



Monthly Report to the Board of Commissioners

Rickie Maddox
Interim Chief Executive Officer

May 29, 2024



BOARD OF COMMISSIONERS

REGULARLY MONTHLY MEETING

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

Monday, May 29, 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 MONDAY,
APRIL 22, 2024.**

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, MAY 29, 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**

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

THOSE PRESENT: **Anitra Androh, Chairwoman**
 Willie Bailey, Vice Chairman
 Peter Kleeblatt,
 Commissioner
 Michelle Krocker,
 Commissioner
 Kevin Harris, Commissioner
 Merrick Malone,
 Commissioner

 Christopher Ballard, Commissioner

THOSE ABSENT: **Daniel Bauman, Commissioner**
 Tracy Jefferson,
 Commissioner
 Christopher Ballard, Commissioner

Steven Hines

RECORDER: **Juwahn Brown**

Public session meeting called to order at 7:00pm by Chairwoman Androh. Among those present were Marisa Stanley, Chief Financial Officer, ARHA Staff, ARHA Consultants and Alexandria Office of Housing Staff Resident Leadership.

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

Commissioner Kevin Harris, on behalf of Mr. Hines, reports on Ladrey's residents are fine. Mr. Hines states that things are better than last month, and he is happy.

• ARHA Resident Association (ARA) – Commissioner Kevin Harris, President

Commissioner Kevin Harris reported that they are currently doing some restructuring for proper coverage of the ARHA sites. Will be having an event to knock on doors to encourage people to come out and vote.

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

Jair Lynch applied to the Tax Abatement Bond Program and is seeking support from ARHA to be a conduit for the State of Virginia specifically for 431 S Columbus. A presentation was circulated to the board and staff with the details and information pertaining to the design and process. A resolution was prepared by Jair Lynch and they are seeking approval. Chairwoman stated that we could do an electronic vote since ARHA has not been provided with the Resolution. Marisa advised that she would get a copy of the resolution and convene a special board meeting for approval. Jar Lynch advised that one of the procedural requirements is that they take public comment, and it was advertised as such. Since the resolution was not presented, Chairwoman Androh noted that there were no one from the public for public comments and that while the board is satisfied with the presentation, we will review the formal resolution and hold a special meeting to formalize it.

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, MARCH 25, 2024:

Chairwoman Androh presented the minutes for Monday, March 25, 2024. Commissioner Harris moved to accept the minutes; the motion was seconded by Commissioner Kleeblatt. The motion was approved with (6) Yeas, (0) Nays.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF APRIL 20, 2024:

Asset Management:

The some of the rent collection information that is reflected in the report is inaccurate due to the data import from Yardi. Marisa and her team will have all the corrections completed by Friday, April 26, 2024, and she will elaborate more in the Executive Session.

Finance:

We received some minor findings from the 2023 unaudited financials, that was submitted on time on February 29, 2024. The corrections have been made and will be submitted on Tuesday, April 21, 2024.

Development:

David and Thomas will provide updates in the Executive Session.

Resident Services:

You may notice the blue pinwheels in the front of the building and throughout the city. April is Child Abuse Prevention Awareness month, and ARHA along with other City agencies are displaying pinwheels and creating pinwheel gardens to show support. Pinwheels are reflective of the bright future that all children deserve. ARHA was proud to participate. In a previous meeting, I reported that ARHA was selected as a cohort for the Youth Network Support Group, and we received a \$5000 grant. In addition, they have selected ARHA's own Illyana Moses to be the co-chair and as a part of that, we received an additional \$5000 grant for a total of \$10,000. We are partnering with Virigina Cooperative Extension for the Energy Masters program. The kickoff location for the 1st community cookout is on Duke Street at Ewall Park.

ITEM 5. CONSENT DOCKET:

No Items Submitted

ITEM 6. ACTION DOCKET:

Vote to approve Resolution No. 740-2024 to award the contract for Landscaping Maintenance/Snow Removal to J&J Landscaping Management, Inc.

Chairwoman Androh requested for a vote to approve. Commissioner Kleeblatt moved to approval, and it was seconded by Vice Chairman Bailey.

