



Alexandria Redevelopment and Housing Authority

# **Monthly Report to the Board of Commissioners**

Rickie Maddox  
Interim Chief Executive Officer

**June 24, 2024**





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## **BOARD OF COMMISSIONERS**

### **REGULAR MONTHLY MEETING**

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

**Monday, June 24, 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,  
MAY 29, 2024**

**4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, JUNE 24, 2024**

**5. CONSENT DOCKET**

**6. ACTION DOCKET**

**7. NEW BUSINESS**

**8. ANNOUNCEMENTS**

**9. ADJOURNMENT**

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

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**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**REGULARLY SCHEDULED BOARD MEETING**  
**401 WYTHE STREET, ALEXANDRIA, VA 22314**

**Wednesday, May 29, 2024, at 7:00pm**

**THOSE PRESENT:**

**Anitra Androh, Chairwoman**  
**Willie Bailey, Vice Chairman**  
**Peter Kleeblatt, Commissioner**  
**Michelle Krockner, Commissioner**  
**Merrick Malone, Commissioner**

**THOSE ABSENT:**

**Kevin Harris, Commissioner**  
**Daniel Bauman, Commissioner**  
**Tracy Jefferson, Commissioner**  
**Christopher Ballard, Commissioner**

**RECORDER:**

**Neal R. Gross and Co., Inc**

Public session meeting called to order at 7:03pm by Chairwoman Androh. Among those present were Rickie Maddox, Interim Chief Executive Officer, Marisa Stanley, Chief Financial Officer, Juwahn Brown, Executive Administrator, Candice Drayton, Help Desk Specialist, ARHA Consultants and Alexandria Office of Housing Staff Resident Leadership.

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

**Chairwoman Androh:**

We'll start off with our public discussion period for resident groups. We'll start off with the Ladrey Advisory Residents. Do you have a report on behalf of Mr. Hines?

**Interim CEO Rickie Maddox:**

The only thing I can report is as of today, there are no new concerns.

**Chairwoman Androh:**

No new concerns? Okay, I know Kevin isn't here. Did he give you a report to give for the ARHA Resident's Association?

**Interim CEO Rickie Maddox:**

No, ma'am, he didn't.

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

**Chairwoman Androh:**

Okay. Up next, we have our public discussion period for agenda and non-agenda items. Do we have any

folks that have signed up to speak?

**Interim CEO Rickie Maddox:**

No, ma'am.

**Chairwoman Androh:**

Is anyone who's online like to speak? Okay. Seeing as that there are none, we will move on next to the adoption of our April 2024 board minutes.

### **ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, APRIL 22, 2024:**

**Chairwoman Androh:**

Do we have any comments, corrections, or edits? Anyone online? Okay, seeing as there are none, can I get a motion to adopt the Monday, April 22, 2024, board meeting minutes?

**Commissioner Kleebat:**

So moved.

**Vice Chair Bailey:**

Second.

**Chairwoman Androh:**

All those in favor? (Chorus of 5 yeas)

**Chairwoman Androh:**

Any opposed? Any abstentions? Okay, motion carries. We are going to move on now to the executive summary.

### **ITEM 4. EXECUTIVE SUMMARY REPORT AS OF MAY 29, 2024:**

**Interim CEO Rickie Maddox:**

Yes, ma'am. So, on May 9, we had an all-staff meeting at the Lee Center for our staff. We just talked about the reposition of the agency, I gave them an update on the status of the new incoming CEO, whoever he or she may be. And, I just want to report that we recognized out of the 80 employees, 23 of those employees have been with ARHA ten years or longer. And then we have 2 employees, who have, here over 25 years, 35 and 37 years respectively.

**Chairwoman Androh:**

Oh wow.

**Interim CEO Rickie Maddox**

And then out of the 23 employees that's been here ten years or longer. And Don Phillips is going to be retiring June 16, with 26 years of service.

**Chairwoman Androh:**

Are we throwing him a retirement party?

**Interim CEO Rickie Maddox**

Yes, ma'am.

Chairwoman Androh:

Okay.

Interim CEO Rickie Maddox

We are in the process of putting that together.

Chairwoman Androh:

Okay, because while we're going to be sad to see him go, we have to acknowledge, you know, our wonderful staff.

Interim CEO Rickie Maddox

The date is tentative, maybe June 13. We're just waiting to confirm. Also, for our summer youth program, we partnered with the City of Alexandria. The summer interns are going to be starting here June 14 through August 2. Then within ARHA, because we want to change the face of ARHA, we've brought in - in November, a lady to do some training. We've had three different classes on improving the customer service training. And then we brought on a private sector module, called Grace Hill. Staff are required to take several classes. So, everyone will be certified in Fair Housing, Cyber Security, Customer Service, Sexual Harassment, and Workplace Violence. So if we meet the goal as of June 1, everyone should be fully certified.

Chairwoman Androh:

That's fantastic.

Interim CEO Rickie Maddox

I'm happy to report on May 20, we were with Eric Keeler and Helen McIlvaine with the Office of Housing. We participated in a HUD city-wide tour, and it went extremely well. It was ARHA staff and other managing partners throughout the city. including the HUD Administrator. we did a walking tour and visited James Bland, which is Old Town Commons, Samuel Madden, and the Lineage. We had key staff speakers within ARHA. I spoke on the staff, the highlights, the reorg, and our mission. Marisa spoke about the bond program. Martin spoke on ARHA properties, and Gaynelle spoke on our Resident Services Programs and Partnerships. And you will find in front of you a copy of the handout that we gave at the meeting, and we did extremely well. We didn't have any questions at the question session.

