



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Rickie Maddox
Interim Chief Executive Officer

July 22, 2024



BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING

Alexandria Redevelopment and Housing Authority
401 Wythe Street, Alexandria, VA 22314

Monday, July 22, 2024, at 7:00 pm

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

- Ladrey Advisory Residents Board (RAB) – Steven Hines, President
- ARHA Resident Association (ARA) – Kevin Harris, President

2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS - 5 MINUTES

**3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY,
JUNE 24, 2024**

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, JULY 22, 2024

5. CONSENT DOCKET

6. ACTION DOCKET

- Resolution No. 745 – 2024
- Resolution No. 747 - 2024
- Resolution No. 748 – 2024
- Resolution No. 749 – 2024

7. NEW BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

10. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL, AND REAL ESTATE ISSUES

TABLE OF CONTENTS

• AGENDA	
• MEETING MINUTES.....	5
A. EXECUTIVE SUMMARY	16
B. ASSET MANAGEMENT / PERFORMANCES INDICATORS	22
A. PERFORMANCES INDICATORS FOR BOARD MONITORING OF PUBLIC HOUSING, PBV, MOD & MARKET RENT	
B. OCCUPANCY RATE	
C. PROGRAM UTILIZATION & VACANCY REPORTING	
D. VOUCHER MANAGEMENT SYSTEM (VMS)	
E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS	
F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS	
G. WAITING LIST STATISTICS	
H. CERTIFICATIONS ACTIVITY	
I. INSPECTIONS	
J. COMPLIANCE / SAFETY	
K. RENT COLLECTION	
C. MAINTENANCE OPERATIONS.....	29
A. ACTIVITY TOTAL	
B. WORK IN PROGRESS	
D. FINANCE.....	31
A. FINANCIAL SUMMARY & BUDGET VS ACTUAL DETAIL	
E. DEVELOPMENT	32
A. LINEAGE AT N. PATRICK STREET	
B. SAMUEL MADDEN REDEVELOPMENT	
C. LADREY HIGH RISE DEVELOPMENT	
D. RAD & RE-SYNDICATION	
E. CITY FUNDING FOR DEVELOPMENT	
F. OTHER PROJECTS	
G. TAX CREDIT PORTFOLIO	

F.	RESIDENT & COMMUNITY SERVICES.....	35
	A. RESIDENT ENROLLMENT AND ENGAGEMENT	
	B. HOUSEHOLD CONTACT BY PROPERTY	
	C. VOLUNTEERS	
	D. SELF SUFFICIENCY PROGRAMS STATISTICS	
	E. SUPPORT SERVICES / REFERRALS	
	F. PARTNERSHIPS	
	G. FUNDING / FINANCIAL SUPPORT	
	H. PROGRAM SUMMARY	
	I. UPCOMING: TRAININGS / WORKSHOPS / COURSE / ORIENTATIONS & SPECIAL EVENTS	
	J. PHOTOS	
G.	CONSENT DOCKET.....	43
H.	ACTION DOCKET	44
I.	OTHER BUSINESS.....	45
J.	NEWS ARTICLES / ANNOUNCEMENTS	46



MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

REGULARLY SCHEDULED BOARD MEETING

401 WYTHE STREET, ALEXANDRIA, VA 22314

Wednesday, June 24, 2024, at 7:00pm

THOSE PRESENT:

**Anitra Androh, Chairwoman
Willie Bailey, Vice Chairman
Peter Kleeblatt, Commissioner
Michelle Krockner, Commissioner
Kevin Harris, Commissioner**

**Christopher Ballard, Commissioner
Merrick Malone, Commissioner**

THOSE ABSENT:

**Daniel Bauman, Commissioner
Tracy Jefferson, Commissioner**

RECORDER:

Neal R. Gross and Co., Inc

Public session meeting called to order at 7:07pm by Chairwoman Androh. Among those present were Rickie Maddox, Interim Chief Executive Officer, Marisa Stanley, Chief Financial Officer, Juwahn Brown, Executive Administrator, Ryzwan Nabibaksh, CIO, ARHA Consultants and Alexandria Office of Housing Staff Resident Leadership.

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

Chairwoman Androh: Okay. It is 7:07. We have quorum so I'd like to call to order the June monthly meeting of the Board of Directors -- I'm sorry, Board of Commissioners for the Alexandria Redevelopment and Housing Authority. We would like to start with our public discussion period starting with the Ladrey Advisory Residence Board. Do you have a report from Mr. Hines?

Interim CEO Rickie Maddox: No, ma'am. There's nothing to report at this time.

Chairwoman Androh: Okay. Mr. Harris, the ARHA Resident Association

Commissioner Harris: Nothing big other than we're just trying to -- getting something organized over on the west side of town at one of the locations. It's one of -- I can't remember the scatter site number, but they're actually getting their stuff started. So and their ARHA Resident Council organizes.

Chairwoman Androh: Okay. Does the association need anything from ARHA?

Commissioner Harris: No.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA and NON-AGENDA ITEMS - 5 MINS.

Chairwoman Androh: Up next is the public discussion period. Did we have any people sign up?



Interim CEO Rickie Maddox: So you have a guest that's on, Jon from Alexandria Housing. And you have Michael Graff is here in case you guys have any questions about the bond.

Chairwoman Androh: Okay.

Interim CEO Rickie Maddox: insurance resolution.

Chairwoman Androh: Got it. Well probably -- we may when we get to that point. But did anybody else sign up for public?

Interim CEO Rickie Maddox: No, ma'am

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING WEDNESDAY, MAY 29, 2024:

Chairwoman Androh: Okay. Up next is the adoption of the minutes from the May 29th meeting. Do we have any comments, corrections, or edits?

Chairwoman Androh: If there are none, can I get a motion to approve the May 29th board meeting minutes?

Commissioner kleeblatt: So moved, Madam Chair

Commissioner Harris: Second.

Chairwoman Androh: All those in favor? (Chorus of aye.)

Chairwoman Androh: All those opposed? (No audible response.)

Chairwoman Androh: Okay. Motion carries. Up next we have the receipt of the executive summary.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF JUNE 24, 2024:

Interim CEO Rickie Maddox: So we had an employee by the name of Don Phillips. He retired from ARHA June 14th after 26 years of service, but at the time of his retirement he was sick. So we took the retirement to him. We packed up all ARHA staff. We packed up -- we got in our trucks. We took his plaque. We gave him a check. We took a banner. And we had a photo session and words of endearment in front of his house.

Interim CEO Rickie Maddox: That's what we did for him just so that he can retire. And so he was excited about that. And but we are excited at ARHA -- we have a co-ed basketball team for ARHA now, just so you all know. (Laughter.)

Interim CEO Rickie Maddox: Okay? **PARTICIPANT:** Okay. **INTERIM CEO RICKIE MADDOX:** So and with that being said, we also have a cheerleading squad. (Laughter.)

Interim CEO Rickie Maddox: Gaynelle, show them what you're going to do. (Laughter.) **INTERIM CEO RICKIE MADDOX:** And we need you guys to participate. (Simultaneous speaking.) (Applause.).

Ms. Diaz: All right. Give me and A

All: A

Ms. Diaz: Give me an R.

All: R.

Ms. Diaz: Give me an H.

All: H.

Ms. Diaz: Give me an A.

All: A.

Ms. Diaz: What does that spell?

All: ARHA.

Ms. Diaz: Go team ARHA. (Applause.)

Ms. Diaz: So we will be there participating and cheering along, just so you know. And, Anita, they say you can play if you want. (Laughter.) 17

Chairwoman Androh: I play like Dennis Rodman. I'm dirty. They don't want me. (Laughter.) (Simultaneous speaking.)

Interim CEO Rickie Maddox: Gaynelle, tell them more. about the basketball.

Ms. Diaz: It's in the city league.

Interim CEO Rickie Maddox: Yes. **PARTICIPANT:** Oh, okay.

Ms. Brown: So, there's two different leagues. There's the city league where departments play departments, and then it's also the late night at Charles Houston.

Interim CEO Rickie Maddox: Yes, we're getting shirts and everything and cheerleaders. We have pom poms. So, we're excited.

PARTICIPANT: Somebody plays basketball.

Interim CEO Rickie Maddox: I know. That's why we're talking about it, yes. (Simultaneous speaking.)

Interim CEO Rickie Maddox: Actually, our maintenance director of maintenance, he used to play professional basketball as well. And so, he is going to be the coach of the team, if I'm not mistaken. (Simultaneous speaking.)

Commissioner Harris: You can put on the outfit and cheer with -- (Laughter.)

Interim CEO Rickie Maddox: And, Edwin -- how do you pronounce Edwin's last name?

Ms. Brown: Zelayah.

Interim CEO Rickie Maddox: Zelayah. He was in -- he was the facilities -- he was in Facilities and Maintenance, and he's done such a great job, but Thomas and Edwin -- I mean, and David have

requested if he -- asked if he was interested and took the development piece because he'd been wanting to grow within the agency. So, he accepted a position as the project manager in training. He took the course, the tedious course, and he passed it on the first try. (Applause.)

Interim CEO Rickie Maddox: So, he's officially received that certification. All right? Marisa will speak on anything Yardi.

Ms. Stanley: Yes, our Yardi implementation is -- we're really nearing the end of it and we're in the process of scheduling the training now for the staff. So that should be coming very shortly.

Interim CEO Rickie Maddox: Okay. All right. And Gaynelle, anything for Resident Services?

Ms. Diaz: We just recently -- this past weekend we went in with Energy Masters again and had a round two over at Cameron Valley, the scatter site off of Yale and Ellsworth. And we did another nine units. And so those that don't remember, that's where we have trained volunteers with the Virginia Cooperative Extension. They're going in. They're doing all light bulbs in the unit, LED light bulbs. They're doing aerators to stop, you know, gap flows and -- with the faucets and everything. Everything -- all these small upgrades that make a difference in our residents saving on their energy bill. So, we were able to get another, which I think takes us to like 16 units that we've done, but our plan is to do all 40. So, we're going to take a break for the summer. They'll come back in the fall and pick back up. So hopefully we can get all 40 done.

Chairwoman Androh: Okay. Awesome.

Ms. Diaz: We also -- Will and I have been working. We got our date set now for the backpack giveaway, back to school. It'll be August the 11th, which is a Sunday, at Charles Houston on the east end and Patrick Henry on the west end. Right? Okay. Making sure. And then of course Ruby Tucker Day is coming up this Saturday. And that's the next big event.

Chairwoman Androh: Okay.

Ms. Diaz: So, we're staying busy as always.

Chairwoman Androh: Awesome.

Ms. Diaz: Trying to stay cool.

Chairwoman Androh: Awesome. (Laughter.)

Interim CEO Rickie Maddox: And another thing that we decided to do within ARHA to make our lives -- the lives of our residents a lot better, we partnered with the Northern Virginia Legal Aid and they're going to come in and any resident that has a criminal record, they're going to help them get their records expunged. So, we're just waiting. So, we have a meeting scheduled with them tomorrow morning at 10:00. So, we'll be able to elaborate more in the next meeting when that's going to take place.

Commissioner Harris: I would like to meet and talk with you.

Interim CEO Rickie Maddox: Sure. Okay. That's great.

Commissioner Harris: Maybe we can hammer that out.

Interim CEO Rickie Maddox: Yes. That's great. And then Thomas and David -- well, Thomas is here -- David is not here today -- anything you can speak on development, or we need to save it for David?

Chairwoman Androh: Is that it for Executive?

Interim CEO Rickie Maddox: Yes.

Chairwoman Androh: Quick question: So I know we're -- the temperatures have been up. I'm always concerned about our seniors and everything working well at Ladrey as far as A/C and things of that nature.

Interim CEO Rickie Maddox: So far, no issues, but we are prepared with a backup plan if we need it. One of the things we've been doing is we've been hiring maintenance. We've also made sure that they have additional skill set and have A/C certifications. We also have A/C company on standby and we got plenty of water and fans. So we're ready to go.

Chairwoman Androh: Okay.

Interim CEO Rickie Maddox: And that's all I have to report.

Chairwoman Androh: Okay. Any questions? (No audible response.)

ITEM 5. CONSENT DOCKET:

Chairwoman Androh: Okay. Well, thank you for that report. Next, we have a couple of resolutions on our consent docket. The first is Resolution 743-2024, which is the approval to award a contract for the janitorial services. This was done under our procurement policy, and it's recommended that we move forward with Century Cleaning, LLC. I see we have the fiscal impact statement. Does anyone have any questions? (No audible response.)

