating Revenue	151,129	125,253	25,877	220,877	168,500	52,377	77,373	70,105	7,268	104,171	76,145	28,026
Operating Expenses												
Administration	53,356	46,315	7,041	57,799	50,745	7,054	40,416	31,450	8,966	34,085	31,310	2,775
Tenant Services	1,509	-	1,509	10,687	-	10,687	15	-	15	15	-	15
Utilities	12,414	13,825	(1,412)	4,454	6,900	(2,446)	613	835	(222)	6,662	5,700	962
Ordinary maintenance & operations	72,643	52,600	20,043	131,380	61,900	69,480	34,157	30,395	3,762	58,470	31,813	26,658
Protective Services	52	125	(73)	70	350	(280)	28	500	(472)	28	450	(422)
General expense	11,155	12,388	(1,232)	16,487	18,013	(1,525)	2,144	6,925	(4,781)	4,910	6,873	(1,963)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	30,593	(30,593)	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	151,129	125,253	25,877	220,877	168,500	52,377	77,374	70,105	7,269	104,171	76,145	28,026
NET INCOME (LOSS)	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)	0	-	0
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	-	(0)	(0)	-	(0)	0	-	0



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 2018

	LIHTC/Public Housing AMP 12			LIHTC/OTC Phase V			Miller Homes			Hopkins-Tancil		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	83,717	82,200	1,517	413,582	408,000	5,582	146,629	142,200	4,429	807,521	750,000	57,521
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	60,697	55,700	4,997	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	77	30	47
CY Transfers	30,403	-	30,403	-	-	-	-	-	-	-	-	-
Other Income	14,591	12,450	2,141	40,460	14,300	26,160	2,629	3,750	(1,121)	2,937	7,500	(4,564)
Total Operating Revenue	189,409	150,350	39,059	454,042	422,300	31,742	149,258	145,950	3,308	810,534	757,530	53,004
Operating Expenses												
Administration	74,478	76,398	(1,919)	93,543	104,655	(11,112)	59,273	52,500	6,773	140,457	119,585	20,872
Tenant Services	620	-	620	30,742	36,000	(5,258)	-	-	-	54,083	75,000	(20,917)
Utilities	7,931	11,925	(3,994)	5,559	9,325	(3,766)	514	1,125	(611)	71,945	58,750	13,195
Ordinary maintenance & operations	76,682	42,125	34,557	109,117	97,350	11,767	39,837	42,950	(3,113)	143,866	251,875	(108,009)
Protective Services	721	1,650	(929)	-	2,000	(2,000)	23	-	23	257	500	(243)
General expense	28,977	18,253	10,724	35,819	26,200	9,619	9,916	18,300	(8,384)	43,876	56,400	(12,524)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	179,261	146,770	32,491	39,694	31,075	8,619	356,049	195,420	160,629
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	189,409	150,350	39,059	454,042	422,300	31,742	149,258	145,950	3,308	810,534	757,530	53,004
NET INCOME (LOSS)	(0)	-	(0)	-	-	-	-	-	0	-	-	-
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	-	-	-	-	-	0	-	-	-