Vice Chair Bailey:

So no questions?

Interim CEO Rickie Maddox

No questions, which is great. We told our story in our handout. And, just a few more things and we'll be done. So, on our resident services, Gaynelle has been working with the Alexandria Health Department. We are going to be doing a Men's Empowerment Expo for Men of Color. The date is pending. Also, she's partnered with NACA, which is the Neighborhood Assistance Corporation of America. And they will assist with low market interest rates and low-down payments, and our residents will participate in that program. And also, we're going to be doing financial literacy, not only for our residents, but we're going to bring that house-wide for our employees as well. So that's been approved. And as far as Finance, at our last meeting, we reported that the numbers were incorrect. Marisa and her team verified the information at this week's meeting is accurate, so that has all been taken care of. And the landlord payments that we just sent out, that was completed as well, as she noted.

Chairwoman Androh:

So everybody's current now?

Interim CEO Rickie Maddox

Yes, everybody's current now.

Chairwoman Androh:  
Okay.

Commissioner Kleebat:

Were there any ongoing issues, any fractured relationships with any of the landlords that are beyond repair?

Interim CEO Rickie Maddox

No, sir, there is not. So we've been able to save face on that one. And as far as Development David, and Thomas will speak on the development section, in the executive session. And that's it.

Chairwoman Androh:

Okay. Does anyone have any questions for our CEO with respect to the executive summary? Michelle, or, Merrick? Oh is Merrick gone? Okay well, thank you very much. We will move on now to our consent docket. I don't believe we have any items. I don't think we have any action items either. Okay, do we have any new business?

#### **ITEM 5. CONSENT DOCKET:**

No Items Submitted

#### **ITEM 6. ACTION DOCKET:**

No Items Submitted

#### **ITEM 7. NEW BUSINESS:**

No Items Submitted

#### **ITEM 8. ANNOUNCEMENTS:**

Chairwoman Androh:

Okay. Any announcements?

Interim CEO Rickie Maddox

I just have a small announcement. In your board books or in the tablets, you'll find that we did update the finance committee meetings. And also revised the -- we didn't revise it but we put in the most current schedule for the board meetings.

Chairwoman Androh:

Okay.

Interim CEO Rickie Maddox

And then the city-wide cookout that was scheduled today at Andrew Adkins has been rescheduled for tomorrow. So please feel free to come out between 5pm – 7pm.

Chairwoman Androh:

Okay. Any comments or questions from the board? There are none, can I get a motion to adjourn public session and go into executive session?

Vice Chair Bailey:

So moved, Madam Chair.



Commissioner Kleeblat:  
Second.

Chairwoman Androh:  
All those in favor? (Chorus of 5 yeas.)

Chairwoman Androh:  
Any opposed?

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

Chairwoman Androh:  
All right, so at 7:11pm, our official public session has ended, and we are now going to move into executive session. Thank you.

## **I. EXECUTIVE SUMMARY**

## ASSET MANAGEMENT

- Occupancy / Rent Collection

	Public Housing Apr. 2024	Public Housing May 2024	MOD Rehab Apr. 2024	Mod Rehab May 2024	Market Rate Apr. 2024	Market Rate May 2024
Occupancy	99%	99%	99%	99%	99%	98%
Rent Collection	70%	82%	73%	60%	75%	78%

- Lease-Ups

New Lease-Ups	April 2024	May 2024
Tenant-based (HCVP)	4	1
Number of request for tenancy	18	3
Project-based voucher	1	0
Moderate Rehabilitation	0	1

## MAINTENANCE OPERATIONS

Reporting Period: May 11, 2024 – June 13, 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)	2	8	25	1	0	36	3	29
Andrew Adkins	3	1	22	1	2	29	5	36
BWR (Braddock, Whiting & Reynolds)	2	4	14	1	2	23	3	21
Chatham Square	2	3	8	0	1	14	12	36
Hopkins-Tancil	1	13	27	1	4	46	11	33
James Bland I, II, IV)	2	4	22	0	0	28	2	26
James Bland V	1	4	16	0	0	21	0	16
Ladrey Highrise	0	7	37	0	1	45	8	53
Miller Homes	0	1	5	0	1	7	3	10
Park Place & Saxony Sq.	0	3	11	0	0	14	4	12
Pendleton Park	0	1	11	0	0	12	1	9
Princess Square	0	3	22	0	2	27	6	38
Quaker Hill	1	5	20	1	2	29	13	49
Samuel Madden	1	0	33	0	0	34	2	13
Scattered Sites I, II, III	4	12	53	0	1	70	27	87
<b>TOTAL</b>	<b>19</b>	<b>69</b>	<b>326</b>	<b>5</b>	<b>16</b>	<b>435</b>	<b>100</b>	<b>468</b>

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## **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.

The property continues to perform with 100% occupancy after reaching project stabilization.