Chairwoman Androh: Any concerns? (No audible response.)

Chairwoman Androh: Okay. Can I get a motion to approve Resolution No. 743-2024?

Commissioner Harris: So moved.

Commissioner Kleeblatt: Second.

Chairwoman Androh: All those in favor? (Chorus of aye.)

Chairwoman Androh: Any opposed? (No audible response.)

Chairwoman Androh: Okay. The motion carries. Okay. Our next vote -- I'm sorry, our resolution is Resolution 744-2024, which is the small area fair market rents. You know HUD publishes the amounts of rents that we can charge, so effective May 1, 2024, we got the updated fair market rents for the small area. Do we have any questions on this resolution by any board members? (No audible response.)

Chairwoman Androh: None? Okay. That being the case, may I please have a motion to approve Resolution 744-2024, which approves the small area fair market rents?

Commissioner Harris: So moved.

Commissioner Kleeblatt: Second.

Chairwoman Androh: All those in favor? (Chorus of aye.)

Chairwoman Androh: Any opposed? (No audible response.)

Chairwoman Androh: Okay. Motion carries. Our third resolution is to authorize the issuance of revenue bonds. This one is in connection with the Alexandria Housing Development Corporation. I think they came -- Marisa, when did they come to us with this request?

Ms. Stanley: It was at the -- when we were at the HUD tour.

Chairwoman Androh: The HUD tour? Okay.

Ms. Stanley: City Tour. I spoke with Jon Frederick then.

Chairwoman Androh: Okay.

Ms. Stanley: And they submitted the application a couple weeks ago.

Chairwoman Androh: Okay. So, this is to authorize the issuance of up to 4 million in revenue bonds for acquisition, construction, renovation, and another 6 million in revenue bonds for a housing family -- a multifamily housing facility. Does anyone have questions? I see quizzical looks.

Commissioner Kleeblatt: I'm just -- so this is a consent document issue? This is at least the first that I'm aware of it. So I guess my question is it typical for us to vote on this and consent or have a discussion during executive session?

Chairwoman Androh: I mean, if there's a concern, we can always move on this one in executive. I think the only other one that we have -- I mean, we can move that to executive. I know the next one was the resolution -- last month when Mike Graff was here, we didn't have the resolution I think in advance.

Commissioner Kleeblatt: Right.

Chairwoman Androh: So we're just approving the resolution in connection with the discussion we had last month.

Commissioner Harris: Is that the one from Jyair?

Chairwoman Androh: Yes.

Commissioner Harris: Yes, okay.

Chairwoman Androh: Yes. So, if you would like to table -- so we're going to -

Mr. Graff: I don't think you can take this type of thing to executive session, I'll be honest with you, because this is not a Housing Authority project. This has to be all discussed in public because City Council will be voting on this in the near future. I mean, Jon Frederick, I don't think could be a part of your executive session. I think you should talk about it in open session.

Chairwoman Androh: So we can have a discussion now, but I think we still probably will have a discussion in executive. But, Mr. Frederick, if you would like to speak on your -- on behalf of your request, feel free to do so.

Mr. Frederick: (No audible response.)

Chairwoman Androh: We can't hear you.

Interim CEO Rickie Maddox: Hold on one second.

Chairwoman Androh: If you could hold on one second, please. We can't quite hear you.

Mr. Frederick: I'm sorry. You can hear or no?

Chairwoman Androh: Yes, we can hear you now.

Mr. Frederick: You can? Okay. Is Mike Graff there?

Chairwoman Androh: Yes, he is

Mr. Frederick: Okay. So, appreciate you having me tonight. So, this request is in respect to our complete Mount Vernon project that is currently under construction up in Arlandria. The nature of the bonds is to allow us to provide a seller take-back note to the owner of the property. That's how we were able to entice them to be in the -- to stay into the project and allow us to move forward. And so we currently have under construction -- have financing and tax credits for Phase 1 of the deal. And Phase 2 we put tax credits -- a four percent tax credit application in in July. In all, between the three stages it's 416 units. Two of the phases are four percent of tax-exempt bond deals and one of the phases is a nine-percent deal, which we've already won credits. We had -- just to kind of make sure we are all on the same page on the process on this, we had originally, I would say as far as back as almost a year ago, asked ARHA if they were interested in providing these bonds at which time we honestly didn't get much response or didn't get much interest. And so, we had a -- we went to Harrisonburg and had a resolution done there to kind of go that route. As of recently it's my understanding that ARHA has changed their policy or their interest in the revenue bond program. And when that happened Mr. Graff let me know that ARHA is now interested in providing these bonds and has an organization that works here only in the city of Alexandria. And, you know, always looking for ways to grow our partnership, we thought this would be a good way honestly to keep any fees that come from the program in the city of Alexandria and to allow us to do work with ARHA. I'm glad to answer any specific questions about the deal itself. It is a complicated deal, but just to kind of be -- just to be clear, these bonds are not for the full kind of four-percent tax-exempt bonds for the entire project. It's for a very specific portion of the project that would be seller take-back financing. So like I said, I'm glad to answer any questions on the deal. Affordability levels or number of units, that kind of stuff, if that's of interest.

Chairwoman Androh: Yes, I think one of the questions we have -- well, that I have, it looks like you don't have any units at 30 percent of AMI. Looks like you've got some at 40, less than 60, less than 70. Is there a reason why we're not given the size of the project trying to get to the deeply affordable, which is what we need the most?

Mr. Frederick: We have 25 percent -- we have four of the units at 40 percent AMI. I think that's about as low of affordability that anybody in the city has ever done without a public voucher system or owning land, you know, already. So, like I said, 25 percent of the units are at 40 percent of the area median income.

Chairwoman Androh: Any other questions? Go ahead.

Commissioner Kleeblatt: John, this is Peter Kleeblatt. I'm just making sure I understand. So the seller has taken back a note and this is to repay that note?

Mr. Frederick: The seller has a -- yes, as part of the financial closing on the deal the seller -- the land cost was 14 million. Of that 11.25 I think it is the seller, you know, gave as a mezzanine essentially type of second trust note. Their first trust on the deal right now, because we have brought in first trust financing. But this will be to -- basically as part of the closing when we go vertical, we will refinance all of their loan,

whether that's the right term or not. But we will basically replace all their loans with a taxable for the nine percent, or a tax-exempt note for the four-percent units.

Commissioner Kleeblatt: Okay.

Chairwoman Androh: Does anybody else have any questions? (No audible response.)

Chairwoman Androh: Okay. Seeing as there are none, we can either vote to approve, table, or -- or table this matter. How are folks feeling?

Chairwoman Androh: Because I know for a lot of people this is the first time we're hearing about it. So, unlike the previous deal where we had tons of information in advance, if you want, we can -- I get a motion to table the request and then we can discuss it. All right. Can I get a motion?

Commissioner Krockner: So moved, Madam Chair.

Commissioner Harris: I make a motion to table, Madam.

Chairwoman Androh: Okay. All those in favor? (Chorus of aye.)

Chairwoman Androh: Any opposed? (No audible response.)

Chairwoman Androh: The motion carries.

Mr. Graff: Madam Chair, can I advise the Commission on the timing for the --

Chairwoman Androh: Oh, sure.

Mr. Graff: -- just so you have all the information. I think that Housing Alexandria's request to us was hopefully to enable them to get to City Council on July 2nd, which is the last council meeting before their summer break. So we've been working with the city on that kind of schedule anticipating that it might be something that ARHA would be amenable to considering this evening. If that doesn't work from your perspective, I don't know if there would be the ability to provide you with additional information and for the Commission to take action between now and the 2nd of July.

Vice Chair Bailey: I'm sorry. Are you trying to have this done before you make your tax credit application? Might be worth considering.

Mr. Frederick: We have already -- I don't know if that question is for me, but we have already submitted our -- the one nine- percent tax credit. So, we've already submitted our four-percent tax credit. It's been awarded. Well, you know, given our letter to do that. For the second phase, 4B in your application, that tax credit application will go in on -- in July I think is when that goes in. July 17th, I believe is the date.

Eric Keeler: July 18th.

Chairwoman Androh: The 18th?

Mr. Frederick: But just -- I mean, to put a kind of point on Mr. Graff's comments, we would like to get to City Council by July 2nd because our goal is to close and go vertical on Phase 1 of the deal at least in October of this year. And so the -- you know, City Council does not meet again until September, after the July 18 2nd hearing.

Chairwoman Androh: We appreciate the urgency, and the Board will try to work with you all. The difference is that unlike the previous developers that have come to us requesting bonds, presentations were made to us and we had plenty of information in advance. And this was just presented to us right now so the Board does have some questions. And so we will work as diligently as we can, but we just didn't have any background on your project.

Mr. Frederick: Yes, well, there was -- like I said, with all due -- we tried a year ago to come to ARHA and you told us you didn't really -- weren't interested. And that's why we got a resolution and we're going to Harrisonburg. And it was just recently as we were going to go through the process with Harrisonburg that we were told that ARHA was now interested. So I do apologize for the delay or for the lack of information, but it wasn't without us trying to have ARHA involved in this way, way early in the process. So I understand your -- maybe your frustration with lack of clarity or information.

Chairwoman Androh: Okay. We will get back to you all as soon as possible. Is there any information that can be provided to us now for our consideration?

Mr. Graff: I think that -- I believe they submitted an application.

Chairwoman Androh: Okay.

Mr. Graff: And we can certainly make sure that that's more fully distributed within ARHA.

Chairwoman Androh: Yes, so I think what will be helpful is -- because we have a lot of educated folks on the Board. If when they come in we get them and we understand that they're analyzed by our CFO Office -- but we have folks that just have questions and we just didn't know. So we just want to make sure that we are being diligent and make informed decisions. That's all.

Mr. Frederick: Understood. And we want to make sure that we --

Chairwoman Androh: Yes.

Mr. Frederick: -- honor the process that --

Chairwoman Androh: Yes.

Mr. Frederick: -- you want to honor as you're reopening this program.

Chairwoman Androh: Right.

Mr. Frederick: So my apologies for having --

Chairwoman Androh: Yes.

Mr. Frederick: -- not understood exactly what you needed by when you need it because I think -- I thought that maybe this had gone through the Finance Committee and Commission, but I may be mistaken.

Ms. Stanley: Yes, it did. We spoke with the Finance Committee on -- last week, Monday.

Commissioner Krock: I was trying to remember when I -- I said no, we had a presentation, but it was in the Finance --

Ms. Stanley: It was in the -- yes. So, it was presented to the Finance Committee on last week, Monday.

Chairwoman Androh: Last Monday? Okay.

Ms. Stanley: Yes. So, I got the application a couple weeks ago and informed the Finance Committee on last week, Monday.

Mr. Frederick: If it helps at all, the city is loaning \$78 million related to this project, so we had done our due diligence that the Office of Housing or City Council has looked at this. The seller note has always been part of that financial structure, maybe not the ARHA Housing Authority being the bond issuance. But we were -- the Office of Housing was the one that initiated Jon talking to Marisa to switch it from Harrisonburg knowing for the last year that that's the route that they were going through with bond council there to encourage them to use the Housing Authority as the conduit bond issuer versus going to Harrisonburg to keep the dollars in Alexandria. So, the financial package for this has been reviewed as recently as just a couple weeks ago by City Council, by our staff, by AHAC, by everybody. AHAC's Financial Committee has reviewed this also. So, we are completely comfortable with the 40-percent units. Twenty-five percent at forty percent is an incredible ask without having a subsidy going in besides nine units that have -- are getting a pilot rental assistance from the city, but for them to be able to create through the financial mechanisms. The city itself is completely comfortable with the complete financial package that's being put forward by the AHDC or Housing Alexandria for this project. And I believe it's even docketed in foresight because of talking to the Housing Authority to get it to them July -- our city manager in City Council, you know, was pushing forward to get it on that July 2nd date obviously with needing the action by ARHA to be able to get that date, but based on the discussion with the ARHA staff, that's where we were -- we're shooting for, at least not all of our due diligence.

Mr. Graff: One approach might be to consider if the Commission is interested in having like an electronic meeting later this week after the Commissioners have had a chance to review whatever additional information that they want to review.

Chairwoman Androh: Yes, that's what I was going to propose is that we could always do it like we have a -- we have the standing special meeting on Wednesdays, which is what we did on the last one after we got some additional information. And then I can always sign the resolution. So, I think we'll take that course of action.