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 2018

	LIHTC/Quaker Hill LP			Princess Square			LIHTC/Pendleton Park			Housing Choice Voucher Program		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue												
Dwelling Rent	562,315	528,000	34,315	582,511	552,000	30,511	169,617	152,100	17,517	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-	11,641,563	11,144,928	496,635
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	811,128	801,972	9,156
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	240	585	(345)	5	-	5	24	125	(101)	3,964	1,400	2,564
CY Transfers	-	-	-	-	-	-	-	-	-	-	119,943	(119,943)
Other Income	5,303	10,425	(5,122)	12,035	9,100	2,935	5,729	9,775	(4,046)	(2,381)	500	(2,881)
Total Operating Revenue	567,857	539,010	28,847	594,552	561,100	33,452	175,370	162,000	13,370	12,454,274	12,068,743	385,531
Operating Expenses												
Administration	186,748	184,840	1,908	81,509	62,898	18,611	34,633	27,260	7,373	564,240	679,478	(115,238)
Tenant Services	7,555	-	7,555	3,075	-	3,075	-	825	(825)	-	-	-
Utilities	342	1,700	(1,358)	40,649	50,000	(9,351)	25,955	28,500	(2,545)	-	1,000	(1,000)
Ordinary maintenance & operations	126,614	68,475	58,139	121,055	155,900	(34,845)	31,163	22,775	8,388	602	338	264
Protective Services	87	-	87	1,158	1,750	(592)	38	-	38	720	1,400	(680)
General expense	101,256	94,100	7,156	89,183	125,350	(36,167)	49,003	45,000	4,003	204,051	241,600	(37,549)
MIP & Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	11,409,746	11,144,928	264,818
Debt Service	45,906	45,300	606	-	17,500	(17,500)	33,582	33,500	82	-	-	-
CY Reserves	99,349	144,595	(45,246)	257,923	147,703	110,220	995	4,140	(3,145)	274,915	-	274,915
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expense	567,857	539,010	28,847	594,552	561,100	33,452	175,370	162,000	13,370	12,454,274	12,068,743	385,531
NET INCOME (LOSS)	-	-	0	-	-	-	0	-	0	(0)	-	(0)
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	-	-	0	-	-	-	0	-	0	(0)	-	(0)



J. YTD BUDGET VS ACTUAL DETAIL – FOR THE PERIOD ENDING JUNE 30, 2018

	Mod Rehab Project-Based			Tax Exempt Bond Income		
	Actual	Budget	Over / (Under) Budget	Actual	Budget	Over / (Under) Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	728,522	611,050	117,472	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	80,952	59,000	21,952	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	57	60	(3)	133	-	133
CY Transfers	-	-	-	18,599	-	18,599
Other Income	-	-	-	1,100	34,133	(33,033)
Total Operating Revenue	809,531	670,110	139,421	19,832	34,133	(14,300)
Operating Expenses						
Administration	44,378	44,363	15	19,532	33,283	(13,751)
Tenant Services	-	-	-	300	850	(550)
Utilities	-	-	-	-	-	-
Ordinary maintenance & operations	-	-	-	-	-	-
Protective Services	-	-	-	-	-	-
General expense	7,930	7,950	(20)	-	-	-
MIP & Replacement Reserves	-	-	-	-	-	-
Housing Assistance Payments	666,414	611,050	55,364	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	90,810	6,748	84,063	-	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	809,531	670,110	139,421	19,832	34,133	(14,301)
NET INCOME (LOSS)	0	-	0	0	-	0
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	0	-	0