### **B. SAMUEL MADDEN REDEVELOPMENT**

The partners for the North Building submitted the applications for debt and equity to Virginia Housing. Since there were too many unresolved issues surrounding the use of the City loan before closing, the team has decided to not pursue this approach. The team has commenced preparing the request for the tax abatement for the North Building. The project is still waiting for a final determination by the SAC office for the Section 18 operating subsidy repositioning that has been submitted for Madden.

There have been no new developments on the South building project and anticipate that this parcel will not close at the same time as the North Building project. We have commenced discussions with the City on the process for obtaining permits (demolition of the units on the South parcel and public infrastructure work that may impact the South parcel).

ARHA staff continues to meet with Madden residents. The property stabilization unit inspections performed in May was a success and the maintenance department has prepared a workplan on how to address all the major issues at the site.

### **C. LADREY HIGH RISE REDEVELOPMENT**

In March, the Development Team submitted the application for 9% LIHTC, but later withdrew it due to the size of the request and the size of the gap when DHCD said that they would not increase the amount allocated to the public housing pool. The team continues to explore other options. The development team also continues to explore additional funds to close the financing gap, including discussions with the financial consultants to the Amazon Equity Fund. We have applied for CDS (Congressional Direct Spending) funds through the offices of Congressman Beyer, and Senators Warner and Kaine, with an ask of 1.5 million dollars. We will also submit our 4% Tax Credit and HOTC applications in July.

The owners of the Annie B. Rose property filed suit against the city, ARHA, and the development team. Attorneys for the defendants met in March to commence strategy discussions. The City, Winn/IBF and ARHA's attorneys all filed a demurrer and motion to dismiss, we are waiting for the court to rule.

As a result of testimony from the residents of Annie B. Rose, the City's Code Enforcement division toured the Ladrey property and requested a follow-up tour of 10% of the building's units. The site inspection went well with the city code enforcement team recognizing the stabilization plan that has been put into place. The city's team visited the property in late March and the staff is reviewing the findings presented. The City was pleased with the final inspection.

#### **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 15<sup>th</sup> year of tax credit compliance.

#### **OTHER DEVELOPMENT ISSUES**

**Cameron Valley:** Staff has held two resident consultation meetings with residents of Cameron Valley with the goal of submitting a Section 18 application for this property.

#### **E. TAX CREDIT PORTFOLIO**

May 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 dockets and completion certifications have been submitted for James Bland I and James Bland II. 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 is transitioning to a new tenant portal platform and preparation is complete and all files have been transitioned. 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 are under review.

## 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 May, 408 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.

The Arlington Links, Inc. has 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, will be the first one in Alexandria and Alexandria City Public Schools and only the 2<sup>nd</sup> 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.

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.



**ARLINGTON LINKS, INC. & LINK CLUB STUDENTS – NATIONAL SOCIETY OF BLACK ENGINEERS, JR.**



**MEN'S HEALTH EMPOWERMENT EXPO @ CHARLES HOUSTON RECREATION CENTER**



## II. ASSET MANAGEMENT

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

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

Indicator		Apr. 2024	May 2024	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	99%	99%	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 (*)	98%	%73	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	29%	27%		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 99% for May 2024. Individual Performance data by property is as follows:

PUBLIC HOUSING	Apr. 024	May 2024
Samuel Madden	100%	100%
Andrew Adkins	99%	99%
Ladrey Highrise	99%	99%
Scattered Sites I	94%	96%
Scattered Sites II	97%	97%
Scattered Sites III	100%	100%
Chatham Square	100%	100%
Braddock & Whiting	100%	94%
Reynolds	95%	100%
Old Dominion	100%	100%
West Glebe	98%	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:

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

### D. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for May 2024:

	May 2024
Homeownership	14
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	30
Tenant Protection	44
All Other Vouchers	1409
Number of Vouchers Under Lease on the last day of the month	1537
HA Owned Units Leased – included in the units lease above	203
New Vouchers issued but not under contract as of the last day of the month	42
Portable Vouchers Administered	15
Number of Vouchers Covered by Project-Based AHAPs and HAPs	115

### E. . VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 04/30/2024	Total Occupied units 05/31/2024	Current # Vacant
Princess Square	68	64	66	2
Quaker Hill	60	59	58	2
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
<b>TOTALS</b>	<b>376</b>	<b>369</b>	<b>370</b>	<b>6</b>

## F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 4/30/2024	Total Units Occupied 5/31/2024	Current # Vacant
Ladrey Building	170	169	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	89	1
Scattered Sites 410	50	47	48	2
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	24	22	2
Reynolds	18	17	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	47	46	2
Old Dominion	36	36	36	0
Lineage	6	6	6	0
<b>TOTALS:</b> (values are rounded up/down)	<b>759</b>	<b>751</b>	<b>749</b>	<b>10</b>

## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list May 2024
<b>HCVF</b>	
<b>MOD Rehab</b>	
(1) bedroom	525
(2) bedroom	236
(3) bedroom	199
(4) bedroom	17
<b>Total</b>	<b>977</b>
<b>General Public Housing</b>	
(1) bedroom	4,077
(2) bedroom	2,919
(3) bedroom	1,649
(4) bedroom	166
<b>Total</b>	<b>8,811</b>
<b>Elderly / Disabled</b>	
(1) bedroom	6
<b>Total</b>	<b>6</b>
<b>BWR</b>	
(2) bedroom	1,812
(3) bedroom	1,105
<b>Total</b>	<b>2,917</b>
<b>Chatham Square</b>	
(2) bedroom	1,914
(3) bedroom	31
<b>Total</b>	<b>1,945</b>
<b>West Glebe / Old Dominion</b>	
(1) bedroom	1,942
(2) bedroom	1,874
(3) bedroom	1,134
(4) bedroom	5
<b>Total</b>	<b>4,955</b>
<b>OTC I, II, IV</b>	
(2) bedroom	1,812
(3) bedroom	1,127
<b>Total</b>	<b>2,939</b>

## H. . CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Apr. 2024	May 2024
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	18	7
New Move-in/Change of Unit/Port-in	4	7
Interim Change	26	40
Annual Reexamination	109	78
End of Participation	1	2
<b>PUBLIC HOUSING</b>		
Pre-Admission/Eligibility	6	8
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	3	7
Interim Change	9	10
Annual Reexamination	74	51
End of Participation	0	1
<b>MODERATE REHABILITATION</b>		
Pre-Admission/Eligibility	1	1
Request for Tenancy Approval	0	1
New Move-in/Change of Unit/Port-in	0	1
Interim Change	0	0
Annual Reexamination	5	6
End of Participation	1	0
<b>PROJECT BASED VOUCHER</b>		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	2	1
Annual Reexamination	2	2
End of Participation	0	0
<b>TOTAL CERTIFICATIONS COMPLETED</b>	<b>262</b>	<b>223</b>

## I. INSPECTIONS

Inspections	April 2024	May 2024
# of annual/return Inspections	105	123
# of Initial/Re-inspections	4	7
# of Final Failed Inspections	2	0
# of Abatements	2	0
# of Emergency/Special Inspections	0	0
# of Missed Inspections (no show)	25	4
# of quality control inspections conducted	0	0

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

Number of Files Reviewed Audit Files	April 2024	May 2024
Recertification's	34	TBD
Intake Certifications	20	15

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

Number of Recertification Files with Errors /Recert Info	April 2024	May 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	April 2024	May 2024
Bar Notices issued	0	0
Late Notices	0	0
Unlawful Detainers	8	2
Evictions (legal)	1	1
Evictions (drugs)	0	0

## K. RENT COLLECTION

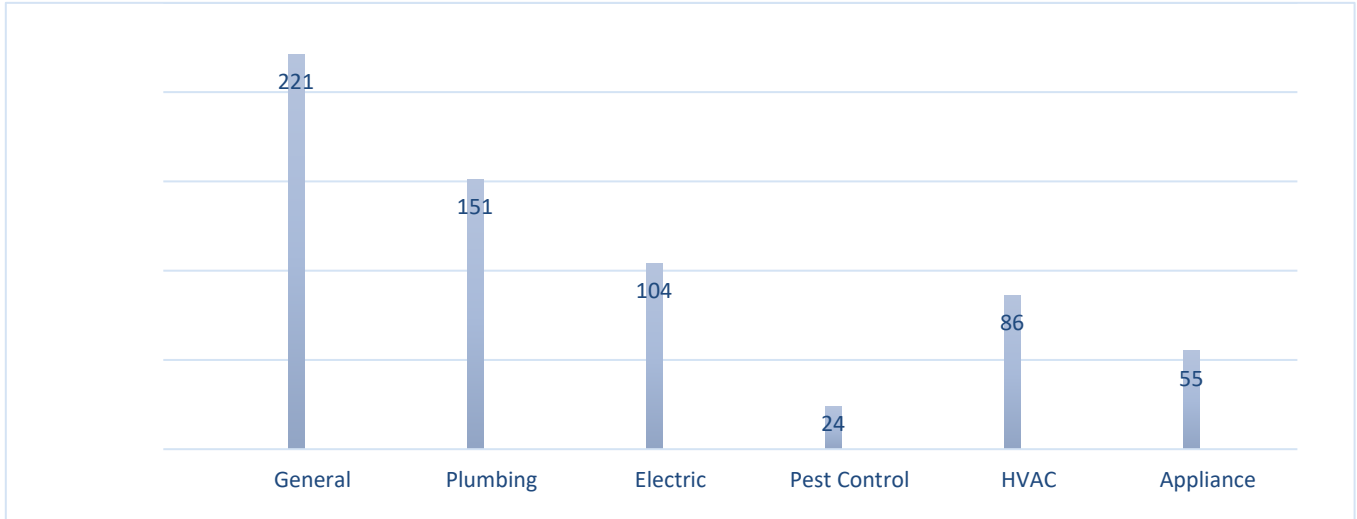
ARHA properties collected 79% of monthly rent charged for **May 2024**. Individual performance by property is as follows:

<b>PUBLIC HOUSING</b>	<b>April 2024</b>	<b>May 2024</b>
Samuel Madden	85%	82%
Andrew Adkins	73%	90%
Ladrey High-Rise	90%	93%
Scattered Sites I	61%	88%
Scattered Sites II	50%	76%
Scattered Sites III	80%	80%
Chatham Square	80%	90%
Braddock	62%	54%
Whiting	65%	79%
Reynolds	75%	89%
West Glebe	68%	84%
James Bland IV	46%	67%
<b>TOTAL</b>	<b>70%</b>	<b>81%</b>
<b>MARKET RATE</b>	<b>April 2024</b>	<b>May 2024</b>
James Bland I	73%	93%
James Bland II	84%	79%
Old Dominion	63%	77%
Quaker Hill	76%	50%
Princess Square	70%	70%
Miller Homes	68%	73%
Pendleton Park	87%	80%
James Bland V	72%	76%
Saxony Square (PBV)	70%	100%
Park Place (PBV)	79%	80%
<b>TOTAL</b>	<b>75%</b>	<b>78%</b>
<b>MOD/PBV</b>	<b>April 2024</b>	<b>May 2024</b>
Hopkins-Tancil	73%	60%
<b>TOTAL</b>	<b>73%</b>	<b>60%</b>



### III. MAINTENANCE OPERATIONS

#### A. APRIL WORK ORDER ACTIVITY TOTAL: 641



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	0	0	1	0	0	0	1	8	11	18
Alexandria Crossing (Old Dominion & West Glebe)	7	6	11	0	12	5	41	34	218	691
Andrew Adkins	8	19	2	5	1	1	36	46	213	729
BWR (Braddock, Whiting & Reynolds)	18	14	2	1	3	9	47	33	224	377
Chatham Square	5	1	1	0	2	2	11	44	188	391
Hopkins-Tancil	23	14	5	5	11	6	64	57	241	773
James Bland I, II, IV	7	12	11	1	9	7	47	29	224	519
James Bland V	2	5	4	0	1	1	13	31	190	364
Ladrey Highrise	16	14	8	0	3	6	47	86	224	708
Miller Homes	11	3	2	1	5	0	22	22	199	131
Park Place & Saxony Sq.	5	5	2	1	6	2	21	11	198	159
Pendleton Park	1	5	3	1	1	0	11	13	188	222
Princess Square	37	13	9	4	13	3	79	56	256	730
Quaker Hill	20	8	14	2	6	5	55	51	232	345
Samuel Madden	24	14	11	0	1	1	51	19	228	594
Scattered Sites I, II, III	37	18	18	3	12	7	95	134	272	927
<b>TOTAL</b>	<b>221</b>	<b>151</b>	<b>104</b>	<b>24</b>	<b>86</b>	<b>55</b>	<b>641</b>	<b>674</b>	<b>3306</b>	<b>7678</b>

## 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 July 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 – 5/1 & 5/15 & 6/5 & 6/19
  - Chatham Square – 5/10 & 5/24 & 6/14 & 6/28
  - Andrew Adkins – 5/6 & 5/13 & 5/20 & 5/24 & 6/5 & 6/10 & 6/17 & 6/24
  - Ladrey floors 7-11 – 5/1 & 5/23 & 6/6 & 6/20
  - Ladrey floors 1-6 – 5/2 & 5/24 & 6/7 & 6/21
  - Hopkins-Tancil – 5/3 & 5/10 & 5/16 & 6/7 & 6/19
  - Samuel Madden – 5/22 & 5/29 & 6/19 & 6/26



## IV. FINANCE

Alexandria Redevelopment & Housing Authority April and YTD 2024 Budget vs Actual For the Period Ending April 30, 2024									
	Annual Budget	April 30, 2024				FY 2024 YTD (January 1, 2024 April 30, 2024)			
		Total Budget	Total Actual	Variance		Total Budget	Total Actual	Variance	
				\$	%			\$	%
<b>Operating Revenue</b>									
Dwelling Rent	4,626,549	385,546	452,191	66,645	17%	1,542,183	1,808,764	266,581	17%
Rental Assistance	4,513,978	376,165	393,099	16,934	5%	1,504,659	1,572,396	67,737	5%
Housing Assistance Payments Subsidy	28,126,997	2,343,916	2,399,256	55,340	2%	9,375,666	9,597,024	221,358	2%
Management/Fee for Service	4,568,690	380,724	351,779	(28,945)	-8%	1,522,897	1,407,116	(115,780)	-8%
HCVF Management Fee	2,701,865	225,155	187,197	(37,959)	-17%	900,622	748,787	(151,835)	-17%
Operating Subsidy	4,503,500	375,292	238,510	(136,782)	-36%	1,501,167	954,038	(547,129)	-36%
Investment Income	175,533	14,628	6,159	(8,469)	-58%	58,511	24,634	(33,877)	-58%
CY Transfers	713,993	59,499	-	(59,499)	-100%	237,998	-	(237,998)	-100%
Other Income	2,062,620	171,885	277,500	105,615	61%	687,540	1,110,001	422,461	61%
<b>Total Operating Revenue</b>	<b>51,993,725</b>	<b>4,332,810</b>	<b>4,305,690</b>	<b>(27,120)</b>	<b>-1%</b>	<b>17,331,242</b>	<b>17,222,760</b>	<b>(108,481)</b>	<b>-1%</b>
<b>Operating Expenses</b>									
Administration	8,833,536	736,128	727,606	(8,522)	-1%	2,944,512	2,910,424	(34,088)	-1%
Tenant Services	867,189	72,266	16,188	(56,077)	-78%	289,063	64,753	(224,310)	-78%
Utilities	1,804,040	150,337	164,609	14,273	9%	601,347	658,437	57,090	9%
Ordinary Maintenance & Operations	6,283,932	523,661	429,641	(94,020)	-18%	2,094,644	1,718,566	(376,078)	-18%
Protective Services	462,776	38,565	346	(38,219)	-99%	154,259	1,383	(152,876)	-99%
General Expense	2,689,410	224,118	167,323	(56,795)	-25%	896,470	669,291	(227,179)	-25%
Housing Assistance Payments	28,126,997	2,343,916	2,384,633	40,717	2%	9,375,666	9,538,533	162,868	2%
Debt Service	582,768	48,564	36,125	(12,439)	-26%	194,256	144,502	(49,754)	-26%
CY Reserves	2,343,077	195,256	-	(195,256)	-100%	781,026	-	(781,026)	-100%
<b>Total Operating Expense</b>	<b>51,993,725</b>	<b>4,332,810</b>	<b>3,926,472</b>	<b>(406,338)</b>	<b>-9%</b>	<b>17,331,242</b>	<b>15,705,888</b>	<b>(1,625,354)</b>	<b>-9%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>-</b>	<b>-</b>	<b>379,218</b>	<b>379,218</b>		<b>-</b>	<b>1,516,873</b>	<b>1,516,873</b>	

