

Monthly Performance Report to The Board of Commissioners

Janell Diaz, Acting Deputy Chief Executive Officer

June 22, 2026

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DEVELOPMENT & PORTFOLIO SERVICES

DEVELOPMENT & PORTFOLIO OPERATIONS

A. DEVELOPMENT

a. SAMUEL MADDEN REDEVELOPMENT

North Block:

The project is currently tracking ahead of the contract schedule, with Substantial Completion anticipated on October 1, 2027. Framing has commenced, and material staging, along with construction offices, are located on the South Parcel.

South Block:

Fairstead has presented a proposal for the South Block that maximizes the number of affordable units. A Letter of Intent (LOI) was negotiated with the Fairstead team, and the Board has approved its execution. Ballard will continue to serve as legal counsel during this phase.

The Development team is currently working with legal counsel on the Master Development Agreement (MDA). Relocation of South Block residents is complete and as of April 30, 2026, the property is vacant. The team anticipates presenting the MDA for Board approval in Late Summer

b. LADREY HIGH RISE REDEVELOPMENT

The Letter of Intent (LOI) with Winn was executed in October. The Master Development Agreement (MDA) terms have been approved by the ARHA Board. The Virginia Department of Housing and Community Development (DHCD) has reaffirmed its commitment to maintain the previously awarded \$5 million in funding. In addition, Virginia Housing has approved and closed on the predevelopment loan, and the project has been awarded \$2 million in Congressional Direct Spending.

All residents have been successfully relocated off-site. HCM has been selected as the project architect, and Bozzuto has been selected as the General Contractor. Bowman will continue to serve as the Civil Engineer of Record.

The development team has submitted for site plan approval, and the building permit application is anticipated to be submitted in June.

c. CAMERON VALLEY

The Disposition Application was initially approved. The Development team will continue to utilize a Virginia Housing grant to support community engagement and solicit feedback from residents and stakeholders. HCM has been selected to conduct massing studies, and the Development team is working in collaboration with the Duke Street Land Use Planning team to maximize site density.

d. ANDREW ADKINS

Samuel Madden and Andrew Adkins fall under the same Asset Management Project (AMP). When the disposition application was originally submitted, both properties were included and approved. However, on August 30, 2024, Katherine Stuckemeyer finalized approval for the Samuel Madden units only. Andrew Adkins will be revisited once ARHA is prepared to move forward with new development.

The application is currently in the PIC system. In addition, the Development team has received approval to proceed with community engagement efforts.

B. REAL ESTATE PORTFOLIO

May 2026 month-end and quarterly financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. We continue to work with the investor for release of the final equity payment for Lineage pending approval of our request to decrease their proposed downward adjuster. The investor has indicated they are amenable to a significant decrease and we will continue to secure the waiver. We continue evaluating the process to buy out the Limited Partner for both Old Dominion and West Glebe at the end of their 15-year tax credit compliance period. We continue to work on lease-up and stabilization of the recently acquired Alate property. Pendleton Park annual investor audit is underway. Annual investor tenant file audit is underway for James Bland IV and V. Annual Housing Authority Insurance inspections have been schedule for various properties.

FINANCE & BUDGET

JUNE 2026 Board Report
Condensed Combined Balance Sheet Entity Wide
April and March 2026