K. RENT ROLL – FOR THE PERIOD ENDING JUNE 30, 2018

Project Name	# of Units	January	February	March	April	May	June	July	Total	Tenant Avg. Rental Income/Unit
Public Housing Units										
*Ladrey High-rise	170	\$ 45,292	45,445	45,715	46,032	46,698	45,378	44,775	\$ 319,335	\$ 270
*Samuel Madden	66	11,951	11,899	10,608	10,977	11,353	12,949	12,125	\$ 81,862	\$ 180
*Ramsey Homes	15	5,169	3,876	-	-	-	-	-	\$ 9,045	\$ 86
*Andrew Adkins	90	13,456	13,637	13,515	14,946	14,654	16,942	16,391	\$ 103,541	\$ 166
*4-10 Scattered Sites	50	16,485	14,934	15,285	15,898	14,016	13,930	15,280	\$ 105,828	\$ 302
*4-11 Scattered Sites	30	9,342	7,517	9,029	8,485	9,248	9,365	9,026	\$ 62,012	\$ 295
*4-12 Scattered Sites	41	10,776	10,548	12,243	13,101	13,705	13,829	13,763	\$ 87,965	\$ 306
*Park Place	38	9,769	9,761	10,129	10,475	10,607	10,678	10,409	\$ 71,828	\$ 270
*Saxony Square	5	1,991	1,522	1,522	1,520	1,520	1,520	1,316	\$ 10,911	\$ 312
*Chatham Square	52	16,267	15,327	14,241	15,334	15,172	15,601	14,814	\$ 106,756	\$ 293
*Braddock	6	2,885	2,224	2,224	2,113	2,314	2,282	2,296	\$ 16,338	\$ 389
*Whiting	24	4,172	4,486	5,236	5,970	5,444	5,302	3,973	\$ 34,583	\$ 206
*Reynolds	18	8,008	5,653	5,886	5,750	3,738	5,684	5,687	\$ 40,406	\$ 321
*Old Dominion	36	7,278	5,306	4,338	7,051	5,415	5,065	5,147	\$ 39,600	\$ 157
*West Glebe	48	4,596	4,911	5,657	5,222	5,013	4,668	4,086	\$ 34,153	\$ 102
*James Bland I	18	3,234	3,235	3,712	3,034	3,130	3,130	3,637	\$ 23,112	\$ 183
*James Bland II	18	5,549	5,649	6,340	5,951	5,960	5,790	6,462	\$ 41,701	\$ 331
*James Bland IV	44	12,298	12,716	13,181	11,901	17,463	15,961	15,137	\$ 98,657	\$ 320
**Total Public Housing	769	\$ 188,518	\$ 178,646	178,861	183,760	185,450	188,074	184,324	\$ 1,287,633	\$ 249



K. RENT ROLL – FOR THE PERIOD ENDING JUNE 30, 2018

Project Name	# of Units	January	February	March	April	May	June	July	Total	Tenant Avg. Rental Income/Unit
Non-Public Housing Units										
*Quaker Hill LP	60	\$ 42,955	41,975	43,097	43,334	39,553	40,871	42,747	\$ 294,532	\$ 701
-Renal Assistance		\$ 48,613	51,015	49,930	48,711	51,424	53,403	49,850	\$ 352,946	
Pendleton Park I	20	10,144	9,362	9,327	10,205	9,910	9,697	9,147	\$ 67,792	\$ 484
-Renal Assistance		13,402	15,052	17,851	18,741	17,918	17,221	18,535	\$ 118,720	
Pendleton Park II	4	1,520	1,179	1,179	(69)	1,180	792	571	\$ 6,352	\$ 227
-Renal Assistance									\$ -	
Hopkins Tancil (Mod Rehab)	111	29,553	24,268	27,476	23,394	23,626	24,069	24,629	\$ 177,015	\$ 232
-Renal Assistance		100,023	101,814	102,686	103,623	107,981	109,422	103,259	\$ 728,808	
*James Bland V	54	15,482	13,064	16,493	14,403	13,456	14,804	15,222	\$ 102,924	\$ 272
-Renal Assistance		51,690	52,592	51,548	52,488	57,036	54,097	51,811	\$ 371,262	
*Miller Homes	16	10,155	11,363	12,397	11,353	11,554	11,524	11,582	\$ 79,928	\$ 714
-Renal Assistance		12,306	13,064	11,657	10,875	11,622	11,598	11,558	\$ 82,680	
*Princess Square	69	32,105	19,982	20,334	16,736	24,553	25,582	20,419	\$ 159,711	\$ 336
-Renal Assistance		62,364	63,688	72,797	78,864	65,589	70,364	67,917	\$ 481,583	
Total Non-Public Housing	334	\$ 430,312	\$ 418,418	436,772	432,658	435,402	443,444	427,247	\$ 3,024,253	424
Totals	1103	\$ 618,830	\$ 597,064	\$ 615,633	\$ 616,418	\$ 620,852	\$ 631,518	\$ 611,571	\$ 4,311,886	\$ 673

Total Monthly Average- (Actual)

\$ 615,984

Total Monthly Budget

\$ 589,214

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

*Resolution 830 units

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

V. DEVELOPMENT



A. RAMSEY HOMES

HUD Approval and Evidentiary Submission

All evidentiary documents have been submitted to the HUD Office of Public Housing Investments and review is underway for approvals required for closing. Our Request for Olmstead Preference Approval and Waiver, which would allow us to implement a selection preference in six units in favor of people with intellectual and developmental disabilities, is still under review with the HUD Office of Fair Housing.