	Agency			Central Office (C.O.)			HCVP		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<b>Operating Revenue</b>									
Dwelling Rent	1,808,764	1,542,183	266,581	-	-	-	-	-	-
Rental Assistance	1,572,396	1,504,659	67,737	-	-	-	-	-	-
Governmental Grants	9,597,024	9,375,666	221,358	-	-	-	9,597,024	9,375,666	221,358
Management/Fee for Service	1,407,116	1,522,897	(115,780)	1,385,510	1,522,897	(137,386)	-	-	-
HCVP Asset Management Fee	748,787	900,622	(151,835)	-	-	-	748,787	900,622	(151,835)
Operating Subsidy	954,038	1,501,167	(547,129)	-	-	-	-	-	-
Investment Income	24,634	58,511	(33,877)	2,734	2,000	734	798	1,534	(736)
CY Transfers	-	237,998	(237,998)	-	46,004	(46,004)	-	-	-
Other Income	1,110,001	687,540	422,461	211,329	219,110	(7,781)	739	43,577	(42,838)
<b>Total Operating Revenue</b>	<b>17,222,760</b>	<b>17,331,242</b>	<b>(108,481)</b>	<b>1,599,574</b>	<b>1,790,011</b>	<b>(190,437)</b>	<b>10,347,348</b>	<b>10,321,398</b>	<b>25,950</b>
<b>Operating Expenses</b>									
Administration	2,910,424	2,944,512	(34,088)	953,278	864,341	88,937	518,407	640,900	(122,493)
Tenant Services	64,753	289,063	(224,310)	50,753	70,742	(19,989)	-	16,667	(16,667)
Utilities	658,437	601,347	57,090	15,565	35,759	(20,195)	-	-	-
Ordinary Maintenance & Operations	1,718,566	2,094,644	(376,078)	339,848	564,834	(224,986)	3,397	4,877	(1,480)
Protective Services	1,383	154,259	(152,876)	-	721	(721)	-	87	(87)
General Expense	669,291	896,470	(227,179)	186,166	253,614	(67,447)	41,616	144,687	(103,070)
Housing Assistance Payments	9,538,533	9,375,666	162,868	-	-	-	9,538,533	9,375,666	162,868
Debt Service	144,502	194,256	(49,754)	-	-	-	-	-	-
CY Reserves	-	781,026	(781,026)	-	-	-	-	138,514	(138,514)
<b>Total Operating Expense</b>	<b>15,705,888</b>	<b>17,331,242</b>	<b>(1,625,354)</b>	<b>1,545,610</b>	<b>1,790,011</b>	<b>(244,401)</b>	<b>10,101,953</b>	<b>10,321,397</b>	<b>(219,444)</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>1,516,873</b>	<b>-</b>	<b>1,516,873</b>	<b>53,964</b>	<b>-</b>	<b>53,964</b>	<b>245,395</b>	<b>0</b>	<b>245,394</b>