The motion was approved with (6) Yeas, (0) Nays.

ITEM 7. NEW BUSINESS:

No Items Submitted

ITEM 8. ANNOUNCEMENTS:

No items submitted.

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

There being no further business to come before the Board, Chairwoman Androh adjourned the meeting to move to the Executive Session to discuss Personnel, Real Estate and Legal Matters at 7:24pm.

I. EXECUTIVE SUMMARY

ASSET MANAGEMENT

- Occupancy / Rent Collection

	Public Housing Feb 2024	Public Housing Mar 2024	Public Housing Apr 2024	MOD Rehab Feb 2024	Mod Rehab Mar 2024	Mod Rehab Apr 2024	Market Rate Feb 2024	Market Rate Mar 2024	Market Rate Apr 2024
Occupancy	99%	99%	99%	100%	100%	99%	98%	97%	99%
Rent Collection	83%	60%	70%	98%	65%	73%	82%	72%	75%

- Lease-Ups

New Lease-Ups	March 2024	April 2024
Tenant-based (HCVP)	20	4
Number of requests for tenancy	22	18
Project-based voucher	0	1
Moderate Rehabilitation	0	0

MAINTENANCE OPERATIONS

Reporting Period: April 11, 2024 – May 10, 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)	1	5	22	0	1	29	3	23
Andrew Adkins	8	3	24	0	1	36	5	26
BWR (Braddock, Whiting & Reynolds)	0	3	17	1	0	21	3	7
Chatham Square	3	2	31	0	0	36	12	15
Hopkins-Tancil	2	7	24	0	0	33	11	38
James Bland I, II, IV)	1	3	20	0	2	26	2	21
James Bland V	1	0	15	0	0	16	0	24
Ladrey Highrise	5	3	44	0	1	53	8	53
Miller Homes	6	4	0	0	0	10	3	3
Park Place & Saxony Sq.	0	2	9	0	1	12	4	9
Pendleton Park	2	0	6	0	1	9	1	8
Princess Square	2	4	27	4	1	38	6	23
Quaker Hill	5	9	33	0	2	49	13	14
Samuel Madden	1	1	11	0	0	13	2	11
Scattered Sites I, II, III	5	10	67	1	4	87	27	43
TOTAL	42	56	350	6	14	468	100	318

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

At the April meeting, the partners for the North and South Building provided the Board of Commissioners an update of the project and project financing. In May the North building partners applied for 4% tax credits to Virginia Housing. Since VH rules are that the financial closing must take place within 180 days of application submission, the closing for the North Building financing will occur in late November 2024 with construction starting by the end of Q1 2025. The South building partners continue to work with potential debt and equity firms on structuring alternatives. Equity investors for multifamily housing projects continue to take a wait and see approach to investments.

Staff continue to work with the City for an early release of the \$3.1M loan. The team made a presentation at the Affordable Housing Working Group in April and had numerous conversations with the city's housing department on additional requirements that the city might have. There has been no new progress since the last meeting.

ARHA staff met with Madden residents. At the meeting we presented to them that the relocation would not commence until early January 2025. We also indicated that since the relocation had been delayed, that we would redo the property stabilization plan by conducting a 100%-unit inspection in May and present residents with a schedule for all life and safety and quality of life work orders. As we have done in the past, all future work orders would be reviewed and decisions on how to proceed with work orders would be made on a case-by-case basis. We also discussed the community activities scheduled for June, August, October, and a closing dinner after the financial closing.

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: RAD subsidy for James Bland I&II and Old Dominion have commenced. Section 18 application for Madden and Adkins have been submitted and we are awaiting SAC response. Staff is preparing to submit the Section 18 application for Cameron Valley since the analysis confirmed that the property meets the obsolescence test.

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.

E. OTHER DEVELOPMENT ISSUES

Cameron Valley: Staff has commenced the Resident Consultation component of the Section 18 application process. A second meeting has been scheduled for the end of May. We have already received a report indicating that the property meets that obsolescence test for a Section 18 application approval. Our goal is to submit the application before July 1, 2024.

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 April, 428 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.