Design

The revised permit set of architectural plans is still under review by the city for approval of the building permit. We expect to have the building permit before the end of the July.

Construction

Our counsel reviewed and compiled the construction contract and all ancillary documents and the Guaranteed Maximum Price contract is currently with the CMAR for review and execution.

The demolition permit has been secured and demolition of the 4 buildings on site has been completed. Archeology has also commenced, with the required trenching and test pits underway. Following completion, the Archeologist will monitor the removal of top soil and building foundations to complete their scope of work.

Closing

The current schedule has been updated below:

ABBREVIATED SCHEDULE RAMSEY HOMES	
TASK	DUE
Final Site Plan Approval	Complete
Disposition Application Approval	Complete
Mixed Finance Proposal Approval	Complete
LIHTC Reservation Agreement Executed	Complete
Tenant Protection Vouchers Secured	Complete
Full Relocation	Complete
Careful Deconstruction Building Permits	NA
Deconstruction and Exploratory Demolition	Complete
Demolition and Archeology Commencement	Underway



Full Building Permits	7/30/2018
Financial Closing (tentative)	7/31/2018
Construction Commencement	8/1/2019

B. ANDREW ADKINS

This subject matter will be discussed during Executive Session.

C. CIVIC ENGAGEMENT

The June 28, 2018 ARHA Redevelopment Work Group meeting was canceled and rescheduled to July 12, 2018. Once reconvened, we will continue discussion matters including but not limited to the Andrew Adkins project update, the Ramsey Homes project update and the Resolution 830 Community Engagement Process.

D. RESOLUTION 830

The ARHA redevelopment work group convened on July 12, 2018 with representatives from City Council – Justin Wilson and John Chapman, ARHA’s Board of Commissioners – Daniel Bauman and Salena Zellers, City of Alexandria staff – Helen McIlvaine and Karl Moritz and ARHA – Keith Pettigrew. The work group discussed updates on the Andrew Adkins DSUP and Ramsey Homes, as well as Resolution 830.

Rhae Parkes from EJP Consultants presented an overview of the stakeholder meetings and their recommendations to the 830 Work Group. At the conclusion of the presentation, the Work Group decided to incorporate the areas of consensus between ARHA and City Staff to update Resolution 830. The areas of consensus include adopting the Federal Definition of publicly assisted housing (serving families up to 80% AMI, with either an ACC contract (public housing) or a voucher subsidy (HAP contract), removing bedroom type from substantially equivalent terms, including a right to return policy, including a ‘Housing Plan’ and maintaining Resolution 830 for all original and replacement units.

EJP will confer with City Staff for clarity on the revised language and present to ARHA for final approval. It is worthwhile to note that City Staff had preferred to revise some terminology for clarity and extend parts of the Resolution 830 to its other affordable housing partners, while ARHA had always maintained its preference to keep the Resolution 830 as is, to maintain maximum flexibility.