Ms. Stanley: And then what I could do is also, if you needed the application, send that out to you first thing in the morning so you all can have a chance to review the completed application.

Chairwoman Androh: That will be great.

Ms. Stanley: Okay. I'll get that first thing tomorrow morning.

Mr. Frederick: Also, you know, we've presented this deal many, many times to many, many folks and I apologize that you all haven't seen that. But myself and my colleague are --that are working on this deal would be glad to walk you through the presentation of the project, where it has come from, where it's going, all the details about it that is all -- at all helpful for any of your -- any of the board members.

Ms. Stanley: And then we'll also work with Mr. Frederick to get some type of PowerPoint presentation on the actual project so that I can send it to you all as well.

Chairwoman Androh: Okay. We will do that then. So I think -- where does that leave us? The next one is for the resolution on the Section 18 application? Is that the next -- yes, I think it -- yes. Okay. So the next resolution we have is the -- to authorize the submission to HUD for the Section 18 application for Cameron Valley. As you know, we're going through our demo dispo for a number of projects and so we have to have a resolution authorizing the same. Does anyone have any questions? (No audible response.)

Chairwoman Androh: If not, can I get a motion to approve resolution No. 746-2024, which is our resolution to approve the disposition application to HUD in connection with our Cameron Valley site project?

COMMISSIONER KLEEBLATT: So moved.

Chairwoman Androh: Second?

Commissioner Harris: Second.

Chairwoman Androh: All those in favor? (Chorus of aye.)

Chairwoman Androh: Any opposed? (No audible response.)

Chairwoman Androh: Okay. The motion carries.

ITEM 6. ACTION DOCKET:

No Items Submitted

ITEM 7. NEW BUSINESS:

Chairwoman Androh: Next we have our action docket, which we have nothing. Any other business?

Interim CEO Rickie Maddox: No, ma'am.

ITEM 8. ANNOUNCEMENTS:

Chairwoman Androh: Any announcements?

Interim CEO Rickie Maddox: No, ma'am.

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

Chairwoman Androh: Okay. Can I get a motion to adjourn public session and move into executive session?

Commissioner Harris: So moved.

Chairwoman Androh: I need a second.

COMMISSIONER KLEEBLATT: Second.

Chairwoman Androh: All those in favor? (Chorus of aye.) Any opposed? (No audible response.)

Chairwoman Androh: Okay. Motion carries. At 7:37 we are officially moving into executive session. Thank you very much.

I. EXECUTIVE SUMMARY

ASSET MANAGEMENT

- Occupancy / Rent Collection

	Public Housing May 2024	Public Housing June 2024	MOD Rehab May 2024	Mod Rehab June 2024	Market Rate May 2024	Market Rate June 2024
Occupancy	99%	98%	99%	99%	98%	99%
Rent Collection	81%	71%	66%	63%	78%	72%

- Lease-Ups

New Lease-Ups	May 2024	June 2024
Tenant-based (HCVP)	1	0
Number of requests for tenancy	3	5
Project-based voucher	0	0
Moderate Rehabilitation	1	0

MAINTENANCE OPERATIONS

Reporting Period: June 14, 2024 – July 12, 2024

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total # of WO	Outstanding Total # of WO	Previous Reporting Total # of WO
Alexandria Crossing (Old Dominion & West Glebe)	0	11	18	0	0	29	13	36
Andrew Adkins	0	5	14	0	1	20	9	29
BWR (Braddock, Whiting & Reynolds)	1	8	12	0	0	21	7	23
Chatham Square	0	9	14	0	0	23	5	14
Hopkins-Tancil	1	13	24	0	2	40	17	46
James Bland I, II, IV)	1	3	21	0	1	26	5	28
James Bland V	1	4	15	0	1	21	4	21
Ladrey Highrise	1	14	31	1	0	47	5	45
Miller Homes	0	2	3	0	0	5	2	7
Park Place & Saxony Sq.	0	0	20	0	4	24	14	14
Pendleton Park	1	2	5	0	0	8	1	12
Princess Square	0	14	19	0	1	34	11	27
Quaker Hill	0	4	12	1	1	18	6	29
Samuel Madden	0	5	12	0	0	17	7	34
Scattered Sites I, II, III	3	11	25	2	2	43	10	70
TOTAL	9	105	245	4	13	376	116	435

DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

Staff continues to resolve all outstanding issues, including cash flow waterfall repayment of the deferred development fee, to close out the Ramsey project.

B. SAMUEL MADDEN REDEVELOPMENT

The development partners have secured the equity and debt for the North Building. We held a kickoff meeting with Virginia Housing to review preliminary organizational documents and ground lease documents. Draft organizational documents and ground leases are due at the end of July for VH commitment and final documents for bond inducement by the end of August. The team submitted the request for the tax abatement for the North Building. The team held a meeting with the HUD SAC office to review the physical needs assessment justifying obsolescence. Additional information will be submitted by the general contractor so that HUD can make a final determination.

There is no new information on the equity partners for the South building. We continue to work with the City on the public space issues so that permits can be issued for the public infrastructure in conjunction with the permits for the North Building.

ARHA staff continues to meet with Madden residents. The property stabilization work plan continues to be implemented by ARHA's maintenance unit. Residents continue to be satisfied with our response. An end of summer and back to school activity is being planned with the Resident Services department.

C. LADREY HIGH RISE REDEVELOPMENT

The financing for the redevelopment of Ladrey continues to move forward with applications for 4% tax credits submitted to Virginia Housing. In addition, together with the Development Team we continue to explore gap financing. There has been no new information regarding the Congressional Direct Spending funds through the offices of Congressman Beyer and Senators Warner and Kaine, that the project is being considered for.

The lawsuit filed by the owners of the Annie B. Rose property was dismissed by the court at the end of June. The court allowed the owners to submit the suit again but only under limited conditions. Additional information will be provided to the Board in executive session.

Resident meetings and events continue. The Winn/IBF team continue to have a presence at Ladrey and host a regular open door which is extremely popular with the residents.

D. RAD & RE-SYNDICATION

RAD: no new RAD applications have been submitted.

Re-Syndication: Staff has engaged a consultant to assist with RAD repositioning and submission of a 4% tax credit application for a re-syndication of the property for a capital investment in the 100 units comprising Chatham and BWR properties. Staff have commenced reviewing LP documents, especially the ROFR for Old Dominion as the project is in its 15th year of tax credit compliance.

OTHER DEVELOPMENT ISSUES

Cameron Valley: Staff has held the required meetings and consultation and a Section 18 application for this property will be submitted in July. Based on the physical needs assessment conducted by a third-party vendor, the property meets the HUD standard for obsolescence. When this determination is confirmed by HUD, this property will be able to convert the operating subsidy to project-based vouchers once the conditions that lead to the obsolescence are corrected through renovations or redevelopment.

E. TAX CREDIT PORTFOLIO

June month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) post-closing repairs are underway for Old Dominion and certification will be submitted upon completion. The annual Virginia Housing tax credit is underway and are addressing comments received and any corrections required. The annual tax credit investor compliance audit for the Boston Financial properties is currently underway and are addressing comments received and any corrections required. Virginia Housing annual physical inspections has been completed and are addressing comments received and any corrections required. Annual tax credit investor distribution invoices have been received and processed.

RESIDENT SERVICES

Resident and Community Services (RACS) staff maintain their outreach efforts that include phone calls, emails, wellness checks, resource referrals, daily assistance, and other necessary activities to provide residents the service they need. Assistance with food, rent, security deposits, and utilities continue to be most of the requests received by RACS Staff. For the month of June, 481 families were provided with food through distributions directly serving ARHA residents, and others were directed to church pantries, the ALIVE Food Hubs, or community distributions.

ARHA & RACS received an award notification that our contract for the Senior Center at Charles Houston was renewed for an additional five years. ARHA has been partnering with the City of Alexandria Department of Community and Human Services, Division of Aging and Adult Services to operate the East End Congregate Meal and Activity Center for over 30 years.

RACS recently celebrated the 14th Anniversary of the Ruby Tucker Family Center along with Ruby Tucker Day. Members from the Community came out to help honor the life and legacy of our former ARHA Commissioner and Alexandria Living Legend.

Even though we have been experiencing a major heat wave this summer, it hasn't stopped the festive celebrations and cookouts – with precautions of course. Seniors from the Charles Houston Senior Center and Ladrey attended the Fourth of July Cookout at Mt. Vernon Recreation Center. Due to the heat, the event was held indoors, allowing seniors to stay cool while they engaged in fun and games. Our LINK Club students also celebrated the Fourth of July with a special read aloud session, featuring Deputy Clark of the Alexandria Sheriff's Department.



SENIOR FOURTH OF JULY COOKOUT AT MT. VERNON RECREATION CENTER



LINK CLUB CELEBRATING FOURTH OF JULY

II. ASSET MANAGEMENT

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

values are estimated and rounded up/down.

Indicator	May 2024	June 2024	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	99%	98%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	99%	99%	96%	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 (*)	73%	72%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	27%	28%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

B. OCCUPANCY RATE

Public Housing had an average occupancy rate of 98% for June 2024. Individual Performance data by property is as follows:

PUBLIC HOUSING	May 2024	June 2024
Samuel Madden	100%	100%
Andrew Adkins	99%	98%
Ladrey Highrise	99%	99%
Scattered Sites I	96%	96%
Scattered Sites II	97%	97%
Scattered Sites III	100%	100%
Chatham Square	100%	100%
Braddock & Whiting	94%	94%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	96%	96%
James Bland I, II, IV	100%	100%
Lineage	100%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	May 2024	June 2024
Housing Choice Voucher	99%	99%
Moderate Rehabilitation	99%	99%
Project Based Section 8	100%	99%
Low Rent Public Housing	99%	98%
Market Rate (Affordable Dwelling Units)	98%	98%

D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for June 2024:

	June 2024
Homeownership	14
Homeownership New this Month	0
Family Unification	0
Portable Vouchers Paid	30
Tenant Protection	44
All Other Vouchers	1409
Number of Vouchers Under Lease on the last day of the month	5
HA Owned Units Leased – included in the units lease above	
New Vouchers issued but not under contract as of the last day of the month	4
Portable Vouchers Administered	0
Number of Vouchers Covered by Project-Based AHAPs and HAPs	115/1538

E. . VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 05/31/2024	Total Occupied units 06/30/2024	Current # Vacant
Princess Square	68	66	67	1
Quaker Hill	60	58	60	0
Hopkins-Tancil	108	107	107	1
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons V	54	54	54	0
Lineage	46	46	46	0
TOTALS	376	369	373	3

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 5/31/2024	Total Units Occupied 6/30/2024	Current # Vacant
Ladrey Building	170	168	168	2
Chatham Square.	52	52	52	0
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	18	0
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	65	65	0
A. Adkins Homes	90	89	88	2
Scattered Sites 410	50	48	48	2
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	22	22	2
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	37	1
West Glebe	48	46	46	2
Old Dominion	36	36	36	0
Lineage	6	6	6	0
TOTALS:	759	751	747	12

(values are rounded up/down)

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list June 2024
HCVP	
MOD Rehab	
(1) bedroom	513
(2) bedroom	226
(3) bedroom	197
(4) bedroom	17
Total	953
General Public Housing	
(1) bedroom	4,079
(2) bedroom	2,919
(3) bedroom	1,617
(4) bedroom	165
Total	8,780
Elderly / Disabled	
(1) bedroom	12
Total	12
BWR	
(2) bedroom	1,786
(3) bedroom	1,091
Total	2,877
Chatham Square	
(2) bedroom	1,905
(3) bedroom	27
Total	1,932
West Glebe / Old Dominion	
(1) bedroom	1,950
(2) bedroom	1,875
(3) bedroom	1,132
(4) bedroom	5
Total	4,962
OTC I, II, IV	
(2) bedroom	1,818
(3) bedroom	1,142
Total	2,960

H. . CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	May 2024	June 2024
Pre-Admission/Eligibility	0	4
Request for Tenancy Approval	7	7
New Move-in/Change of Unit/Port-in	7	3
Interim Change	40	35
Annual Reexamination	78	82
End of Participation	2	3
PUBLIC HOUSING		
Pre-Admission/Eligibility	8	5
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	7	0
Interim Change	10	15
Annual Reexamination	51	54
End of Participation	1	0
MODERATE REHABILITATION		
Pre-Admission/Eligibility	1	2
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	0	4
Annual Reexamination	6	12
End of Participation	0	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	1	7
Annual Reexamination	2	16
End of Participation	0	1
TOTAL CERTIFICATIONS COMPLETED	223	252

I. INSPECTIONS

Inspections	May 2024	June 2024
# of annual/return Inspections	123	122
# of Initial/Re-inspections	7	23
# of Final Failed Inspections	0	0
# of Abatements	0	0
# of Emergency/Special Inspections	0	0
# of Missed Inspections (no show)	4	6
# of quality control inspections conducted	0	16

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files	May 2024	June 2024
Recertification's	TBD	TBD
Intake Certifications	15	4

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

Number of Recertification Files with Errors /Recert Info	May 2024	June 2024
# of Recert Files w/ Errors	TBD*	TBD

Contingent upon report from third party consultant

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 because of illegal activities, including drugs.