The Annual Budget will include Lineage at the end of the year

	VHD LLC			Affordable Properties			LIPH Properties		
	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget	Total Actual	Total Budget	Over / (Under) Budget
<b><u>Operating Revenue</u></b>									
Dwelling Rent	-	-	-	904,728	716,180	188,548	904,036	826,003	78,033
Rental Assistance	-	-	-	1,572,396	1,504,659	67,737	-	-	-
Governmental Grants	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	7,196	-	7,196	14,410	-	14,410
HCVF Asset Management Fee	-	-	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	18,398	(18,398)	954,038	1,482,769	(528,731)
Investment Income	8,771	43,333	(34,562)	935	650	285	11,397	10,995	402
CY Transfers	-	2,104	(2,104)	-	-	-	-	189,889	(189,889)
Other Income	-	276,334	(276,334)	32,934	27,005	5,928	864,999	121,514	743,485
<b>Total Operating Revenue</b>	<b>8,771</b>	<b>321,771</b>	<b>(313,000)</b>	<b>2,518,189</b>	<b>2,266,893</b>	<b>251,296</b>	<b>2,748,880</b>	<b>2,631,169</b>	<b>117,710</b>
<b><u>Operating Expenses</u></b>									
Administration	303,572	304,894	(1,322)	423,891	427,918	(4,027)	711,276	706,459	4,817
Tenant Services	-	-	-	-	107,922	(107,922)	14,000	93,733	(79,733)
Utilities	-	-	-	172,315	175,630	(3,315)	470,557	389,957	80,599
Ordinary Maintenance & Operations	-	226	(226)	582,955	702,660	(119,705)	792,366	822,047	(29,680)
Protective Services	-	-	-	-	6,016	(6,016)	1,383	147,435	(146,052)
General Expense	9,909	16,651	(6,742)	221,226	221,065	161	210,374	260,454	(50,080)
Housing Assistance Payments	-	-	-	-	-	-	-	-	-
Debt Service	46,085	-	46,085	98,219	194,256	(96,037)	198	-	198
CY Reserves	-	-	-	-	431,427	(431,427)	-	211,085	(211,085)
<b>Total Operating Expense</b>	<b>359,566</b>	<b>321,771</b>	<b>37,795</b>	<b>1,498,605</b>	<b>2,266,893</b>	<b>(768,288)</b>	<b>2,200,153</b>	<b>2,631,169</b>	<b>(431,016)</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(350,796)</b>	<b>-</b>	<b>(350,796)</b>	<b>1,019,583</b>	<b>(0)</b>	<b>1,019,583</b>	<b>548,727</b>	<b>-</b>	<b>548,727</b>

## **V. 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.

The property continues to perform with 100% occupancy after reaching project stabilization.

### **B. SAMUEL MADDEN REDEVELOPMENT**

The partners for the North Building submitted the applications for debt and equity to Virginia Housing. Since there were too many unresolved issues surrounding the use of the City loan before closing, the team has decided to not pursue this approach. The team has commenced preparing the request for the tax abatement for the North Building. The project is still waiting for a final determination by the SAC office for the Section 18 operating subsidy repositioning that has been submitted for Madden.

There have been no new developments on the South building project and anticipate that this parcel will not close at the same time as the North Building project. We have commenced discussions with the City on the process for obtaining permits (demolition of the units on the South parcel and public infrastructure work that may impact the South parcel).

ARHA staff continues to meet with Madden residents. The property stabilization unit inspections performed in May was a success and the maintenance department has prepared a workplan on how to address all the major issues at the site.

### **C. LADREY HIGH RISE REDEVELOPMENT**

In March, the Development Team submitted the application for 9% LIHTC, but later withdrew it due to the size of the request and the size of the gap when DHCD said that they would not increase the amount allocated to the public housing pool. The team continues to explore other options. The development team also continues to explore additional funds to close the financing gap, including discussions with the financial consultants to the Amazon Equity Fund. We have applied for CDS (Congressional Direct Spending) funds through the offices of Congressman Beyer, and Senators Warner and Kaine, with an ask of 1.5 million dollars. We will also submit our 4% Tax Credit and HOTC applications in July.

The owners of the Annie B. Rose property filed suit against the city, ARHA, and the development team. Attorneys for the defendants met in March to commence strategy discussions. The City, Winn/IBF and ARHA's attorneys all filed a demurrer and motion to dismiss, we are waiting for the court to rule.

As a result of testimony from the residents of Annie B. Rose, the City's Code Enforcement division toured the Ladrey property and requested a follow-up tour of 10% of the building's units. The site inspection went well with the city code enforcement team recognizing the stabilization plan that has been put into place. The city's team visited the property in late March and the staff is reviewing the findings presented. The City was pleased with the final inspection.

## **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 15<sup>th</sup> year of tax credit compliance.

## **F. OTHER DEVELOPMENT ISSUES**

**Cameron Valley:** Staff has held two resident consultation meetings with residents of Cameron Valley with the goal of submitting a Section 18 application for this property.

## **G. TAX CREDIT PORTFOLIO**

May 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 dockets and completion certifications have been submitted for James Bland I and James Bland II. 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 is transitioning to a new tenant portal platform and preparation is complete and all files have been transitioned. 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 are under review.

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

### III. RESIDENT & COMMUNITY SERVICES

#### A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	April 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	35	0
City-wide	15	0
<b>TOTAL</b>	<b>343</b>	<b>0</b>

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 21<sup>st</sup> 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.
32	May	0	93	\$2,507.28

## 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	May 2024	YTD
Healthcare & Medical	91	135
Financial Assistance/Literacy Education	26	137
Daily Living Skills/Entitlements	2	27
Transportation	90	532
Enrollments/Registrations/Assessments	0	33
Adult Basic Education/Literacy/GED	1	1
Job Training Skills/Programs/Certifications	3	13
Childcare Services	4	22
Other	2	25
<b>TOTAL</b>	<b>219</b>	<b>925</b>





## E. PARTNERSHIPS

<sup>A</sup> Provider / Partner	Event/Activity – May 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)	188
ALIVE	End of Month Food @ Ladrey	102
Capital Area Food Bank	Mobile Market	113
Alfred Street Baptist Church	Food Pantry	5
Energy Masters	Energy Saving Upgrades	5
Successful Aging Committee	Senior Health & Fitness Fair	43
Animal Welfare League Of Alexandria	Pets & People Wellness Event	91
<b>Total</b>	<b>8</b>	<b>555</b>

## F.FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA	YTD TOTAL
\$ 500	\$2,035.00	\$1,690.00	\$ 23,398.00

## G.PROGRAM SUMMARY

During the month of May, the Successful Aging Committee sponsored a city-wide Senior Health and Fitness Fair at the Lee Center. Seniors from both Ladrey and the Senior Center at Charles Houston participated in exercise sessions, cooking demonstrations, and presentations on topics such as medical directives, which were specifically geared toward the senior population.