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
CURRENT ASSETS			
Total Unrestricted Cash	13,149,533.14	12,209,894.82	939,638.32
Total Restricted Cash	7,371,270.54	9,198,462.38	-1,827,191.84
TOTAL CASH	20,520,803.68	21,408,357.20	-887,553.52
TOTAL ACCOUNTS AND NOTES RECEIVABLE	62,223,923.33	61,686,145.76	537,777.57
TOTAL OTHER CURRENT ASSETS	21,143,104.78	16,691,292.02	4,451,812.76
TOTAL CURRENT ASSETS	103,887,831.79	99,785,794.98	4,102,036.81
NONCURRENT ASSETS:			
TOTAL FIXED ASSETS	162,954,537.39	162,351,111.55	603,425.84
TOTAL NONCURRENT ASSETS	170,552,299.21	169,680,324.68	871,974.53
TOTAL ASSETS	274,440,131.00	269,466,119.66	4,974,011.34
LIABILITIES & EQUITY			
TOTAL CURRENT LIABILITIES	3,997,913.83	3,997,913.83	0.00
TOTAL NONCURRENT LIABILITIES	115,118,382.21	115,618,566.79	-500,184.58
TOTAL LIABILITIES	161,923,251.43	156,275,011.34	5,648,240.09
EQUITY			
TOTAL CONTRIBUTED CAPITAL	45,566,882.66	45,566,882.66	0.00
TOTAL RESERVED FUND BALANCE	54,244,059.45	54,244,059.45	0.00
TOTAL RETAINED EARNINGS:	12,705,937.46	13,380,166.21	-674,228.75
TOTAL EQUITY	112,516,879.57	113,191,108.32	-674,228.75
TOTAL LIABILITIES AND EQUITY	274,440,131.00	269,466,119.66	4,974,011.34

June 2026 Board Report
Condensed Income Statement Functional Expense Entity Wide

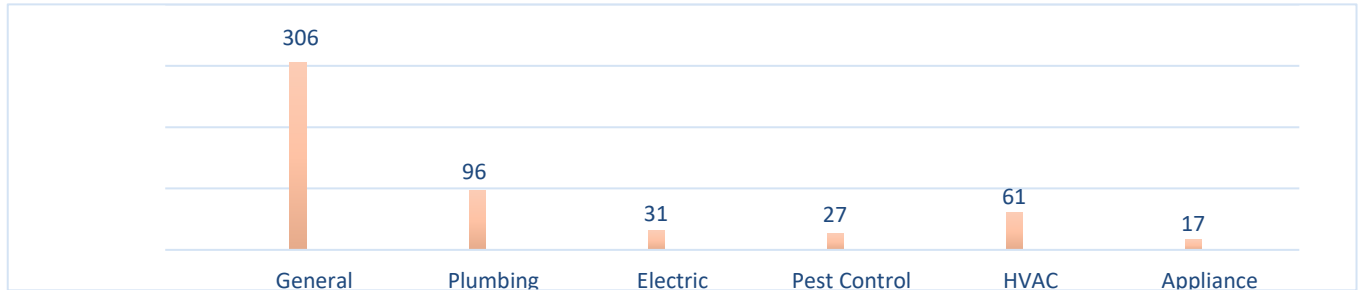
Apr-26

	April	%
Revenue & Expenses		
INCOME		
TOTAL TENANT INCOME	803,775.79	179.12
TOTAL GRANT INCOME	3,505,114.39	781.12
TOTAL OTHER INCOME	209,266.66	46.64
TOTAL INCOME	4,518,156.84	1,006.88
EXPENSES		
TOTAL ADMINISTRATIVE EXPENSES	1,190,758.77	265.36
TOTAL TENANT SERVICES EXPENSES	71,731.60	15.99
TOTAL UTILITY EXPENSES	205,741.62	45.85
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	708,894.01	157.98
TOTAL GENERAL EXPENSES	80,714.39	17.99
TOTAL HOUSING ASSISTANCE PAYMENTS	2,659,112.00	592.59
TOTAL EXPENSES	4,966,884.86	1,106.88
NET INCOME	-448,728.02	-100.00