Our partnership with the Energy Masters Program kicked off May 4th 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. Plans are underway to return in mid-June 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 a Community Cookout at Ruby Tucker/Hopkins-Tancil on May 7th 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. Staff are gearing up for the next ARHA location, which will be Andrew Adkins, on May 29.



ENERGY MASTERS TEAMS WORKING AT SCATTERED SITES – CAMERON VALLEY



COMMUNITY COOKOUT – RUBY TUCKER/HOPKINS TANCIL

II. ASSET MANAGEMENT

PERFORMANCE INDICATORS FOR BOARD MONITORING OF PUBLIC HOUSING, BV, MOD & MARKET RENT

	Indicator	March 2024	April 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)	98%	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%		98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	29%			Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

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

A. OCCUPANCY RATE

Public Housing had an average occupancy rate of 99% for April 2024. Individual Performance data by property is as follows:

PUBLIC HOUSING	March 2024	April 2024
Samuel Madden	100%	100%
Andrew Adkins	98%	99%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	94%
Scattered Sites II	97%	97%
Scattered Sites III	98%	100%
Chatham Square	100%	100%
Braddock & Whiting	100%	100%
Reynolds	100%	95%
Old Dominion	100%	100%
West Glebe	100%	98%
James Bland I, II, IV	100%	100%
Lineage	100%	100%

B. PROGRAM UTILIZATION & VACANCY REPORTING

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

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

C. VOUCHER MANAGEMENT SYSTEM (VMS)

Data reported for April 2024:

	April 2024
Homeownership	14
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	30
Tenant Protection	46
All Other Vouchers	1,409
Number of Vouchers Under Lease on the last day of the month	1,537
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	169

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 03/31/2024	Total Occupied units 04/30/2024	Current # Vacant
Princess Square	68	64	64	4
Quaker Hill	60	60	59	1
Hopkins-Tancil	108	108	107	1
Miller Homes	16	16	16	0
Pendleton Park	24	21	23	1
Old Town Commons V	54	50	54	0
Lineage	46	46	46	0
TOTALS	376	365	369	7

F. VACANCY ACTIVITY TRACKING REPORT FOR PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 3/31/2024	Total Units Occupied 4/30/2024	Current # Vacant
Ladrey Building	170	169	169	1
Chatham Square.	52	52	52	0
Old Town Commons/JB IV	44	44	44	0
Sam Madden Homes	65	65	65	0
Andrew Adkins Homes	90	88	89	1
Scattered Sites 410	50	49	47	3
Scattered Site 411	30	29	29	1
Scattered Site 412	41	40	41	0
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	17	1
West Glebe	48	48	47	1
Lineage	6	6	6	0
TOTALS: (values are rounded up/down)	655	638	636	8

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list April 2024
HCVF	11,102
MOD Rehab	
(1) bedroom	525
(2) bedroom	236
(3) bedroom	199
(4) bedroom	17
Total	977
General Public Housing	
(1) bedroom	4,077
(2) bedroom	2,919
(3) bedroom	1,649
(4) bedroom	166
Total	8,811
Elderly / Disabled	
(1) bedroom	6
Total	6
BWR	
(2) bedroom	1,812
(3) bedroom	1,105
Total	2,917
Chatham Square	
(2) bedroom	1,914
(3) bedroom	31
Total	1,945
West Glebe / Old Dominion	
(1) bedroom	1,942
(2) bedroom	1,874
(3) bedroom	1,134
(4) bedroom	5
Total	4,955
OTC I, II, IV	
(2) bedroom	1,812
(3) bedroom	1,127
Total	2,939

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	March 2024	April 2024
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	20	18
New Move-in/Change of Unit/Port-in	22	4
Interim Change	54	26
Annual Reexamination	105	109
End of Participation	3	1
PUBLIC HOUSING		
Pre-Admission/Eligibility	1	6
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	5	3
Interim Change	11	9
Annual Reexamination	68	74
End of Participation	1	0
MODERATE REHABILITATION		
Pre-Admission/Eligibility	0	1
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	1	0
Annual Reexamination	14	5
End of Participation	0	1
PROJECT BASED VOUCHER		
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	1	2
Annual Reexamination	3	2
End of Participation	0	0
TOTAL CERTIFICATIONS COMPLETED	309	262