VI. RESIDENT SERVICES



A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	New Enrollment
Hopkins-Tancil	23	2
Chatham	15	1
Samuel Madden	21	20
Andrew Adkins	19	18
James Bland V	65	0
Princess Square	2	0
Ladrey	32	0
HCVP	14	0
Scattered Sites	22	18
City-wide	41	2
TOTAL	254	61

B. PROGRAM ENGAGEMENT BY PROPERTY

Properties	Cumulative Service Days	Cumulative Service Hours
Hopkins-Tancil	228	868
Chatham	106	315
Samuel Madden	62	281
Andrew Adkins	38	79
James Bland V	8	12
Princess Square	14	19
Ladrey	41	164
HCVP	141	674
Scattered Sites	47	127
City-wide	369	1583
TOTAL	1,054	4,122

RACS currently operates the following programs:

- | | | |
|---------------------|-----------------|---------|
| 1. Congregate meals | 2. Krunch Bunch | 3. FACE |
| 4. Gardening | 5. Read Aloud | |



C. VOLUNTEERS

# (YTD)	# New Recruits	# of Service Hours	\$ of Service Hours
101	0	207	\$5,580.72
40	DC Metro Church Community Service Day Special Event	160 (4 Hours Each)	\$4,313.60

D. ACTIVITIES BY AGE GROUP

Age Groups	Total # of Activities	# of Participants	% of Engagement
0-18	6	146	67%
19-45			
46-62			
62+			
Open age	26	309	58%
TOTAL	32	455	62.5%

E. PARTNERSHIPS

Provider/Partner	Event/Activity	# Participants Served
Together We Bake	Information Session	7
Third Street Church	Fellowship	22
Oakland Baptist Church	Fellowship	11
Capital Area Food Bank (CAFB)	Nutrition/Food Program (Non-Perishable)	96
Annie B. Rose/Charles Houston	Senior Appreciation Picnic	250
Alexandria Volunteer Coop	Health & Wellness	66
Corner Stone	Bible Study/Fellowship/Music	9
ALIVE End Of Month	Nutrition/Food Program	106
Bright Start Home Health	Ice Cream Social	119
I'm Still Alive Foundation (ISAF)	Father's Day Treat Baskets	46
Alexandria Recreation Dept & Court Srvcs	Basketball Clinic	5
Jireh's Place	Teen Girls Enrichment	20
Black Tie Mentoring	Teen Boys Mentoring	5
Alfred Street Baptist Church	VBS	10
Alfred Street Baptist Church	Waterworks Water Park	35
Capital Area Food Bank	Weekend Bags	120
Russell Temple CME Church	Thursday Bags	160
Russell Temple CME Church	VBS	14
Ebenezer Baptist Church	VBS	12
DC Metro Church	Community Service Day	28
Monique Bagby, PIES Fitness	Arthritis Exercise (2 Sessions)	30
Senior Zone	Senior Party	15



Stephan Berwick	True Tai Chi Class (1 Session)	5
Lesley Kim, I Heart Seniors, Inc.	Golden Zumba Class	30
Giant Food, Potomac Yard	“Trending Now” Nutrition Presentation	23
Miller’s & Dutch Amish Markets	Fresh Produce Shopping	24
Giant Food Pharmacy	“Summer Survival Tips”	36
Giant Food, Potomac Yard	Store Tour	15
I Heart Seniors, Inc.	Monthly Breakfast	26
Giant Food Pharmacy	Stroke Awareness Presentation	33
Annie B. Rose House	Annual Senior Appreciation Picnic	30
Dave Pankey	Music Therapy on Acoustic Guitar	28
Department of Humans Services	Denture Program	1
Access Home Care	Orientation	1
RACS Workshop	Goal Setting	5
City of Alexandria Division of Childcare Services	Orientation	2
Total	35	1,440

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA \$	TOTAL	Expenditure
\$830	\$935.00	\$300.00	\$2,065	\$6,505.07

PROGRAM SUMMARY

The ROSS Program now has a total of 55 active participants from the ARHA developments of Andrew Adkins, Samuel Madden, and Scattered Sites. After the initial orientation, each participant is now in the process of completing their individual assessments and developing a service plan to help them accomplish their goals. ARHA has established a relationship with Together We Bake as a means for some participants to complete their training program, earn their Food Handlers License and Certification, and develop self-confidence and business skills. Seven participants attended Information Session and plan to enroll in either their Summer or Fall Session. In addition, ARHA is working with BB&T to provide financial literacy support and education, and the Alexandria Adult Learning Center to discuss