MAINTENANCE OPERATIONS

MAINTENANCE

A. APRIL WORK ORDER ACTIVITY TOTAL: 538



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	2026 Y-T-Date #of Work Orders	2025 Year End Total #of Work Orders
Administrative Building	0	0	0	1	0	0	1	1	10	33
Alexandria Crossing (West Glebe)	45	10	0	2	7	1	65	21	118	443
Alexandria Crossing (Old Dominion)	3	3	1	2	1	0	10	7	48	221
Andrew Adkins	65	25	5	2	2	1	100	32	139	410
BWR (Braddock, Whiting & Reynolds)	40	7	1	2	2	2	54	28	111	264
Chatham Square	7	2	1	2	5	1	18	13	65	148
Hopkins-Tancil	18	10	3	2	6	0	39	28	182	322
James Bland I, II	7	7	0	2	2	0	18	10	71	154
James Bland IV	19	4	1	2	7	3	36	11	94	93
James Bland V	7	2	0	1	4	2	16	16	62	174
Ladrey Highrise	0	0	0	0	0	0	0	0	0	373
Miller Homes	0	0	0	1	0	0	1	10	43	79
Park Place & Saxony Sq.	6	4	1	1	4	3	19	9	53	91
Pendleton Park	1	0	0	1	0	0	2	3	39	157
Princess Square	12	4	1	2	9	2	30	29	131	547
Quaker Hill	11	7	2	1	6	2	29	14	99	243
Samuel Madden	0	0	0	0	0	0	0	0	2	119
Scattered Sites I, II, III	65	11	15	3	6	0	100	57	238	653
TOTAL	306	96	31	27	61	17	538	289	1505	4524

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 between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in July 2026.
- The Andrew Adkins, Princess 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, 6/25
 - Chatham Square – 5/14 & 6/11
 - Andrew Adkins – 5/4, 5/18 & 6/1, 6/15
 - Hopkins/Tancil Ct. – 5/11, 5/18 & 6/8, 6/22

PROPERTY & HOUSING CHOICE VOUCHER (HCV) OPERATIONS

PROPERTY OPERATIONS

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

Indicator	Apr. 2026	May 2026	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	96%	97%	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)	97%	97%	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 (*)	85%	87%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	15%	13%		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 **97%** for May 2026. Individual Performance data by property is as follows:

PUBLIC HOUSING	Apr. 2026	May 2026
Samuel Madden*	Vacant*	Vacant*
Andrew Adkins	94%	93%
Ladrey Highrise*	Vacant**	Vacant**
Scattered Sites I	88%	94%
Scattered Sites II	90%	90%
Scattered Sites III	96%	96%
Chatham Square	98%	98%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
West Glebe	96%	96%
OTC/JB IV	100%	98%
Lineage	100%	100%

* Property is vacant and awaiting demolition/redevelopment

**Building is completely vacant awaiting redevelopment.

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	April 2026	May 2026
Housing Choice Voucher	74%	82%
Moderate Rehabilitation	94%	94%
Project Based Voucher	97%	97%
Low Rent Public Housing	96%	97%
Market Affordable Rate	99%	98%

D. VOUCHER MANAGEMENT SYSTEMS (VMS)

Data reported for May 2026:

	May 2026
Homeownership	10
Homeownership New this Month	0
Family Unification	38
Portable Vouchers Paid	19
Tenant Protection	124
All Other Vouchers	1406
# of Vouchers Under Lease on the last day of the month	1651
HA Owned Units Leased – included in the units lease above	226
New Vouchers issued but not under contract as of the last day of the month	117
Portable Vouchers Administered	55
Number of Vouchers Covered by Project-Based AHAPs and HAPs	281

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 04/30/2026	Total Occupied Units 05/31/2026	Current # Vacant
Princess Square	68	67	66	2
Quaker Hill	60	58	57	3
Hopkins-Tancil	108	101	101	7
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons/James Bland V	54	52	52	2
Lineage	46	46	46	0
Old Dominion	36	36	36	0
James Bland I, II	36	35	35	1
Park Place	38	36	35	3
Saxony Square	5	5	5	0
TOTALS	491	475	472	19

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 04/30/2026	Total Units Occupied 05/31/2026	Current # Vacant
Ladrey Building*	170*	Vacant*	Vacant*	Vacant*
Chatham Square	52	51	51	1
Old Town Commons IV	44	44	43	1
S. Madden Homes**	65*	Vacant*	Vacant*	Vacant*
A. Adkins Homes	90	84	83	7
Scattered Sites 410	50	44	47	3
Scattered Site 411	30	27	27	3
Scattered Site 412	41	39	39	2
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
West Glebe	48	46	46	2
Lineage	6	6	6	0
TOTALS: <i>(values are rounded up/down)</i>	409[^]	389	390	19

*Property is vacant awaiting redevelopment.