I. INSPECTIONS

Inspections	March 2024	April 2024
# of Annual/Return Inspections	122	105
# of Initial/Re-Inspections	18	4
# of Final Failed Inspections	0	2
# of Abatements	0	2
# of Emergency/Special Inspections	0	0
# of Missed Inspections (no show)	9	25
# of Quality Control Inspections Conducted	0	0

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

Number of Files Reviewed Audit Files*		
	March 2024	April 2024
Recertifications	40	34
Intake Certifications	10	20

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

Number of Recertification's Files With Errors /Recert Info		
	March 2024	April 2024
# of Recert Files w/ Errors	6	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	March 2024	April 2024
Bar Notices issued	0	0
Late Notices	55	0
Unlawful Detainers	19	8
Evictions (legal)	2	1
Evictions (drugs)	0	0

K. RENT COLLECTION

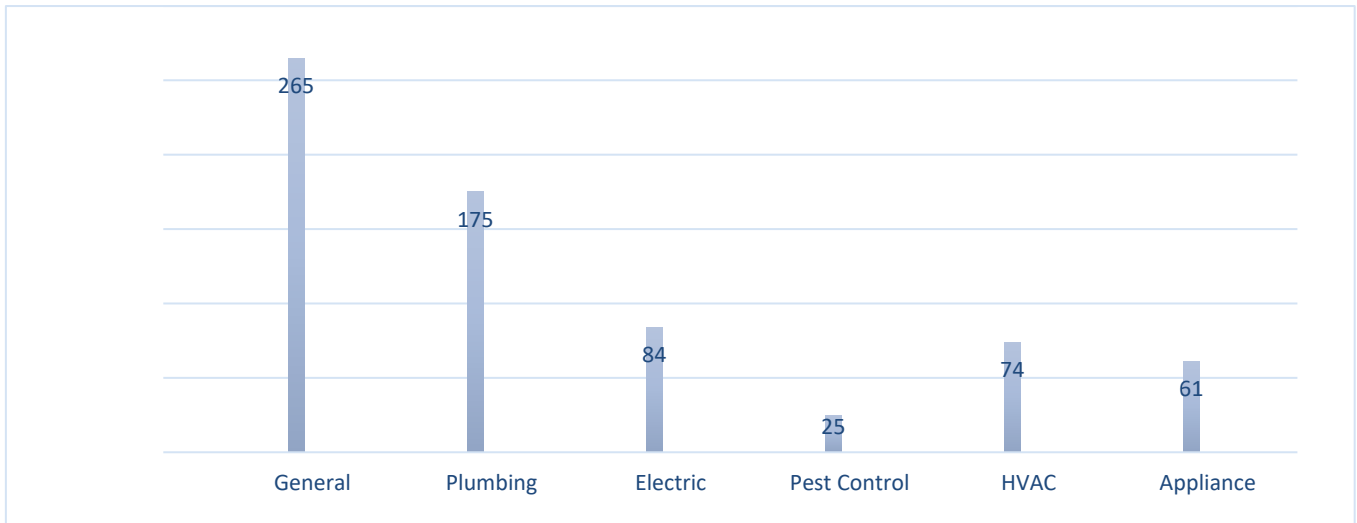
ARHA properties collected **87%** of monthly rent charged for **April 2024**. Individual performance by property is as follows:

PUBLIC HOUSING	Feb 2024	March 2024	April 2024
Samuel Madden	82%	70%	85%
Andrew Adkins	84%	60%	84%
Ladrey High-Rise	90%	63%	90%
Scattered Sites I	94%	65%	93%
Scattered Sites II	89%	40%	85%
Scattered Sites III	82%	68%	82%
Chatham Square	87%	65%	92%
Braddock	72%	47%	72%
Whiting	88%	54%	77%
Reynolds	59%	67%	75%
West Glebe	79%	54%	86%
James Bland IV	83%	48%	84%
TOTAL	83%	60%	84%
MARKET RATE/PBV	Feb 2024	March 2024	April 2024
Quaker Hill	78%	69%	81%
Princess Square	75%	80%	79%
Miller Homes	77%	73%	77%
Pendleton Park	73%	58%	87%
James Bland V (PBV)	74%	75%	72%
Saxony Square (PBV)	100%	73%	94%
Old Dominion (PBV)	70%	70%	85%
James Bland I (PBV)	86%	RCNP	84%
James Bland II (PBV)	76%	RCNP	85%
Park Place (PBV)	94%	75%	91%
TOTAL	80%	72%	84%
MOD	Feb 2024	March 2024	April 2024
Hopkins-Tancil	65%	65%	93%
TOTAL	65%	65%	93%

Additional Rent Collection Information: Rent charges not posted (RCNP) in Yardi for this property

III. MAINTENANCE OPERATIONS

A. APRIL WORK ORDER ACTIVITY TOTAL: 674



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	3	1	3	0	1	0	8	2	2	18
Alexandria Crossing (Old Dominion & West Glebe)	13	9	3	1	5	3	34	27	177	725
Andrew Adkins	7	20	5	2	8	4	46	78	263	775
BWR (Braddock, Whiting & Reynolds)	15	5	4	0	4	5	33	18	94	410
Chatham Square	27	7	2	0	1	7	44	16	124	435
Hopkins-Tancil	18	13	10	3	10	3	57	60	237	830
James Bland I, II, IV	7	5	9	3	1	4	29	41	145	548
James Bland V	10	12	4	1	0	4	31	27	108	395
Ladrey Highrise	32	24	16	3	1	10	86	121	201	794
Miller Homes	10	3	2	0	5	2	22	5	66	153
Park Place & Saxony Sq.	4	1	2	2	0	2	11	18	79	170
Pendleton Park	3	6	1	0	0	3	13	9	70	235
Princess Square	19	15	4	3	9	6	56	23	165	786
Quaker Hill	22	12	5	1	10	1	51	39	128	396
Samuel Madden	2	12	1	0	4	0	19	31	91	613
Scattered Sites I, II, III	63	30	13	6	15	7	134	57	286	1061
TOTAL	255	175	84	25	74	61	674	572	2236	8344

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 – 4/3 & 4/22 & 5/1 & 5/15
 - Chatham Square – 4/8 & 5/8
 - Andrew Adkins – 4/8 & 4/15 & 4/22 & 4/29 & 5/6 & 5/13 & 5/20 & 5/24
 - Ladrey floors 7-11 – 4/4 & 4/24 & 5/2 & 5/23
 - Ladrey floors 1-6 – 4/5 & 4/25 & 5/3 & 5/24
 - Hopkins-Tancil – 4/5 & 4/18 & 5/3 & 5/10 & 5/16 & 5/22
 - Samuel Madden – 4/17 & 4/24 & 5/22 & 5/29

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
				\$	%			\$ %
Operating Revenue								
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%
Total Operating Revenue	51,993,725	4,332,810	4,305,690	(27,120)	-1%	17,331,242	17,222,760	(108,481) -1%
Operating Expenses								
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%
Total Operating Expense	51,993,725	4,332,810	3,926,472	(406,338)	-9%	17,331,242	15,705,888	(1,625,354) -9%
NET SURPLUS (DEFICIT)	-	-	379,218	379,218		-	1,516,873	1,516,873

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

	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
<u>Operating Revenue</u>									
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)
Total Operating Revenue	17,222,760	17,331,242	(108,481)	1,599,574	1,790,011	(190,437)	10,347,348	10,321,398	25,950
<u>Operating Expenses</u>									
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)
Total Operating Expense	15,705,888	17,331,242	(1,625,354)	1,545,610	1,790,011	(244,401)	10,101,953	10,321,397	(219,444)
NET SURPLUS (DEFICIT)	1,516,873	-	1,516,873	53,964	-	53,964	245,395	0	245,394