James Bland V residents continue to succeed in accomplishing goal objectives that can move them toward self-sufficiency. Moreover, they are active in participating in the Resident Association Council and also the ARHA’s Youth Program. Residents recently attended the “Goal Setting Workshop” where they discussed their personal goal objectives and aspirations in accomplishing their goals. One participant, Hiwot Mekonen passed the state board examination to become a licensed X-Ray Technician, on her first try. She studied for over two years, and is very excited about her future as a professional X-Ray Technician and becoming self-sufficient.



TSC@CH continue to provide a variety of activities to keep the mind and body strong and active for the seniors. This included educational and enrichment field trips to the National Building Museum and Harper's Ferry, West Virginia, and attending the Annual Senior Health & Fitness Day. In additional support of promoting health and wellness, Staff worked with Giant Food Clinical Outreach Staff to provide information to participants about Stroke Awareness.

Over 40 members from Downtown Baptist Church volunteered throughout the City of Alexandria on Saturday, July 14, in a day of Service to the Community. The Ruby Tucker Family Center was selected as one of the locations. Members completed beautification projects that were started as part of the Multi-Sport Court day in May, and provided the railings and benches with a fresh coats of paint.

Summer is in full swing for youth participants at Ruby Tucker and the Middle School Program. RTFC is providing a full day summer camp, I CAN SHINE, for 16 students age 4-6. Students will attend cultural activities at Wolftrap, the Smithsonian's Discovery Theater, and the Alexandria Library to name a few. In addition, we have partnered with the Department of Recreation, Parks, & Cultural Activities, and ACPS to provide approximately 50 additional students with meaningful programs at either Recreation Programs or Summer Enrichment Programs throughout the City. 12 students from our Middle School Program participated in the Momentum Collective's Weekend SYNC Outdoor Camping Trip at the TreeHouse Camp in Rohrersville, MD. Students spent 2.5 days hiking the Appalachian Trail, climbing the Aerial Rope Course, whitewater rafting, and learning about the essentials of outdoor life and no phones or Wi-Fi.

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

- 7/28: Ruby Tucker Day, Tancil Courtyard, 12pm – 4pm
- 7/30: Summer Games Day & Lunch, TSC@CH, 10:30am-1:30pm
- 8/7: National Night Out, Various Sites, 5-8pm
- 8/23: Effective Communication Workshop, ARHA Headquarters, 11am-12pm

VII. HUMAN RESOURCES

A. COMMUNITY ECONOMIC DEVELOPMENT

The ARHA Ramsey Homes Development that previously occupied the block of Patrick Street between Wythe St. and Pendleton St., has been recently demolished. Consequently, the demolition activity has sparked the interest of some ARHA and area residents to inquire about the ARHA Section 3 program. Staff has been responding to inquiries, and disseminating skills and qualification assessment forms to those who have expressed an interest in participating in the program. In addition, the Section 3 Resident and Resident Business database has been update to include the names and skills of those who expressed an interest. ARHA anticipates conducting another Job Fair forum in the beginning of August, to allow the residents that expressed an interest in working on this project to meet representatives from the prime and subcontractors that will be assisting in building the new Ramsey dwellings.

B. COLLEGE INTERNSHIP

ARHA welcomed the return of the College Summer Interns to assist with operations during the summer season. This year the Authority has eleven (11) interns assisting staff. Moreover, this year, seven of the eleven summer interns have an interest in information technology (IT). The interns that are not specifically assisting with IT tasks, are providing support to other divisions including Finance, Procurement, Early Childhood Development and Human Resources. Staff is utilizing the knowledge, skills and abilities of the summer interns to assist in improving, upgrading and streamlining the systems and operations of the Authority.

VII. CONSENT DOCKET

IX. ACTION DOCKET

X. OTHER BUSINESS