Types	May 2024	June 2024
Bar Notices issued	0	0
Late Notices	0	0
Unlawful Detainers	2	1
Evictions (legal)	1	2
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected 72% of monthly rent charged for **June 2024**. Individual performance by property is as follows:

PUBLIC HOUSING		May 2024	June 2024
Samuel Madden		82%	64%
Andrew Adkins		90%	75%
Ladrey High-Rise		93%	79%
Scattered Sites I		88%	65%
Scattered Sites II		76%	62%
Scattered Sites III		80%	74%
Chatham Square		90%	66%
Braddock		54%	86%
Whiting		79%	77%
Reynolds		89%	83%
West Glebe		84%	51%
James Bland IV		67%	71%
TOTAL		81%	71%
MARKET RATE		May 2024	June 2024
James Bland I		93%	75%
James Bland II		79%	78%
Old Dominion		77%	72%
Quaker Hill		50%	55%
Princess Square		70%	60%
Miller Homes		73%	90%
Pendleton Park		80%	41%
James Bland V		76%	71%
Saxony Square (PBV)		100%	100%
Park Place (PBV)		80%	77%
TOTAL		78%	72%
MOD/PBV		May 2024	June 2024
Hopkins-Tancil		60%	63%
TOTAL		60%	63%

III. MAINTENANCE OPERATIONS

A. JUNE WORK ORDER ACTIVITY TOTAL: 516



Properties	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total # of Work Order	Prev. Month Total # of Work Order	2024 Y-T-Date # of Work Orders	2023 Year End Total # of Work Orders
Administrative Building	1	0	1	0	0	0	2	1	34	18
Alexandria Crossing (Old Dominion & West Glebe)	12	8	10	0	9	3	42	41	260	691
Andrew Adkins	14	5	3	4	2	1	29	36	242	729
BWR (Braddock, Whiting & Reynolds)	13	7	4	2	5	6	37	47	261	377
Chatham Square	3	10	4	1	6	0	24	11	212	391
Hopkins-Tancil	10	8	2	3	10	4	37	64	278	773
James Bland I, II, IV	5	9	10	0	1	4	29	47	13	519
James Bland V	5	8	3	0	9	4	29	13	219	364
Ladrey Highrise	14	16	14	1	20	6	71	47	295	708
Miller Homes	2	2	0	1	0	0	5	22	204	131
Park Place & Saxony Sq.	6	6	5	2	2	0	21	21	219	159
Pendleton Park	6	4	3	1	5	2	21	11	230	222
Princess Square	11	14	3	0	6	1	35	79	291	730
Quaker Hill	9	6	4	1	8	3	31	55	263	345
Samuel Madden	3	2	0	0	4	4	13	51	241	594
Scattered Sites I, II, III	39	17	7	2	19	6	90	95	362	927
TOTAL	153	122	73	18	106	44	516	641	3624	7678

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Masters provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in October 2024.
- The Samuel Madden, Andrew Adkins, Princess Square, Chatham Square & Hopkins Tancil properties are the exceptions, as routine inspections, treatments, and Dust & Drills are performed monthly with a follow up performed 2 weeks after the treatment. The Dust & Drill method consists of drilling small holes and inserting poison into the wall cavity. The Exterminator then conducts an inspection in the unit to locate possible points of entry and seal the entry holes with a material that should prevent the rodents from penetrating the area. Residents are notified and reminded of the upcoming extermination appointments by two (2) different methods. Notices are hand delivered by staff, and a property wide blast email is sent to all residents who provide email addresses. The next monthly treatment dates are as follows:
 - Princess Square – 6/5 & 6/19 & 7/17 & 7/31
 - Chatham Square – 6/14 & 6/28 & 7/19 & 7/29
 - Andrew Adkins – 6/5 & 6/10 & 6/17 & 6/24 & 7/8 & 7/15 & 7/22 & 7/29
 - Ladrey floors 7-11 – 6/6 & 6/20 & 7/11 & 7/25
 - Ladrey floors 1-6 – 6/7 & 6/21 & 7/12 & 7/26
 - Hopkins-Tancil – 6/7 & 6/19 & 7/12 & 7/19 & 7/26 & 7/29
 - Samuel Madden – 6/19 & 6/26 & 7/24 & 7/31

IV. FINANCE

Alexandria Redevelopment and Housing Authority
Line of Credit Statement - \$3,200,000
6/30/2024

Summary of Account Activity

Nov-23 Beginning Balance		
Advances:	Chatham Square Resyndication	\$ 1,500,000.00
	Alfred Street Purchase	1,600,000.00
Apr-24 Payments:		550,000.00
Jun-24 Ending Balance		<u>\$ 2,550,000.00</u>

Line of Credit	\$ 3,200,000.00
Available Credit	650,000.00
Statement of Activity Date	6/30/2024

Chatham Square Resyndication		
\$	25,000.00	LOC Fee
	1,394,976.00	Resyndication Fee
	21,198.00	Legal Fees
\$	<u>1,441,174.00</u>	

Alfred Street Purchase		
\$	1,400,000.00	Purchase Price
	42,222.29	Closing Fee
	6,200.00	Survey
	16,130.00	Architectural
\$	<u>1,464,552.29</u>	

V. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

Staff continues to reach out to Enterprise to close out the project and for release of the final equity to the deal.

On the operating side, the property continues to perform as projected; with 100% occupancy and positive cash flow. Staff continue to receive monthly and quarterly property management reports and submits them timely to Enterprise's asset management division.

B. SAMUEL MADDEN REDEVELOPMENT

Financial Closing:

The North building has received tax credits and debt and equity commitments for the entire project. An initial call with Virginia Housing clarified issues on the deal structure, the ground lease and the organizational documents for the ownership entities. July 31 is the deadline for submitting close to final documents to receive the VH bond commitment and August 30 to submit close to final documents for Bond inducement. Attorney closing calls will commence at the end of July. The project is on track for a financial closing for late November 2024.

The development team has submitted the application for tax abatement to the City's Assessor. They are currently reviewing the application and we will provide updates to the Board. Regarding the Section 18 application for operating subsidy repositioning, we held a call with the SAC office, and they requested additional information from the general contractor. This information will be submitted for HUD's final determination on the granting of the operating subsidy change.

The South Building owners continue to market the project since most large multifamily investors continue to have a wait and see attitude for 2024 investments. There are no new developments for this parcel.

City Loan:

We will commence discussions with the City regarding the loan documents.

Relocation and Resident Engagement: Resident relocation cannot commence until after the Section 18 application has been approved since we anticipate using the Tenant Protection Vouchers to pay the rent subsidy for the resident's temporary housing. We will entertain reasonable accommodations when requested.

The property stabilization inspections that were conducted in May was a big success with the residents. ARHA's asset management and maintenance team were responsive, and we continue to address issues that had long lead times to correct. We will continue to provide more customer services through the property manager so that residents will know that we are with them until they move out.

HUD/City Approvals:

We are waiting for SAC approval of the Section 18 application.

We are waiting for the approval of the tax abatement for the North building. We continue to review the ground lease and the organizational documents for the new North parcel owner

C. LADREY HIGH RISE REDEVELOPMENT

The development team has submitted the application for Virginia Housing's Housing Opportunity Tax Credit (in previous years only given to projects in rural areas), and the 4%/4% blend. The Ladrey 4% tax credit application was submitted this month, and it does not compete with or adversely affect the Samuel Madden 4% tax credit application. Based on conversations with VH, the development team continues to anticipate a financial closing in either the 2nd or 3rd quarter of 2025. In addition, the Ladrey project continues under consideration for the Congressional Direct Spending (the DCS) with Congressman Beyer, and Senators Warner and Kaine. We are in the process for a \$3 Million dollar allocation. We understand that traditionally, the senators allocate approximately \$1.5 Million dollars.

After the hearing in late June, the suit filed by the owners of the Annie B Rose property has been dismissed by the court. The court's decision allowed for resubmission of the suit but on limited facts. Staff will provide additional information to the Board in executive sessions since this is an issue dealing with the agency's litigation matters.

The Development Team continues to meet with Ladrey residents to review any concerns and to provide an update on the entitlement and now financing stage of redevelopment. On June 28, 2024, the Ladrey Development team held a successful summer cookout

D. RAD & RE-SYNDICATION

RAD: no new RAD applications have been submitted.

Re-Syndication: ARHA continues to work with consultants for the RAD analysis of **Chatham and the BWR** properties. The total number of units impacted will be 100 units.

In November of this year, ARHA will exercise its ROFR rights for the **Old Dominion** property. Staff have commenced reviewing the legal documents. Once we have the language of the ROFR we will inform the Board of the schedule for ARHA to exercise the right of first refusal and buy the interests of the current Limited Partners

E. OTHER DEVELOPMENT ISSUES

Cameron Valley

The Section 18 application for this property will be submitted to SAC on or before the end of July. The initial physical needs assessment found that the property met HUD's obsolescence test and is eligible for disposition and the repositioning of the operating subsidy. We anticipate that we will receive follow-up information from the SAC office within 180 days.

F. CITY FUNDING FOR DEVELOPMENT

ARHA continues to draw down on the \$1.9M Capital Grant awarded by Virginia Housing.

ARHA continues to draw down on the previously awarded \$300,000 City of Alexandria planning loan.

G. TAX CREDIT PORTFOLIO

June month-end financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) post-closing repairs are underway for Old Dominion and certification will be submitted upon completion. The annual Virginia Housing tax credit is

underway and are addressing comments received and any corrections required. The annual tax credit investor compliance audit for the Boston Financial properties is currently underway and are addressing comments received and any corrections required. Virginia Housing annual physical inspections has been completed and are addressing comments received and any corrections required. Annual tax credit investor distribution invoices have been received and processed.

We continue to respond to all investor inquiries regarding the state of our properties in terms of financial and operational stability by providing various metrics as requested

III. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	June New Enrollment
Hopkins-Tancil	46	0
Chatham Square	27	0
Samuel Madden	30	0
Andrew Adkins	25	0
James Bland V	65	0
Princess Square	16	0
Ladrey	16	0
HCVP	68	0
Scattered Sites	36	1
City-wide	16	1
TOTAL	345	2

The table summarizes the active enrollment of ARHA residents in RACS programs. Program descriptions are found below.

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

1. Congregate Meals –For adults aged 60 and older, ARHA partners with the City to provide a nutritious lunch, which meets one third (1/3) of the daily dietary reference intakes requirements for participants, in accordance with federal, state, and local laws and nutrition guidelines.
2. Krunch Bunch – Provides services and resources for adults aged 60 and older. Activities consist of exercise classes, education seminars, analytical games, social, recreational, community-based events, and entertainment excursions to support independence and cognitive function.

- **Ladrey Highrise:**

3. Activity Center - For seniors and adults with disabilities, Ladrey Highrise offers a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services



for seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation, home visits and assessments for specific provisions.

Ruby Tucker Family Center: Provides programming and initiatives for families, focused on education, enrichment, and empowerment.

4. Community Gardening - Students at the Center, plan and maintain a garden from March – November, while adults may sign up for a family plot to do the same. In addition to realizing the benefits of growing their own produce, participants learn about healthy methods of preparing the food they harvest. (Meeting weekly from March - October).
5. FACE/LINK Club – In partnership with ACPs, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21st Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection in order to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting after school daily at Jefferson Houston Elementary and Ruby Tucker Family Center and for summer programming at specific locations).
6. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week).