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

	VHD LLC			Affordable Properties			LIPH Properties		
	Total	Total	Over /	Total	Total	Over /	Total	Total	Over /
	Actual	Budget	(Under) Budget	Actual	Budget	(Under) Budget	Actual	Budget	(Under) Budget
<u>Operating Revenue</u>									
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
Total Operating Revenue	8,771	321,771	(313,000)	2,518,189	2,266,893	251,296	2,748,880	2,631,169	117,710
<u>Operating Expenses</u>									
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)
Total Operating Expense	359,566	321,771	37,795	1,498,605	2,266,893	(768,288)	2,200,153	2,631,169	(431,016)
NET SURPLUS (DEFICIT)	(350,796)	-	(350,796)	1,019,583	(0)	1,019,583	548,727	-	548,727

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. Staff continue 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.

B. SAMUEL MADDEN REDEVELOPMENT

Financial Closing:

The North building partner has applied for the 4% tax credits and a closing has been targeted for late November 2024. The bond application had previously been submitted to VH and the tax credit syndicator will be Freddie MAC.

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. Representatives of Mill Creek presented at the Board's April meeting about the difficulties in the market for affordable housing financing and for attracting equity partners for mixed multifamily housing projects in the region. The message that they wanted to convey was that there is interest, and that timing is the only item that has become an obstacle to closing the deal. They anticipate that this component of the deal will close during the first or second quarter of 2025.

City Loan:

ARHA presented the early release loan request to the Affordable Housing Working Group in April and continues to meet with the City's Housing Department to obtain guidance on the conditions that will be required for the early release. The Housing Department staff have reserved a date in late June on the city council docket if the council needs to affirm their previous vote due to this early start.

Relocation and Resident Engagement: The relocation consultant, Housing Opportunities Unlimited (HOU), has set up an office at Madden and all residents have created a resident file. At the April resident's meeting ARHA and HOU staff informed Madden residents that the relocation had been delayed until early 2025. Gaynelle Diaz indicated that she has already started to collaborate with the School Department to mitigate any issues that may arise due to the relocation in the middle of the school year. We will continuously monitor this issue throughout the year.

Resident meetings will be scheduled monthly to keep residents informed of the progress on financial issues. We have scheduled a summer kick-off for June, a back-to-school event for August, a Family Day in October to recognize that the Madden as we know it is coming to an end, and a closing dinner for December.

Since relocation will not take place until early 2025, we have decided to reestablish the property stabilization plan that we had previously provided to the site. 100% of the units will be visited by the maintenance staff and property manager. We will address all life and safety issues



immediately, address quality of life issues and then evaluate other work orders. We will 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 still waiting for SAC approval of the Section 18 application.

We will be submitting the documents necessary to obtain the tax abatement for the North building.

We are currently reviewing the ground lease and the organizational documents for the new North parcel owner.

C. LADREY HIGH RISE REDEVELOPMENT

The development team applied for 9% Tax Credits in March 2024. Shortly after submitting the 9% tax credit application, we received notification from the state that our request was larger than the entire pool for this year, and because of this situation we discussed with the state the other options. What we came away with is the Housing Opportunity Tax Credit (in previous years only given to projects in rural areas), and the 4%/4% blend. The Ladrey team is formally withdrawing our application for the 9% tax credits and will pursue 4% tax credits for full project and the Housing Opportunity Tax Credit (in lieu of a 9% and 4% blend), this should cover our gap. The Ladrey 4% tax credit application will be submitted in July 2024, and Ladrey's application does not compete or adversely affect the Samuel Madden 4% tax credit application. The development team continues to explore other financing vehicles to ensure closing the current gap, such as the Amazon Equity Fund and other philanthropic funds. We anticipate a financial closing in either the 2nd or 3rd quarter of 2025. We are continuing to work on the Housing Opportunity Tax Credit and the 4% tax credit applications which are both due in July. In addition, we have applied for the Congressional Direct Spending (the DCS) with Congressman Beyer, and Senators Warner and Kaine. Over the next several months will be working with the City and interviewing with the offices hoping to get an allocation of \$1.5 Million dollars.