[^] total does not include Ladrey and S. Madden units

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list May 2026
HCVP	10,779
MOD Rehab	
(1) Bedroom	516
(2) bedroom	166
(3) bedroom	146
(4) bedroom	0
Total	828
General Public Housing	
(1) bedroom	4,078
(2) bedroom	2,894
(3) bedroom	1,465
(4) bedroom	160
Total	8,597
Elderly / Disabled	
(1) bedroom	0
Total	0
Braddock Whiting & Reynolds (BWR)	
(2) bedroom	1,789
(3) bedroom	1,089
Total	2,878
Chatham Square	
(2) bedroom	1,880
(3) bedroom	27
Total	1,907
West Glebe	
(1) bedroom	1,948
(2) bedroom	1,853
(3) bedroom	1,089
(4) bedroom	5
Total	4,895
Old Dominion	
(1) bedroom	1,961
(2) bedroom	1,876
(3) bedroom	1,110
Total	4,947
James Bland (OTC) I, II	
(2) bedroom	1,837



Alexandria Redevelopment and Housing Authority

(3) bedroom	1,140
Total	2,977
James Bland (OTC) IV	
(2) bedroom	1,822
(3) bedroom	1,140
Total	2,962

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Apr. 2026	May 2026
Pre-Admission/Eligibility	4	0
Request for Tenancy Approval	18	7
New Move-in/Change of Unit/Port-in	18	7
Interim Change	50	51
Annual Reexamination	107	82
End of Participation	2	3
PUBLIC HOUSING	Apr. 2026	May 2026
Pre-Admission/Eligibility	0	5
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	5
Interim Change	8	10
Annual Reexamination	31	33
End of Participation	0	0
MODERATE REHABILITATION	Apr. 2026	May 2026
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	3	2
Annual Reexamination	7	8
End of Participation	0	0
PROJECT BASED VOUCHER	Apr. 2026	May 2026
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	2	3
Annual Reexamination	14	10
End of Participation	0	0
TOTAL # OF CERTIFICATIONS COMPLETED	264	226

I. INSPECTIONS

Inspections	Apr. 2026	May 2026
# of annual/return Inspections	337	284
# of Initial/Re-inspections	29	26
# of Final Failed Inspections	97	98
# of Abatements	8	7
# of Emergency/Special Inspections	1	2
# of Missed Inspection (no show)	43	20
# of Quality Control Inspections Conducted	7	0

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

# of Files Reviewed Audit Files	Apr. 2026	May 2026
Recertifications	55	51
Intake Certifications	36	34

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

Recertification Files with Errors	Apr. 2026	May 2026
# of files with errors	11	7

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	Apr. 2026	May 2026
Bar Notices Issued	0	0
Late Notices	0	0
Unlawful Detainers	0	0
Evictions (legal)	0	1
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected **87%** of the monthly rent charged for **May 2026**. Individual performance by property is as follows:

PUBLIC HOUSING	Apr. 2026	May 2026	# Units that Pay \$0 Rent	# Units that did not Pay in Full	#Units Paid in Full
Samuel Madden*					
Andrew Adkins (83 units)**	99%	57%	14	21	48
Ladrey High-Rise***					
Scattered Sites I (47 units leased)	89%	73%	11	10	26
Scattered Sites II (27 units leased)	89%	87%	9	2	16
Scattered Sites III (39 units leased)	92%	96%	12	4	23
Chatham Square (51 units leased)	97%	96%	14	3	34
Braddock (BWR) (6 units leased)	57%	66%	0	1	5
Whiting (BWR) (24 units leased)	95%	97%	8	2	14
Reynolds (BWR) (18 units leased)	87%	98%	5	1	12
West Glebe (46 units leased)	81%	80%	16	7	23
James Bland IV (44 units leased)	98%	94%	11	5	28
TOTAL	89%	85%			
MARKET RATE/100% TAX CREDIT/PBV					
Quaker Hill (58 units leased)	88%	89%	7	11	40
James Bland I (17 units leased)	99%	99%	6	0	11
James Bland II (18 units leased)	66%	77%	9	2	7
Old Dominion (36 units leased)	76%	78%	13	4	19
Princess Square (64 units leased)	93%	78%	15	11	48
Miller Homes (16 units leased)	99%	100%	1	0	15
Pendleton Park (24 units leased)	96%	99%	3	2	19
James Bland V (PBV) (53 units leased)	88%	84%	15	8	30
Saxony Square (PBV) (5 units leased)	100%	100%	0	0	5
Park Place (PBV) (36 units leased)	96%	99%	4	1	31
TOTAL	90%	90%			
MOD/PBV					
Hopkins Tancil (102 units leased)	77%	75%	22	15	65
TOTAL	77%	75%			

* Samuel Madden tenants were recently relocated. At the property, there is 1 tenant left who will be relocated soon. Until further notice, Samuel Madden will remain on the above table until at least the last resident is relocated.

** % for April was unusually high due to large number of balances brought to zero by Fresh Start payments.

***As of May 2026, all Ladrey residents have been relocated. Until further notice, the Ladrey will remain on the above table as a place holder until the building has been renovated and leased.

RESIDENT & COMMUNITY SERVICES (RACS)

RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	May New Enrollment
Hopkins-Tancil	40	0
Chatham Square	16	0
Samuel Madden	12	0
Andrew Adkins	21	0
James Bland V	57	0
Princess Square	22	0
ALATE	99	0
HCVP	65	0
Scattered Sites	39	0
City-wide	66	0
TOTAL	434	0

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.

- **ALATE:**

3. Activity Center - For seniors that reside in the ALATE, we offer 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. 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 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).
5. 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).

Family Self-sufficiency (FSS):

6. 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:

7. 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 30 active volunteers working with RACS programs, to assist in the delivery of workshops or programming. For the month of May, volunteers assisted with and conducted read aloud sessions, assisted with food distributions, field trips, and community cookouts. 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.
30	May	0	242	\$6,403.32



Alexandria Redevelopment and Housing Authority

C. SELF SUFFICIENCY PROGRAM STATISTICS

	FSS
Number of Households Under Contract of Participation – YTD	60
Number of Households with Positive Escrow Accounts	24
Number of Households to Successfully Graduate – YTD	25

D. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	May 2026	YTD
Healthcare & Medical	0	36
*Financial Assistance/Literacy Education	32	441
Daily Living Skills/Entitlements	0	0
Transportation	1	33
Enrollments/Registrations/Assessments	57	83
Adult Basic Education/Literacy/GED	1	1
Job Training Skills/Programs/Certifications	2	40
Childcare Services	7	7
Other	0	32
TOTAL	100	673

*AMOUNT OF FINANCIAL ASSISTANCE RECEIVED May 2026	YTD TOTAL
\$6,864.03	\$1,083,220.83

E. PARTNERSHIPS

Provider / Partner	Event/Activity – May 2026	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	18
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town CC)	80
Capital Area Food Bank	Mobile Market	58
Goodwin House Living	Exercise Classes	22
Alfred Street Baptist	Food Pantry	13
Alfred Street Baptist	Brother’s Keeper Pre-Registration for ARHA Families	55
Pathways for Progressive Scholars/Women’s Initiative Network/City of Alexandria	5 th Annual Community Spelling Bee	13
Virginia Cooperative Extension	Financial Empowerment Workshop (Building a Budget)	3
City of Alexandria RPCA	Community Cookouts (3)	450
Total	9	712

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind /Leveraged	ARHA	YTD TOTAL
\$0	\$10,000	\$1,223.30	\$32,291.16

G. PROGRAM SUMMARY

During the month of May, seniors at the Charles Houston Senior Center hosted their annual Mother’s Day celebration, honoring all mothers and mother figures, and enjoying fellowship with each other. Participants also enjoyed a cooking and nutrition demonstration in partnership with Goodwin House, including an added benefit of free groceries to take home.