ROSS:

7. The Resident Opportunities for Self Sufficiency (ROSS) program provides case management and offers resources to residents of Traditional Public Housing to assist in the areas of Childcare Services, Adult Basic Education/Literacy Classes, High School Diploma/GED Classes, Job Training Skills, Financial Literacy, and Health Care. The coordinator assists residents in developing plans that meet the overall program goals of achieving economic self-sufficiency and reducing dependence on any type of subsidized housing or welfare assistance.

Family Self-sufficiency (FSS):

8. The FSS Program is a program that enables public housing and housing choice voucher residents with the opportunity to increase their earned income and reduce their dependency on subsidized housing or welfare assistance. Participants work with the FSS Coordinator to set immediate and long-term goals and develop an Individualized Service Training Plan, under a five-year contract. Additionally, as their earned income increases, participants earn money that is placed in an escrow account, which is awarded upon successful completion and graduation from the program.

James Bland V Supportive Services:

9. The JBV SS program, which specifically services James Bland V residents aged 18 and over provides outreach programming and supportive services that focus on motivation and wellness. The program model is designed to transition residents to achieve residential and employment stability and link them to resources needed to obtain self-sufficiency.

B. VOLUNTEERS

Currently there are 32 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of May, volunteers assisted with LINK Club, conducted read aloud sessions, assisted with food distributions, Field Trips, and resident workshops. The table below indicates the number of service hours for the month and the value of their time.

# Active Volunteers	Month	# New Recruits	# Of Service Hours	Value of Service Hrs.
29	June	0	72	\$1,941.12

C. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	55	66
Number of Households with Positive Escrow Accounts	N/A	32
Number of Households to Successfully Graduate – YTD	N/A	1

D. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	June 2024	YTD
Healthcare & Medical	13	148
Financial Assistance/Literacy Education	27	164
Daily Living Skills/Entitlements	4	31
Transportation	96	628
Enrollments/Registrations/Assessments	0	33
Adult Basic Education/Literacy/GED	1	2
Job Training Skills/Programs/Certifications	16	29
Childcare Services	8	30
Other	3	28
TOTAL	168	1,093

E. PARTNERSHIPS

Provider / Partner	Event/Activity – June 2024	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	8
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town Community)	186
ALIVE	End of Month Food @ Ladrey	98
Capital Area Food Bank	Mobile Market	107
Alfred Street Baptist Church	Food Pantry	7
Energy Masters	Energy Saving Upgrades	9
First Assembly of God	Community Outreach & Grocery Giveaway	75
Alexandria Health Department	Men's Health Empowerment Expo	150
Charles Houston Recreation Center	Juneteenth Celebration	100
Total	9	740

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA	YTD TOTAL
\$ 2,500.00	\$2,770.00	\$2,850.00	\$ 31,518.00

G. PROGRAM SUMMARY

In the month of June, the Arlington Links, Inc. partnered with our LINK Club to charter a National Society of Black Engineers, Jr. (NSBE Jr.) Chapter at Jefferson Houston School. The NSBE Jr. Chapter, entitled Engineering Minds, is the first one in Alexandria and Alexandria City Public Schools and only the 2nd chapter in Northern Virginia. Students met the requirements by meeting monthly with advisors and engaging in science and engineering activities. They also elected officers and fulfilled all the requirements set forth by NSBE. Next year, the chapter plans to attend the NSBE Jr. National Conference and participate in competitions with other NSBE Jr. students from around the country.

The month of June also brought summer and the start of summer activities with our LINK Club students. Over the summer, staff will conduct three summer camp sessions with different groups of kids. The first group consisted of kindergarten – 2nd graders and lasted three weeks. During that time,

students participated in art classes, attended programs at the Alexandria Public Library and Wolfrap Theater in the Woods, visited the Science Museum of Virginia in Richmond and the National Zoo, learned about Juneteenth, and of course visited the pool and Pirate's Cove Waterpark. Their three-week experience was intended to present different experiences that were educational and of course fun.

The Energy Masters Program held their next project day at Cameron Valley. Three teams of trained volunteers worked with nine units and completed tasks such as changing out all light bulbs to LED energy saving bulbs, installing insulation around doors, electrical outlets, and windows, installing new flow shower heads, along with door sweeps. To date, the Energy Masters team has completed work in 14 units. Their next scheduled project day will take place in the Fall 2024, and plans are still underway to complete energy saving updates for all 40 units in this scattered site location by the end of the year.

RACS Staff served on the planning committee with the Alexandria Health Department, the Alexandria Recreation Department, the Capital Youth Empowerment Program, and other community for the first Men's Health Empowerment Expo (MHEE). The MHEE encouraged men of color to make their health a priority and discuss issues that specifically affect their community. Topics included workshops on diet, nutrition, cancer, and diabetes, in addition to exercise demonstrations, free screenings, and other information through the resource fair. Local celebrity Wes Hall, served as a keynote speaker, and provided a call to action for men to make a plan to take charge of their health to ensure they can be present for their family for years to come.

Staff also participated in a special community Juneteenth Celebration held at Charles Houston Recreation Center. The program highlighted the history of Juneteenth, and recognized leaders who have advocated and given a lot to the community over the years. Two of the honorees were Rosa Byrd – Alexandria Living Legend and Charles Houston Senior Center Participant, and Joyce Rawlings – Alexandria Living Legend and former RACS Program Coordinator.

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

- Senior Picnic – Mt. Vernon Recreation Center – July 6th – 12:00 pm
- Community Cook Out – Southport Apartments– July 16th – 6:00 pm – 7:30 pm
- Community Cook Out – Princess Square – July 23rd – 6:00 pm – 7:30 pm
- National Night Out – Multiple locations – August 6th – 6:00 pm
- Firefighters & Friends Backpack Distribution – Charles Houston Recreation Center 10:00 am – 12:00 pm & Patrick Henry Recreation Center 1:00 pm – 3:00 pm – August 11th

I. PHOTOS



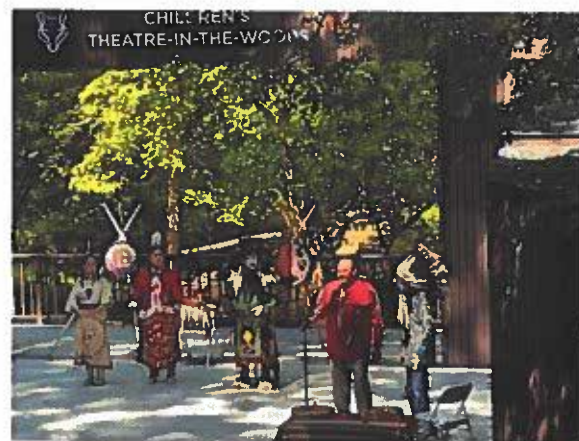
NATIONAL SOCIETY OF BLACK ENGINEERS, JR. CHARTERING CEREMONY



MEN'S HEALTH EMPOWERMENT EXPO @ CHARLES HOUSTON RECREATION CENTER



ENERGY MASTERS – WORKDAY AT CAMERON VALLEY



LINK CLUB KINDERGARTEN – 2ND GRADE SUMMER CAMP ADVENTURES



JUNETEENTH CELEBRATION RECOGNIZING JOYCE RAWLINGS & ROSA BYRD

II. CONSENT DOCKET

VIII. ACTION DOCKET



Rickie Maddox, Interim Chief Executive Officer

TO: Alexandria Redevelopment & Housing Authority
 FROM: Marisa Stanley, Chief Financial Officer
 DATE: July 22, 2024
 RE: Conduit Bond Issuance
 Project Name: Housing Alexandria

Following is a checklist of the steps undertaken by ARHA staff to ensure that the Inducement Resolution vote can be taken by the Board on the above named project:

Item	Date Completed	Additional Notes
LETTER OF INTEREST TO STAFF	6/10/2024	
DEVELOPER/STAFF BRIEFING	7/15/2024	
DEVELOPER APPLICATION	6/10/2024	
FILING FEE	6/26/2024	
BOND COUNSEL APPROVAL FOR COMPLETENESS	7/17/2024	
PUBLIC HEARING NOTICE PUBLISHED	7/15/2024	
PUBLIC HEARING DATE	7/22/2024	
INDUCEMENT RESOLUTION SUBMITTED FOR ARHA BOARD	7/22/2024	
RESOLUTION TRANSMITTED TO CITY COUNCIL		
CITY COUNCIL APPROVAL		

Based on compliance with the ARHA-designated processes, I hereby recommend that the ARHA Board of Commissioners consider the Inducement Bonds for the above referenced project.

DocuSigned by:

Marisa Stanley

3002E622001D48A

Marisa Stanley, CPA

7/18/2024

Date

TO: Anitra Androph, Chair
Alexandria Redevelopment & Housing Authority

ARHA Board of Commissioners

FROM: Rickie Maddox, Board Secretary/Interim Executive Director
Marisa Stanley, CPA, Chief Financial Officer

DATE: July 22, 2024

RE: Bond Issuance – Housing Alexandria

We met with Jonathan Frederick, CEO of Housing Alexandria and Aaron Remolona, Director of Development of Housing Alexandria to discuss their need for assistance with their upcoming project. This memo serves as notice to the Board of Commissioners of ARHA that Housing Alexandria has met all requirements for approval of a Bond Resolution for this project.

Housing Alexandria will create 474 units of affordable housing, 36,000 SF of commercial space and a two-level underground parking garage near the intersection of West Glebe Rd and Mt. Vernon Ave. All units will be for households making up to 80% of the Area Median Income (AMI); 105 units will be deeply affordable at 40% AMI.

Alexandria Redevelopment and Housing Authority requires that a portion of all projects are to be held for low and moderate income tenants as follows:

1. Twenty percent (20%) or more of the residential units must be occupied by individuals whose income is 50% or less of the area median gross income; or
2. Forty (40%) or more of the residential units must be occupied by individuals whose income is 60% or less of the area gross median income.

Housing Alexandria's project serves the following income groups:

- All units will be under 80% of AMI.
- 105 units at 40% AMI
- 223 units at <60% AMI
- 88 units at <80% AMI



Based on the information above, 54% of the units will be occupied by individuals whose income is 60% or less of the area median income. This satisfies ARHA's affordability requirements.

The bond resolution is consistent with the application submitted by Housing Alexandria. I have included a copy of the required fee of \$20,000 paid by Housing Alexandria as well as the Fiscal Impact Statement prepared by Bond Counsel.

RECOMMENDATION

I hereby recommend that the Board of Commissioners approve Resolution 745-2024 authorizing the issuance of up to \$4,000,000 of its revenue bonds for the acquisition, construction, renovation and equipping of an approximately 130 unit multifamily housing facility and up to \$6,000,000 of its revenue bonds for the acquisition, construction, renovation and equipping of an approximately 210 unit multifamily housing facility, each located in the City of Alexandria, Virginia for affiliates of Alexandria Housing Development Corporation.



Transaction Details

+\$20,000.00
WIRE REF# 20240626-00024389 INCOMING WIRE TRANSFER

Transaction Date	06/26/24
Posted Date	06/26/24
Transaction Type	Deposit
Reference Number	8801428563

**FISCAL IMPACT STATEMENT
FOR PROPOSED BOND FINANCING**

Date: 7/22/2024

Applicant: Alexandria GMV 4A, LLC
Alexandria GMV 4B, LLC

Facility: Sansé

1.	Maximum amount of financing sought.	\$9,525,000
2.	Estimated taxable value of the facility's real property to be constructed in the locality.	\$57,800,000
3.	Estimated real property tax per year using present tax rates.	\$625,000
4.	Estimated personal property tax per year using present tax rates.	\$40,000
5.	Estimated merchants' capital tax per year using present tax rates.	N/A
6.	(a) Estimated dollar value per year of goods that will be purchased from Virginia companies within the locality.	\$196,000
	(b) Estimated dollar value per year of goods that will be purchased from non-Virginia companies within the locality.	\$84,000
	(c) Estimated dollar value per year of services that will be purchased from Virginia companies within the locality.	\$98,000
	(d) Estimated dollar value per year of services that will be purchased from non-Virginia companies within the locality.	\$42,000
7.	Estimated number of regular employees on year round basis.	8
8.	Average annual salary per employee.	\$75,000



Alexandria Redevelopment and Housing Authority

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Willie Bailey Sr., Vice-Chairman
Peter Kleeblatt
Christopher Ballard
Daniel Bauman
Kevin Harris
Merrick Malone
Michelle Krocke

***Rickie Maddox**, Interim Chief Executive Officer*

DATE: July 22, 2024

TO: Anitra Androh, Chairwoman, ARHA Board of Commissioners

FROM: Rickie Maddox, Interim Secretary/Treasurer
Marisa Stanley, Chief Financial Officer

SUBJECT: VOTE TO AUTHORIZE THE ISSUANCE OF THE REVENUE BOND

ISSUE:

I recommend approval by the Board to authorize the issuance of (I) up to \$4,000,000 of its revenue bonds for the acquisition, construction, renovation and equipping of an approximately 206-unit multifamily housing facility and (II) up to \$6,000,000 of its revenue bonds for the acquisition, construction, renovation and equipping of an approximately 210-unit multifamily housing facility, each located in the city of Alexandria, Virginia, for affiliates of Alexandria Housing Development Corporation.