The owners of the Annie B Rose property have filed suit against the City, ARHA, and our development partners for the city's failure to consider an existing zoning order for the parcel when the Planning Commission and the City Council voted in favor of the Ladrey application. The attorneys representing the defendants will meet to discuss legal strategies. We have been in conversation with the city and our development partners. Our counsel and the development team counsel believe that the lawsuit is without merit. The City's counsel is dealing with other legal matters and is just starting to focus on it. The City, the Winn/IBF Development Partner and ARHA all filed a demure motion to dismiss the case, and we are waiting to hear from the court.

Based on testimony from residents of the Annie B Rose property, the City's Code Enforcement division toured the Ladrey property on February 28, 2024, and commented positively on the conditions of the building. They have scheduled a follow up site visit to review 10% of the units or 17 total units. That meeting is to be held at the end of March. The follow up inspection by the City's Code Enforcement division was held on March 28th and that inspection went well, we should be getting a report shortly. The City was pleased with what they found in the inspection.

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.



D. RAD & RE-SYNDICATION

RAD: RAD subsidies for James Bland I & II and Old Dominion have commenced.

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.

Cameron Valley

We conducted the initial Section 18 Application Consultation with the residents of **Cameron Valley** on April 29, 2024. At this meeting we received full support from the residents in attendance to submit the application and they look forward to future redevelopment. We will host a second Section 18 Application Consultation in May 2024.

E. OTHER DEVELOPMENT ISSUES

Property Acquisition: ARHA has closed on the acquisition of the Providence St John Baptist Church located at 901 N Alfred Street, Alexandria.

The Phase 1 environmental report for the site came back clean. We contracted Walter Phillips for a site survey. The survey will be completed within 3 weeks. Staff has also spoken with land use counsel about a zoning analysis and with the architect about a massing study utilizing various design styles for home ownership units. The goal is to produce a housing product that is affordable to household between 50% AMI to 120% AMI.

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

April 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. The annual tax credit investor compliance audit for the Boston Financial properties is currently underway. Virginia Housing is transitioning to a new tenant portal platform and preparation is underway at ARHA. Virginia Housing annual physical inspections have been scheduled for May.



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.

II. 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	2
TOTAL	343	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 April, 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	April	0	114	\$3,073.44

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	April 2024	YTD
Healthcare & Medical	31	44
Financial Assistance/Literacy Education	29	111
Daily Living Skills/Entitlements	5	25
Transportation	89	442
Enrollments/Registrations/Assessments	11	33
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	2	10
Childcare Services	4	18
Other	7	23
TOTAL	178	706

E. PARTNERSHIPS

^A Provider / Partner	Event/Activity – April 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)	202
ALIVE	End of Month Food @ Ladrey	114
Capital Area Food Bank	Mobile Market	96
Alfred Street Baptist Church	Food Pantry	8
Neighborhood Health	Vaccination Clinic at Ladrey	31
Successful Aging Committee	Dance for All Ages	38
Total	7	497

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind/Leveraged	ARHA	YTD TOTAL
\$	\$1,815.00	\$2,110.00	\$ 19,173.00

G. PROGRAM SUMMARY

The Senior Center at Charles Houston was honored to participate in a special field trip to the White House. Seniors had an opportunity to tour iconic areas, such as the East Room, and admire all the portraits of former Presidents and First Ladies. A highlight was the opportunity for all the seniors to take a picture in front of the portrait of former First Lady – Michelle Obama.

The celebrations didn't end there as the seniors went from the White House to the Disco Floor to take part in the Dance for All Ages. Seniors from both Ladrey and the Senior Center at Charles Houston participated in the annual event, which is a Senior Prom for those aged 55 and older. The event was held at Alexandria City High School (ACHS) and hosted by the Successful Aging Committee and members of the ACHS student government. In addition to dancing the night away, participants were treated to dinner, and ended the night by crowning a Prom King and Queen.

Neighborhood Health held a spring vaccination clinic at Ladrey Highrise to offer flu and covid vaccinations, including the high dose versions recommended for seniors. Lately, there have been increases in the number of reported cases for both flu and covid. The clinic was open to all residents. Our hope was to connect with individuals who may have missed the fall clinics and let them know it's not too late to boost your immunity. Additionally, those with compromised immune systems were still eligible to receive another covid booster.