Middle school ARHA youth participated in Mayor Alyia Gaskin’s Youth Forum, where students engaged with the Office of Race and Social Equity to discuss and learn how their procedures affect the city and can impact youth. Thanks to our partnership with Wilderness Kids Alexandria, middle school youth also spent a day kayaking at the newly built Four Mile Run Kayak Launch. Various

students also participated in a recent production of Little Shop of Horrors, directed by our partner Momentum Collective Inc. ARHA youth took part in the 5th Annual Community Spelling Bee hosted by Pathways for Progressive Scholars (PPS), Women’s Initiative Network (WIN), and the City of Alexandria.

ARHA is pleased to partner with the City of Alexandria to host the annual Community Cookouts, where residents, staff, and community members have engaged and shared resources. We also partnered with Alfred Street Baptist Church to host a special Brother’s Keeper pre-registration event for ARHA families, which will provide them with new backpacks, school supplies, and more at their event later this summer. Lastly, ARHA partnered with Virginia Cooperative Extensions to host two financial empowerment workshops, with the topic for May being ‘Building a Budget’.

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

- Financial Empowerment Workshop – June 9th & June 23rd – ARHA Main Office – 6:15pm
- Energy Masters (VCE) at Hopkins-Tancil – June 13th
- Community Cookout: Fairlington Presbyterian Church – June 11th – 6:00pm
- Community Cookout: Andrew Adkins – June 17th – 6:00pm
- Community Cookout: Southern Towers – June 24th – 6:00pm
- Ruby Tucker Day – June 27th – Ruby Tucker Family Center – 12:00pm
- Community Cookout: Casa Chirilagua – June 30th – 6:00pm

I. PHOTOS



5TH ANNUAL COMMUNITY SPELLING BEE



YOUTH KAYAKING TRIP

ANNOUNCEMENTS



Alexandria Redevelopment and Housing Authority

The Upcoming 2026 Board Meetings

Date	Event	Location	Time
January 26, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
February 23, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
March 23, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
April 27, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
May 18, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
June 22, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
July 27, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
August 2026	Board Meeting	No Meeting	
September 28, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
October 26, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
November 23, 2026	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	7:00 PM
December TBD	Board Meeting	401 Wythe Street Zoom Meeting ID: 897 4250 4485 Passcode: 900904	TBD

The poster is set against a yellow background with a decorative border of colorful bunting flags (blue, red, orange) and confetti. At the top left is the "AVA MADE" logo, and at the top right is the "ARHA" logo. A red pill-shaped box in the center contains the text "ARHA PRESENTS". The main title "RUBY TUCKER DAY" is written in large, bold, red, sans-serif letters. Below the title, a red banner contains the date and time: "Saturday, June 27, 2026" and "12:00 - 4:00 PM". Underneath the banner, the text "Food, Giveaways, Activities, Resource Tables, Bounce House, and More!" is displayed. At the bottom, three Polaroid-style photos show a young girl, a group of people, and two women. A red footer bar at the very bottom contains the event location: "Ruby Tucker Family Center" and "322 Tancil Ct., Alexandria, VA 22314".

AVA MADE

ARHA PRESENTS

ARHA
Alexandria Redevelopment and Housing Authority

RUBY TUCKER DAY

Saturday, June 27, 2026
12:00 - 4:00 PM

**Food, Giveaways, Activities,
Resource Tables, Bounce House, and More!**



Ruby Tucker Family Center
322 Tancil Ct., Alexandria, VA 22314