DISCUSSION:

ARHA makes tax-exempt financing available to private for-profit developers and to non-profit organizations that provide low-income housing for the construction or acquisition, with substantial rehabilitation of affordable multifamily rental housing.

We have determined that the application submitted by Housing Alexandria meets the requirements as laid out in ARHA's Revenue Bond Program brochure. This project will produce an additional 416 affordable units with 340 units eligible for Tax Credits within the Alexandria Area and will serve the following income groups:

- All units will be under 80% AMI
- 105 units at 40% AMI
- 206 units at <60% AMI
- 105 units at <70% AMI



Alexandria Redevelopment and Housing Authority

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Merrick Malone
Michelle Krockner

Rickie Maddox, Interim Chief Executive Officer

RECOMMENDATION:

The ARHA Board of Commissioners Vote to Approve Resolution No. 745 – 2024.

FISCAL IMPACT:

Application Fee Income - \$20,000

Bond Issuance Fee - \$50,000



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	Peter Kleeblatt	Kevin Harris	

Rickie Maddox, *Interim Chief Executive Officer*

THE ARHA BOARD OF COMMISSIONERS

RESOLUTIONS OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE ISSUANCE OF (I) UP TO \$4,000,000 OF ITS REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION, RENOVATION AND EQUIPPING OF AN APPROXIMATELY 130-UNIT MULTIFAMILY HOUSING FACILITY AND (II) UP TO \$6,000,000 OF ITS REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION, RENOVATION AND EQUIPPING OF AN APPROXIMATELY 210-UNIT MULTIFAMILY HOUSING FACILITY, EACH LOCATED IN THE CITY OF ALEXANDRIA, VIRGINIA, FOR AFFILIATES OF ALEXANDRIA HOUSING DEVELOPMENT CORPORATION

RESOLUTION NO. 745 - 2024

WHEREAS, the Alexandria Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the "Authority"), is empowered by the Housing Authorities Law, Chapter 1, Title 36, Code of Virginia of 1950, as amended (the "Act"), to issue its revenue bonds for the purpose of inducing the location in the Commonwealth of Virginia of facilities used primarily for single or multi-family residences in order to promote safe and affordable housing in the Commonwealth of Virginia and to benefit thereby the safety, health, welfare and prosperity of the inhabitants of the Commonwealth of Virginia;

WHEREAS, there have been described to the Authority the respective plans by Alexandria GMV 4A, LLC, a Virginia limited liability company, or an affiliated entity (the "4A Borrower"), to acquire, construct, renovate and equip an approximately 130-unit multifamily residential rental housing tower and 78 parking spaces (the "4A Project"), and by Alexandria GMV 4B, LLC, a Virginia limited liability company, or an affiliated entity (the "4B Borrower, and, together with the 4A Borrower, the "Borrowers"), to acquire, construct, renovate and equip an approximately 210-unit multifamily residential rental housing tower and 126 parking spaces (the "4B Project," and, together with the 4A Project, the "Projects"), both Projects to be located on approximately 2.5 acres of land at 221 W. Glebe Road, Alexandria, Virginia, and both Borrowers are affiliates of Alexandria Housing Development Corporation (d/b/a Housing Alexandria);

WHEREAS, the 4A Borrower has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$4,000,000 (the "4A Bonds"), and the 4B Borrower has requested the Authority to agree to issue its multifamily residential rental



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Rickie Maddox, Interim Chief Executive Officer

housing revenue bonds under the Act in an amount not to exceed \$6,000,000 (the “4B Bonds,” and, together with the 4A Bonds, the “Bonds”), the proceeds of which Bonds will be used to finance costs to be incurred in acquiring, constructing, renovating and equipping of the respective Projects as permitted under the Act;

WHEREAS, such assistance will induce the Borrowers to locate, preserve and maintain the Projects in Virginia and benefit the inhabitants of the City of Alexandria, Virginia and the Commonwealth of Virginia through the promotion of their safety, health, welfare, convenience or prosperity;

WHEREAS, preliminary plans for the Projects have been described to the Authority and public hearings have been held as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the “Virginia Code”), as applicable to Virginia housing authorities (the “Public Hearings”);

WHEREAS, the Public Hearings described in the immediately preceding paragraph were held in accordance with applicable federal, state and local laws;

WHEREAS, the 4A Borrower has represented that the estimated costs of the acquisition, construction, renovation and equipping of the 4A Project and all expenses of issue will require an issue of revenue bonds by the Authority in the aggregate principal amount not to exceed \$4,000,000 and the 4B Borrower has represented that the estimated costs of the acquisition, construction, renovation and equipping of the 4B Project and all expenses of issue will require an issue of revenue bonds by the Authority in the aggregate principal amount not to exceed \$6,000,000;

WHEREAS, (a) no member of the Board of Commissioners of the Authority (the “Board”) is an officer or employee of the City of Alexandria, Virginia, (b) each member of the Board has, before entering upon his or her duties during his or her present term of office, taken and subscribed to the oath prescribed by Section 49-1 of the Virginia Code, and (c) at the time of their appointments and at all times thereafter, including the date hereof, all of the members of the Board have satisfied the residency requirements of the Act; and

WHEREAS, no member of the Board has any personal interest or business interest in the Borrowers, the Bonds, the Projects or any of the transactions contemplated herein or has otherwise engaged in conduct prohibited under the State and Local Government Conflict of Interests Act, Chapter 31, Title 2.2 of the



Alexandria Redevelopment and Housing Authority

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Virginia Code in connection with this resolution or any other official action of the Authority in connection therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY:

1. It is hereby found and determined that the financing and refinancing of the acquisition, rehabilitation and equipping of the Projects will be in the public interest and will promote the commerce, safety, health, welfare, convenience or prosperity of the Commonwealth of Virginia, the City of Alexandria, Virginia and their citizens.

2. To induce the Borrowers to locate, preserve and maintain the Projects in the Commonwealth of Virginia, and particularly in the City of Alexandria, Virginia, the Authority hereby agrees to assist the Borrowers in financing and refinancing the acquisition, construction, renovation and equipping of the Projects, including the financing of reserve funds and costs of issuance of the Bonds and other financeable expenditures as permitted by applicable law, by undertaking the issuance of the 4A Bonds in a principal amount not to exceed \$4,000,000 and the 4B Bonds in a principal amount not to exceed \$6,000,000 upon terms and conditions mutually agreeable to the Authority and the respective Borrowers. The Bonds will be issued pursuant to documents satisfactory to the Authority. The Bonds may be issued in one or more series at one time or from time to time.

1. It having been represented to the Authority that it is necessary to proceed immediately with the financing and refinancing of the acquisition, construction, renovation and equipping of the Projects, the Authority agrees that the Borrowers may proceed with plans for the Projects, enter into contracts for land, construction, materials and equipment for the Projects, and take such other steps as it may deem appropriate in connection with the Projects, provided, however, that nothing in this resolution shall be deemed to authorize the Borrowers to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Projects. The Authority agrees that the Borrowers may be reimbursed from the proceeds of the Bonds for all expenditures and costs so incurred, provided such expenditures and costs are properly reimbursable under the Act and applicable federal laws.

2. At the requests of the Borrowers, the Authority approves McGuireWoods LLP as bond counsel ("Bond Counsel") in connection with the issuances of the Bonds.



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3. All costs and expenses in connection with the financing and refinancing of the acquisition, construction, renovation and equipping of the Projects, including the fees and expenses of the Authority, Bond Counsel and counsel to the Authority, shall be paid by the Borrowers or, to the extent permitted by applicable law, from the proceeds of the Bonds. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the Borrowers and that the Authority shall have no responsibility therefor.

4. In adopting these resolutions the Authority intends to take "official action" toward the issuances of the Bonds and to evidence its "official intent" to reimburse from the proceeds of the Bonds any expenditures paid by the Borrowers to finance or refinance the acquisition, construction, renovation and equipping of the Projects before the issuances of the Bonds, all within the meaning of regulations issued by the Internal Revenue Service pursuant to Sections 103 and 141 through 150 and related sections of the Code.

5. The Authority recommends that the City Council of Alexandria, Virginia approve the issuances of the Bonds.

6. The Chair, the Vice Chair, the Secretary, the Chief Executive Officer and the Chief Financial Officer of the Authority, any of whom may act alone, are hereby authorized to request allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrowers.

7. No Bonds may be issued pursuant to this resolution until such time as (a) the issuances of the Bonds have been approved by the City Council of Alexandria, Virginia and (b) the Bonds have received allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

8. The approvals of the issuances of the Bonds do not constitute endorsements to any prospective purchaser of the Bonds of the creditworthiness of the Projects or the Borrowers. The issuances of the Bonds as requested by the Borrowers will not constitute debts or pledges of the faith and credit of the Commonwealth of Virginia or the City of Alexandria, Virginia and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision of the Commonwealth of Virginia will be pledged to the payments of the Bonds. Neither the City of Alexandria, Virginia nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from revenues and money specifically pledged therefor.



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9. The Authority shall not be liable and hereby disclaims all liability to the Borrowers for any damages, direct or consequential, resulting from the Authority's failure to issue the Bonds for any reason. The Borrowers agree to (i) indemnify and hold the Authority harmless for any damages, direct or consequential, suffered by it as a result of any action or inaction of the Authority with respect to the issuances of the Bonds, (ii) provide for such indemnification in all documents to which the Borrowers and the Authority are parties and (iii) provide in such documents that they will forbear to bring any action for such damages as aforesaid. Neither the commissioners, officers, agents or employees of the Authority, past, present and future shall be personally liable on the Bonds.

10. The Borrowers, by receiving the benefit of these resolutions, have agreed that the Borrowers will cause the documents executed in connection with the issuances of the Bonds to contain covenants, in form and substance satisfactory to the Authority and its counsel, substantially to the effect that the Borrowers will agree to pay to the Authority its regular application, closing and ongoing administrative fees for the Bonds, and all of the Authority's expenses, including Bond Counsel and Authority counsel fees, directly related to the Projects and the Bonds.

11. This resolution shall take effect immediately upon its adoption.

This resolution shall take effect immediately upon its adoption.

CERTIFICATE

The undersigned Chairman of the Alexandria Redevelopment and Housing Authority (the "Authority") certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Commissioners of the Authority present and voting at a meeting duly called and held on May 8, 2024, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on this date.

WITNESS the following signature and seal of the Authority, this 8th day of May 2024.



Alexandria Redevelopment and Housing Authority

Commissioners:

Anitra Androh, Chairwoman
Willie Bailey Sr., Vice-Chairman
Peter Kleeblatt

Christopher Ballard
Daniel Bauman
Kevin Harris

Merrick Malone
Michelle Krockner

Rickie Maddox, Interim Chief Executive Officer

Anitra Androh, Chairwoman

Date

Rickie Maddox, ARHA Interim CEO

Date



Alexandria Redevelopment and Housing Authority

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Peter Kleeblatt

Christopher Ballard
Daniel Bauman
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Merrick Malone
Michelle Krockner

Rickie Maddox, Interim Chief Executive Officer

DATE: June 24, 2024

TO: Anitra Androh, Chairwoman, ARHA Board of Commissioners

FROM: Rickie Maddox, Interim Secretary/Treasurer
Marisa Stanley, Chief Financial Officer
David Cortiella, Senior Real Estate Development Consultant

SUBJECT: Reauthorizing the Establishment of a Conduit Bond Issuance Program

ISSUE:

For decades and consistent with the Virginia Housing Authorities Law, the Alexandria Redevelopment & Housing Authority (ARHA) has issued bonds in support of its legal responsibilities to address blight, stimulate the creation of affordable housing in and around the Commonwealth of Virginia, and other purposes permitted by law. After years of dormancy, in March 2024 ARHA commenced anew the conduit bond program with the approval of a resolution authorizing issuance of a Revenue Bond for a project in the City of Alexandria. Additional applicants have expressed an interest in utilizing the ARHA bond issuance program to support their development plans to create affordable housing in the City of Alexandria.