LINK Club focused on health and wellness by offering a series of dance classes for families to learn together. The classes were held throughout the month and taught a variety of dance styles, including Salsa, Merengue, Bachata, and Hip-Hop. Participants learned that not only is dancing a valid form of exercise, but it is also a fun way to spend quality time together.

Summer is fastly approaching, and staff wanted to ensure that parents were aware of summer programs for youth. RACS collaborated with the ACPS Family and Community Engagement team to present a workshop on various opportunities for summer. This included LINK Club summer camps, the ACPS Summer Learning programs, the Department of Recreation's Power-Up and Power-On programs, and the Alexandria Police Youth Camp, to name a few. All of the specified programs are available to students for free, as long as applications are submitted by deadlines and with the appropriate documentation. Additionally, RACS promoted other summer information fairs that were held at Alexandria City High School and the Department of Recreation, which featured other opportunities with reduced fees and prices.

The Workforce Development Center held an informational meeting at ARHA, to highlight their current programs. This included assistance looking for employment, along with opportunities to pursue additional training through Northern Virginia Community College. Additionally, they shared information on the upcoming Youth Job Fair, which targeted youth ages 16-24 for summer and year-round employment. All residents are eligible to complete the intake process and identify potential education or employment pathways.

ARHA showed support for Child Abuse Prevention Awareness Month, by being a 2024 Pinwheel Partner. During the month of April, ARHA joined the Center for Alexandria's Children and other organizations throughout the City of Alexandria to display around 800 blue pinwheels. A pinwheel garden was created in front of the ARHA Headquarters Building and the Ruby Tucker Family Center. Pinwheels are used to help educate communities about the importance of supporting children and families. Shining in the sun, the pinwheel is reflective of the bright future all children deserve. Additionally, pinwheels are a positive emblem of the effect we can have when we work together to prevent child abuse.

As part of our participation in the Youth Support Network Program Quality Cohort, the Executive Committee selected Iliana Moses as the Cohort Co-Chair. The seat on the Executive Committee is a one-year appointment, which will last through June 2025. In recognition of the additional time and commitment required, ARHA will receive an additional grant of \$5,000.

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

- Parent Engagement Workshop – Nutrition & Healthy Cooking – Ruby Tucker Center, May 9th – 6:30 pm
- Community Cook Out – Fairlington Presbyterian Church – May 15th – 6:00 pm – 7:30 pm
- Parent Engagement Workshop – Nutrition & Healthy Cooking – Ruby Tucker Center, May 16th – 6:30 pm
- Seniors Health & Fitness Fair – Lee Center – May 18th – 10:00 am – 1:00 pm
- Community Cook Out – Southern Towers – May 21st – 6:00 pm – 7:30 pm
- Parent Engagement Workshop – Nutrition & Healthy Cooking – Ruby Tucker Center, May 23rd – 6:30pm

- Community Cook Out – Andrew Adkins – May 29th – 6:00 pm – 7:30 pm
- Parent Engagement Workshop – Nutrition & Healthy Cooking – Ruby Tucker Center, May 30th – 6:30 pm
- Community Cook Out – Casa Chirilagua – June 4th – 6:00 pm – 7:30 pm
- Men’s Health Empowerment Expo – Charles Houston Recreation Center – June 8th – 10:00 – 2:00 pm
- Community Cook Out – 5500 N. Morgan Street – June 11th – 6:00 pm – 7:30 pm
- Ruby Tucker Day – Hopkins Tancil Court – June 29th – 12:00 – 4:00 pm

C. PHOTOS



SENIOR CENTER @ CHARLES HOUSTON – WHITE HOUSE VISIT



SENIORS FROM LADREY AND SENIOR CENTER @ CHARLES HOUSTON – DANCE FOR ALL AGES



PINWHEEL GARDENS IN SUPPORT OF CHILD ABUSE PREVENTION AWARENESS MONTH



LINK CLUB FAMILIES – HEALTH & FITNESS – LEARNING TO DANCE SALSA, BACHATA, & HIP-HOP



VII. CONSENT DOCKET



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