The Senior Center at Charles Houston presented a Mother's Day Tea Celebration with a theme of Paris in Spring. With support from the Concerned Citizen's network and the Social Responsibility Group, the seniors were treated to a special jazz concert, while they enjoyed their tea and treats.

Our partnership with the Energy Masters Program kicked off in the Cameron Valley area. Two teams of trained volunteers started with five 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. Energy Masters plans to return on June 22<sup>nd</sup> to complete another group of units and the overall goal is to complete energy saving updates for all 40 units in this scattered site location by the end of the year. ARHA hosted the first Community Cookout on one of our properties on May 7<sup>th</sup>. The event was held at Ruby Tucker/Hopkins-Tancil and had a wonderful turnout of residents and families. In addition, to the plethora of resources that were made available, the event was attended by several officials,



including the City Manager, City Council Members, the Director of DCHS, and the Superintendent of ACPS. Other Community Cookouts were attended by staff throughout the month, and included the locations of Southern Towers and Andrew Adkins.

LINK Club completed their parent engagement series for the spring by partnering with the Virginia Cooperative Extension to offer a Cooking Matters class. Eight families participated in the weekly sessions that provided education on shopping, cooking, and eating healthier. For completing the series, participants earned a new cookware set, specialty tools to help with portions and building a healthy plate, and a \$150 gift card from Giant.

As the school year winds down, LINK Students had the opportunity to engage in science activities aboard the George Washington University Medi-Corps traveling bus. The GW Medi-Corps bus is a mobile interactive unit where students participate in virtual activities that focus on the health sciences. Students get to experience working in an emergency room, assessing patients, and even assisting paramedics in stabilizing a patient for transport to the hospital.

Lastly, staff worked with the Animal Welfare League of Alexandria to (AWLA) host our annual Pets and People Wellness Event. The AWLA provided veterinarians and staff to administer free vaccinations for pets, along with microchipping, nail trimming, and perform mini checkups. Additionally, families received free pet food, accessories and other treats, while they visited resource tables with information on services for them. The event served 91 families and 167 pets.

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

- Community Cook Out – Casa Chirilagua – June 4<sup>th</sup> – 6:00 pm – 7:30 pm
- Men’s Health Empowerment Expo – Charles Houston Recreation Center – June 8<sup>th</sup> – 10:00 – 2:00 pm
- Community Cook Out – 5500 N. Morgan Street – June 11<sup>th</sup> – 6:00 pm – 7:30 pm
- Juneteenth Celebration – Charles Houston Recreation Center – June 22<sup>nd</sup> – 12 pm
- Community Cook Out – 900 W. Glebe Road – June 25<sup>th</sup> – 6:00 pm – 7:30 pm
- Ruby Tucker Day – Hopkins Tancil Court – June 29<sup>th</sup> – 12:00 – 4:00 pm
- Senior Picnic – Mt. Vernon Recreation Center – July 6<sup>th</sup> – 12:00 pm
- Community Cook Out – Mt. Vernon Recreation Center – July 9<sup>th</sup> – 6:00 pm – 7:30 pm
- Community Cook Out – Southport Apartments– July 16<sup>th</sup> – 6:00 pm – 7:30 pm
- Community Cook Out – Princess Square – July 23<sup>rd</sup> – 6:00 pm – 7:30 pm
- National Night Out – Multiple locations – August 6<sup>th</sup> – 6:00 pm

## I. PHOTOS



**SENIOR CENTER AT CHARLES HOUSTON – “PARIS IN SPRING” MOTHER’S DAY TEA**



**LADREY AND SENIOR CENTER @ CHARLES HOUSTON – SENIOR HEALTH & FITNESS FAIR**

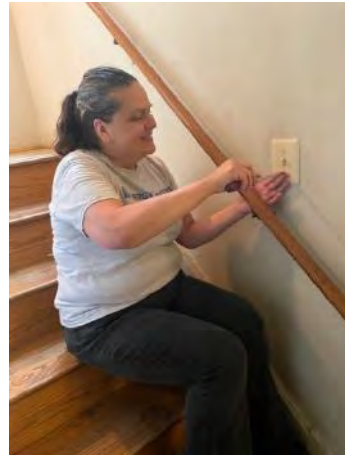




**LINK CLUB FAMILIES – COOKING MATTERS CLASS**



**GEORGE WASHINGTON UNIVERSITY COMMUNITY MEDI-CORPS INTERACTIVE BUS**



**ENERGY MASTERS TEAMS WORKING AT SCATTERED SITES – CAMERON VALLEY**







**COMMUNITY COOKOUT – RUBY TUCKER/HOPKINS TANCIL**





**PETS & PEOPLE WELLNESS EVENT & VACCINATION CLINIC**





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## VII. CONSENT DOCKET





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## VIII. ACTION DOCKET

## **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