It is the Board's desire to reauthorize the Revenue Bond Issuance program and to provide ARHA staff and applicants with guidance on the Board's requirements for approval of a Bond Resolution for future projects. This resolution reestablishes the bond issuance program and provides guidance on the information which applicants must provide, the legal standards established by law, and the processes and procedures that ARHA staff must adhere to throughout the entire process including post bond closing activities.

DISCUSSION:

ARHA, a political subdivision of the Commonwealth of Virginia, was established in 1939 pursuant to the Virginia Housing Authorities Law (Title 36, Chapter 1 of the Code of Virginia). ARHA's primary mission is to provide sanitary and safe housing units to low-income households at affordable rental rates. ARHA works with both for-profit and non-profit developers to finance and refinance residential rental properties in the City of Alexandria.



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Among its duties and responsibilities, ARHA has the statutory power to “issue bonds from time to time in its discretion, for any of its corporate purposes” (Title 36, Section 36-29). Under the Virginia Housing Authorities Law, ARHA may issue bond on which the principal and interest are payable a) exclusively from the income and revenues of the financed housing project, b) exclusively from the income and revenues of a housing project whether financed with the bonds, or c) from its revenues.

Consistent with its corporate purposes, ARHA is dedicated to expanding the availability of affordable rental housing by promoting and administering bond financing opportunities and establishing appropriate financial and internal controls to assure the soundness of each bond rating.

Bond Issuance – Housing Authorities Law

No Personal Liability for Approving Issuance of the Bonds: The Housing Authorities Law clearly establishes that neither the ARHA Commissioners nor any person executing the bonds (ARHA staff or City Council) shall be liable personally for the issuance of the bonds.

No Recourse to ARHA for any liabilities incurred by the funded project: Furthermore, the bonds authorized for issuance by the ARHA Board, shall not be a debt of the city, the county, the Commonwealth or ARHA. Moreover, the bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Private Activity Bonds: The bonds authorized for issuance by the ARHA Board are considered private activity bonds. According to Virginia Law, a “Private Activity Bond” means a part or all of any bond required to obtain an allocation from the state’s volume cap pursuant to §146 of the Internal Revenue Code of 1986, as amended, in order to be tax exempt, including some of the following: exempt project bonds, multifamily housing bonds, single family housing bonds, or any other bond eligible for a tax exemption as a private activity bond pursuant to §141 of the Internal Revenue Code of 1986, as amended.

State’s Bond Cap Requirement: Prior to sale, the bonds to be authorized by the ARHA Board must have received authorization from the Commonwealth of Virginia through the Department of Housing and Community Development, that it meets the state’s ceiling requirements. State ceiling means the maximum amount of private activity bonds that the Commonwealth of Virginia may issue in a calendar year as limited by federal law under the Internal Revenue Code of 1986, as amended. For calendar years 2008 and beyond, 57 percent of the Virginia state ceiling on private activity bonds is set aside for single family and multifamily housing bonds. The



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housing portion of the state ceiling is divided between local housing authorities and the Virginia Housing Development Authority as follows:

Issuer	Portion of State Ceiling
Local Housing Authorities	14%
Virginia Housing Development Authority	43%
Total Housing Allocation	57%

Public Notice and Public Hearing Requirement by ARHA Board: Consistent with federal laws, private activity bonds authorized for issuance by the ARHA Board require public notice and a public hearing prior to a vote of the Board. The procedure for public notice and a public hearing are as follows:

- A. **Notice of the hearing** shall be published no less than seven days in advance of such hearing in a newspaper having general circulation in the locality in which the project to be financed is located. The notice shall specify the time and place of hearing at which the public may appear and present their views. The hearing shall be held not less than seven days after the notice has been published.

The notice shall contain: (i) the name and address of the authority; (ii) the name and address (principal place of business, if any) of the party seeking financing; (iii) the maximum dollar amount of financing sought; and (iv) the type of business and purpose and specific location, if known, of the facility to be financed.

- B. **After the hearing** and prior to the transmittal of the ARHA Board approval to the City Council, staff shall prepare a detailed summary of the comments expressed at the hearing.
- Within one year after the public hearing, the City Council may approve or disapprove financing of any facility recommended by the authority.

Requirement for Bond Application and Financial Impact Statement: Consistent with the Commonwealth's laws, the ARHA Board may designate the application form and requirements at its sole discretion. In addition, the law authorizes the ARHA Board to require submission of a financial impact statement by the applicant prior to the public hearing and that the Board review in public the contents of such impact statement.



Alexandria Redevelopment and Housing Authority

Commissioners:

Anitra Androh, Chairwoman
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Peter Kleeblatt

Christopher Ballard
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Kevin Harris

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Michelle Krockner

Rickie Maddox, Interim Chief Executive Officer

Form of Bond and Validity: Bonds authorized for issuance by the ARHA Board may be issued in one or more series with different interest rates, maturity date, and other specifications, and may be contained in one Board Resolution. The bonds may be sold at public or private sale. Moreover, in any lawsuit, any such bond reciting in substance that it has been issued by the ARHA Board to aid in financing a housing project to provide dwelling accommodations for persons of low income shall be conclusively deemed to have been issued for a housing project of such character and such project shall be conclusively deemed to have been planned, located and constructed in accordance with the purposes and provisions of the law.

ARHA REVENUE BOND PROGRAM

ARHA has had a Revenue Bond Program, and in the past the Board of Commissioners has approved issuance of bonds that meet the eligibility criteria established for tax-exempt financing. This resolution expresses the Board's desire to launch this program once again so that ARHA can continue to make tax-exempt financing available to private for-profit developers and to non-profit organizations that provide low-income housing for the construction or acquisition, with substantial rehabilitation, of affordable multifamily rental housing.

To meet the law, projects must meet the requirements of the Internal Revenue Code applicable to tax-exempt bonds, including certain low-income tenant qualification requirements. In addition, for 501(c)(3) organizations, the bond issue must satisfy the organization's tax-exempt purpose. When reviewing the application, staff is required to attest that either of the following projected occupancy criteria has been met by the project sponsors:

- A. Twenty percent (20%) or more of the residential units must be occupied by individuals whose income is 50% or less of the area median gross income; or
- B. Forty (40%) or more of the residential units must be occupied by individuals whose income is 60% or less of the area gross median income.

Income limits are published and modified from time to time by the U.S. Department of Housing and Urban Development. In addition, the sponsor must confirm that the proposed project will be authorized consistent with the state's bond cap for public housing authorities.



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GENERAL PROCEDURES

Although each financing is unique, and the procedures may vary depending on the individual circumstances, applicants for the project are required to appear at each meeting where the application is considered.

1. The applicant identifies the project and makes an appointment with ARHA staff to discuss receiving assistance for the project.
2. Applicant consults with Bond Counsel who determines that the project qualifies for financing under federal and state laws and that the interest on the Bonds will be exempt from state and federal income tax.
3. Applicant obtains a commitment to purchase or place the bonds from a bank or investment banking firm which structures credit requirements (collateral, insurance, ratings etc.).
4. Applicant submits the required application and fee requesting ARHA assistance for the project and asks that ARHA undertake the public hearing and approval process required for the issuance of the bonds.
5. ARHA staff and bond counsel review the application for completeness and compliance with applicable laws. Additional information or revisions may be requested, or the application may be returned to the applicant for good reason during the review process.
6. Once the application and fee has been accepted by ARHA, a notice is published in a local newspaper advising of a public hearing on the project. Bond counsel prepares the notice and arranges for publication.
7. Prior to the public hearing, ARHA staff submits to the Board a memo summarizing the project and its location, certification that the project meets the minimum affordability requirements outlined above, that the bond resolution is consistent with the application, a copy of the required fee, and a copy of the Fiscal Impact Statement prepared by Bond Counsel. In addition, staff shall present a resolution for approval previously authorized by Bond Counsel.
8. The ARHA Board of Commissioners holds a public hearing on the project and, if the application is in order, adopts a resolution approving the application upon the satisfaction of certain terms and conditions.



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9. After the public hearing, ARHA staff summarizes the public testimony and presents such to the Board of Commissioners for review and comment. The final public hearing summary shall be included in the package transmitted to the City Council.
10. A package is transmitted to the City Council recommending City Council approval of the issuance of the bonds. The City Council meets and adopts a resolution approving the bond issue. The applicant is responsible for making sure the City Council approves the resolution.
11. Following City Council approval, ARHA and the applicant apply for an allocation of tax-exempt bond issuing authority from the Virginia Department of Housing and Community Development.
12. Applicant shores up financing, and the structuring and details of the bonds are negotiated and set.
13. Bond Counsel prepares bond documents and a final resolution authorizing the issuance of the bonds. The final resolution and bond documents are reviewed by all parties to the transaction and revised documents are circulated. All documents are finalized.
14. A final resolution authorizing the issuance of the bonds is adopted by ARHA.
15. All parties meet to execute the bond documents and close the bond issue. The bonds are issued and sold. At closing, the bond proceeds are deposited in a special account to be requisitioned by the borrower to pay for the costs of the project.
16. After bond closing and at the next regularly scheduled meeting of the ARHA Board, staff shall present a summary of the bond closing and additional steps that staff will take to monitor the project's progress (if any), including the applicant's agreement to make all payments of principal and interest on the bonds, and a schedule of payments to ARHA throughout the life of the bonds.

STAFF RESPONSIBILITIES

- A. Staff are required to meet with the applicants, receive a complete application and fee.
- B. Staff shall consult with Bond Counsel to ensure that the project meets the requirements of the law.



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- C. Staff shall ensure that the project meets the minimum affordability requirements as established above.
- D. Staff shall invite applicants to a Development Subcommittee and other public bodies to present the project.
- E. Staff shall prepare a memo for the Board stating that all the above procedures and processes have been followed.
- F. Staff shall ensure that the Resolution to be considered by the Board is consistent with the final application.
- G. Staff shall prepare a summary of the public hearing to submit with the City Council transmission.
- H. Staff shall work with Bond Counsel to ensure that the City Council has all the necessary information for its vote.
- I. Staff shall work with Bond Counsel to obtain authorization for issuance of the bonds consistent with the state's bond allocation, and to close on the Bonds.
- J. After the bond closing, staff shall prepare a memo for the Board detailing the agreements reached on the bond issuance, and a projected service fee payment during the life of the Bond.

RECOMMENDATION:

I hereby recommend that the Board of Commissioners approve Resolution No. 747-2024 authorizing the re-establishment of the ARHA Revenue Bond Program and that staff shall adhere to the processes and requirements stated herein.

FISCAL IMPACT:

None



Alexandria Redevelopment and Housing Authority

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THE ARHA BOARD OF COMMISSIONERS

**RESOLUTION TO RE-ESTABLISH THE REVENUE BOND ISSUANCE PROGRAM
AND THE PROCESSES AND PROCEDURES
REQUIRED OF APPLICANTS AND ARHA STAFF**

RESOLUTION NO. 747-2024

WHEREAS, the Alexandria Redevelopment & Housing Authority ("ARHA") is authorized to own, manage, improve, and develop affordable housing in the City of Alexandria; and

WHEREAS, ARHA is empowered by the Housing Authorities Law of the Commonwealth of Virginia (Chapter 1, Title 36, Code of Virginia of 1950 as amended) to issue revenue bonds for the purpose of inducing the creation of single and multifamily housing in the Commonwealth of Virginia to promote safe and affordable housing to benefit the safety, health, welfare and prosperity of inhabitants of the Commonwealth of Virginia;

WHEREAS, for decades ARHA hosted a successful conduit issuance program that was used extensively by nonprofit organizations and for-profit developers to address blight and to create single and multifamily housing in the City of Alexandria and in the Commonwealth of Virginia; and

WHEREAS, ARHA's conduit issuance program has remained dormant for many years and the ARHA Board desires to restart the ARHA conduit bond issuance program by clarifying processes and procedures for applicants and staff to follow.

NOW, THEREFORE, BE IT RESOLVED: that on this 22nd day of July 2024, at a duly noticed meeting of the ARHA Board of Commissioners, the Board ("**Board**") expresses its desire to restart the Revenue Bond program and serve as a conduit issuer of bonds consistent with the provisions of the Commonwealth's Housing Authorities Law; and

***Rickie Maddox**, Interim Chief Executive Officer*



Alexandria Redevelopment and Housing Authority

Commissioners:

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BE IT FURTHER RESOLVED: that the Board, after a duly noticed public hearing, shall consider a resolution for a staff approved project only upon staff certification that applicant has completed the following: a) submitted a completed application and fee, b) that the minimum income requirements for the project have been met, c) that Bond Counsel has approved the resolution to be presented to the Board, d) that a financial impact statement prepared by Bond Counsel has been provided to the Board, and e) the notice and timelines for conducting a public hearing on the issuance of the bonds is in compliance with the law.

BE IT FURTHER RESOLVED: that the Board authorizes the CEO to prepare such application and materials (consistent with Appendix A to this Resolution) to carry out the intent of the Board, to create policies and procedures consistent with this resolution, and to take any and all actions necessary to ensure that the Revenue Bond program is carried out in compliance with the law.

The undersigned attest that the Alexandria Redevelopment and Housing Authority adopted the foregoing resolution.

Adopted this 22nd day of July 2024

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Anitra Androh, Chairwoman

Date

Rickie Maddox, ARHA Interim CEO

Date



Alexandria Redevelopment and Housing Authority

Commissioners:

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Peter Kleeblatt

Christopher Ballard
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Kevin Harris

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***Rickie Maddox**, Interim Chief Executive Officer*

DATE: July 22, 2024

TO: Anitra Androh, Chairwoman, ARHA Board of Commissioners

FROM: Rickie Maddox, Interim Secretary/Treasurer

SUBJECT: Vote to approve Resolution No. 748 - 2024 FY 2024 for Public Housing Flat Rent Adjustment

ISSUE

Pursuant to the FY 2015 Appropriations Act and HUD Notice, PIH 2015-13, ARHA is required to establish a flat rent for each public housing unit that is no less than 80 percent of HUD issued Small Area Fair Market Rents (SAFMR) currently in use for each zip code in ARHA's jurisdiction.

DISCUSSION:

Once a year, ARHA must give each Public Housing family the opportunity to choose between the two methods for determining the amount of tenant rent payable monthly by the family. The family may choose to pay as tenant rent either a flat rent or an income-based rent. ARHA's flat rents must be set at no less than 80 percent of its determined Small Area Fair Market Rents (SAFMR). If the new flat rent amount causes a family's flat rent to increase by more than 35 percent, the family's rent increase must be phased in at 35 percent annually until such time that the family chooses to pay the income-based rent or the family is paying the established flat rent. The proposed flat rents do not exceed the 35 percent threshold of the current flat rents, therefore "phase-ins" will not be necessary.

The Asset Management Department has made the appropriate changes to bring ARHA in compliance with the Flat Rent requirements (CFR § 960.253). Attached you will find the new Public Housing Flat Rent Schedule. The proposed flat rents are based on various percentages (80/85/90/95/100%) of each SAFMR rate by bedroom size, minus the utility allowance. These higher rent levels will ensure that families with higher incomes pay an appropriate market-based rent.

RECOMMENDATION:

The ARHA Board of Commissioners approve the submitted FY 2024 Public Housing Flat Rent Adjustment.

FISCAL IMPACT:

There is no fiscal impact.



Alexandria Redevelopment and Housing Authority

Commissioners:

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Peter Kleeblatt

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Michelle Krockner

***Rickie Maddox**, Interim Chief Executive Officer*

THE ARHA BOARD OF COMMISSIONERS

APPROVAL FOR PUBLIC HOUSING FLAT RENT ADJUSTMENT

RESOLUTION No. 748 - 2024

WHEREAS, ARHA is required to submit to the Board of Commissioners for approval ARHA's 2024 Public Housing Flat Rent Schedule; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to review the Public Housing Flat Rent Schedule annually and revise it, based on HUD issued Small Area Fair Market Rents (SAFMR); and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer approve the 2024 Public Housing Flat Rent Schedule.

Adopted this July 2024

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Anitra Androh, Chairwoman

Date

Rickie Maddox, ARHA Interim CEO

Date



Alexandria Redevelopment and Housing Authority

Commissioners:

Anitra Androh, Chairwoman
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Peter Kleeblatt

Christopher Ballard
Daniel Bauman
Kevin Harris

Merrick Malone
Michelle Krocke

***Rickie Maddox**, Interim Chief Executive Officer*

DATE: July 22, 2024

TO: Anitra Androh, Chairwoman, ARHA Board of Commissioners

FROM: Rickie Maddox, Interim Secretary/Treasurer

SUBJECT: Vote to approve Resolution No. 749 - 2024 FY 2024 Utility Allowance Schedules

ISSUE

To approve updated FY 2024 utility allowance schedules for ARHA's Housing Choice Voucher (HCV), Public Housing (PH), and Low-Income Housing Tax Credit (LIHTC) programs

DISCUSSION:

Under 24 CFR § 982.517, 24 CFR § 965, Subpart E, 26 CFR § 1.42-10, a PHA must establish and maintain a utility allowance schedule for tenant-paid utilities, tenant-supplied refrigerators and ranges, and other tenant-paid housing services, such as trash collection and tenant-paid air conditioning costs. The utility schedules must be reviewed and updated (if required) annually. The proposed FY 2024 utility allowance schedules were determined by a third-party vendor using proprietary software which accurately calculates utility schedules by housing type, using utility rates and measurements of average consumption. In addition, the third-party software meets all HUD requirements for establishing and updating utility allowances and is currently being used in at least 151 PHAs.

RECOMMENDATION:

The ARHA Board of Commissioners approve the submitted FY 2024 Utility Allowance Schedules.

FISCAL IMPACT:

There is no fiscal impact.



Alexandria Redevelopment and Housing Authority

Commissioners:

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Peter Kleeblatt

Christopher Ballard
Daniel Bauman
Kevin Harris

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Michelle Krockner

Rickie Maddox, Interim Chief Executive Officer

THE ARHA BOARD OF COMMISSIONERS

APPROVAL TO ESTABLISH ANNUAL UTILITY RATES

RESOLUTION No. 749 - 2024

WHEREAS, Under 24 CFR § 982.517, 24 CFR § 965, and Subpart E, 26 CFR § 1.42-10, a PHA must establish and maintain a utility allowance schedule for tenant-paid utilities.

WHEREAS, the Asset Management Department must annually review utility allowances and if necessary update the utility schedules.

WHEREAS, the Asset Management Department has submitted for Board approval, the FY 2024 updated utility allowance schedules.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, and the action of the Chief Executive Officer that the updated FY 2024 utility allowance schedules be approved.

Adopted this July 2024

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Anitra Androh, Chairwoman

Date

Rickie Maddox, ARHA Interim CEO

Date

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount	Unit Type			Weather Code	Date	
Section 8 2024		None	Large Apartment (5+ units)			22305	2024-06-07	
Utility/Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Space Heating	Natural Gas	\$27		\$32	\$36	\$40	\$45	\$49
	Bottle Gas							
	Electric Resistance	\$16		\$18	\$24	\$28	\$33	\$37
	Electric Heat Pump	\$14		\$16	\$19	\$21	\$22	\$23
	Fuel Oil							
Cooking	Natural Gas	\$4		\$5	\$7	\$9	\$11	\$13
	Bottle Gas							
	Electric	\$5		\$6	\$9	\$11	\$14	\$16
	Other							
Other Electric		\$19		\$22	\$31	\$40	\$48	\$57
Air Conditioning		\$8		\$9	\$12	\$16	\$20	\$24
Water Heating	Natural Gas	\$9		\$11	\$16	\$21	\$25	\$30
	Bottle Gas							
	Electric	\$12		\$14	\$18	\$22	\$26	\$30
	Fuel Oil							
Water		\$30		\$33	\$54	\$85	\$116	\$147
Sewer		\$51		\$55	\$83	\$124	\$165	\$206
Electric Fee		\$8		\$8	\$8	\$8	\$8	\$8
Natural Gas Fee		\$12		\$12	\$12	\$12	\$12	\$12
Fuel Oil Fee								
Bottled Gas Fee								
Trash Collection		\$42		\$42	\$42	\$42	\$42	\$42
Range/Microwave								
Refrigerator								
Other -- specify								

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount		Unit Type		Weather Code		Date	
Section 8 2024		None		Single Family Attached		22305		2024-06-07	
Utility/Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Space Heating	Natural Gas	\$35	\$41	\$46	\$52	\$57	\$62		
	Bottle Gas								
	Electric Resistance	\$23	\$26	\$32	\$37	\$43	\$49		
	Electric Heat Pump	\$17	\$19	\$22	\$24	\$26	\$28		
	Fuel Oil								
Cooking	Natural Gas	\$4	\$5	\$7	\$9	\$11	\$13		
	Bottle Gas								
	Electric	\$5	\$6	\$9	\$11	\$14	\$16		
	Other								
Other Electric		\$24	\$28	\$39	\$50	\$61	\$72		
Air Conditioning		\$7	\$9	\$15	\$22	\$29	\$35		
Water Heating	Natural Gas	\$12	\$14	\$20	\$26	\$32	\$38		
	Bottle Gas								
	Electric	\$15	\$18	\$23	\$28	\$32	\$36		
	Fuel Oil								
Water		\$30	\$33	\$54	\$85	\$116	\$147		
Sewer		\$51	\$55	\$83	\$124	\$165	\$206		
Electric Fee		\$8	\$8	\$8	\$8	\$8	\$8		
Natural Gas Fee		\$12	\$12	\$12	\$12	\$12	\$12		
Fuel Oil Fee									
Bottled Gas Fee									
Trash Collection		\$42	\$42	\$42	\$42	\$42	\$42		
Range/Microwave									
Refrigerator									
Other – specify									

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing



Locality		Green Discount	Unit Type		Weather Code	Date	
Section 8 2024		None	Single Family House		22305	2024-06-07	
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$38	\$45	\$51	\$58	\$64	\$71
	Bottle Gas						
	Electric Resistance	\$34	\$39	\$44	\$48	\$54	\$60
	Electric Heat Pump	\$20	\$23	\$26	\$27	\$30	\$33
	Fuel Oil						
Cooking	Natural Gas	\$4	\$5	\$7	\$9	\$11	\$13
	Bottle Gas						
	Electric	\$5	\$6	\$9	\$11	\$14	\$16
	Other						
Other Electric		\$28	\$33	\$45	\$58	\$71	\$84
Air Conditioning		\$6	\$7	\$16	\$25	\$34	\$43
Water Heating	Natural Gas	\$12	\$14	\$20	\$26	\$32	\$38
	Bottle Gas						
	Electric	\$15	\$18	\$23	\$28	\$32	\$36
	Fuel Oil						
Water		\$30	\$33	\$54	\$85	\$116	\$147
Sewer		\$51	\$55	\$83	\$124	\$165	\$206
Electric Fee		\$8	\$8	\$8	\$8	\$8	\$8
Natural Gas Fee		\$12	\$12	\$12	\$12	\$12	\$12
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		\$42	\$42	\$42	\$42	\$42	\$42
Range/Microwave							
Refrigerator							
Other – specify							

IX. OTHER BUSINESS

X. NEWS ARTICLES / ANNOUNCEMENTS

The Upcoming 2024 Board Meetings

Date	Event	Location	Time
January 22, 2024	Board Meeting	401 Wythe Street	7:00 PM
February 26, 2024	Board Meeting	401 Wythe Street	7:00 PM
March 18, 2024	Board Meeting	401 Wythe Street	7:00 PM
April 22, 2024	Board Meeting	401 Wythe Street	7:00 PM
May 20, 2024	Board Meeting	401 Wythe Street	7:00 PM
June 24, 2024	Board Meeting	401 Wythe Street	7:00 PM
July 22, 2024	Board Meeting	401 Wythe Street	7:00 PM
August 26, 2024	Board Meeting	401 Wythe Street	7:00 PM
September 23, 2024	Board Meeting	401 Wythe Street	7:00 PM
October 28, 2024	Board Meeting	401 Wythe Street	7:00 PM
November 25, 2024	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	7:00 PM

The Upcoming 2024 ARHA Finance Committee Meetings

Date	Event	Location	Time
June 17, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM
July 15, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM
August 19, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM
September 16, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM
October 21, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM
November 18, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM
December 16, 2024	Finance Committee Meeting	Zoom Meeting ID: 896 9866 6537 Passcode: 431969	4:30 PM