

Monthly Report to The Board of Commissioners

Rickie Maddox
Interim Chief Executive Officer

November 24, 2025



Alexandria Redevelopment and Housing Authority Regular Meeting of the Board of Commissioners

401 Wythe Street, Alexandria VA 22314

Monday, November 24, at 7:00PM

- 1) Call to Order
- 2) Reading and Approval of the Minutes from October 27, 2025
- 3) Public Discussion Period for Resident Board Member
- 4) Public Discussion Period – 3 minutes
- 5) Secretary-Treasurer Executive Summary Report
- 6) Consent Docket Items
 - Resolution No. 788 – 2025
 - Resolution No. 789 – 2025
 - Resolution No. 790 – 2025
 - Resolution No. 791 – 2025
- 7) Action Docket Items
- 8) New Business
 - a) Discussion for potential creation of Board Committees
 - i) Development Committee
 - ii) Finance/Budget/Audit Committee
 - iii) Operations
 - b) Jair Lynch Conduit Bond Discussion & Presentation
- 9) Announcements
- 10) Executive Session (closed)
- 11) Resume Regular Meeting
- 12) Adjournment

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MEETING MINUTES



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

Monday, October 27, 2025, at 7:00PM

THOSE PRESENT:

**Mark Jinks
Dr. Darnella McGuire-Nelson
Nathan Macek
Theresa Peterson
Justin Jackson**

THOSE ABSENT:

Kristin Weber (excused absence)

RECORDER:

Neal Gross

Interim CEO Rickie Maddox called the meeting to order at 7:00 p.m. Others present included Steven Mikulic; ARHA department heads, staff, and consultants; Alexandria Office of Housing staff; and members of the community and public.

ITEM 2: VOTE TO ADJUST ORDER OF BUSINESS:

- Interim CEO Rickie Maddox announced that, due to the newly appointed Board of Commissioners, Attorney Steven Mikulic would assist with presiding over the meeting. A motion was made by Commissioner Dr. McGuire-Nelson, seconded by Commissioner Jackson. (5) Yays and (0) Nays for approval. (
- An alternative agenda was presented. A motion to adopt the agenda was made by Commissioner Jackson and seconded by Commissioner Dr. McGuire-Nelson. (5) Yays and (0) Nays.
- Commissioner Macek made a recommendation to modify the agenda to include introductions as an agenda item. The motion was made by Commissioner Jackson, seconded by Dr. McGuire-Nelson. (5) Yays, and (0) Nays to accept the modification.

ITEM 3: ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON:

- Commissioner Dr. McGuire-Nelson nominated Commissioner Mark Jinks as the Chair and herself as the Vice Chairwoman. A motion for both nominations was made, seconded, and carried. (5) Yays, and (0) Nays to approve the Chairman and Vice-Chairwoman.
- Commissioner Jinks noted that the bylaws state that the annual meeting—held

in January—is when the Chair and Vice Chair are selected for the calendar year.

ITEM 4: EXECUTIVE SESSION:

- Commissioner Jinks made for the Commission to enter a closed meeting pursuant to Section 2.2-3711(A) of the Code of Virginia to discuss (1) a personnel matter which, if discussed in an open meeting, would adversely affect the negotiating posture of the Authority, and (2) the appointment and discipline of certain employees of the Authority, including discussion of their specific performance. Commissioner Macek seconded and carried at 7:08 p.m.
- At 9:14 p.m., in accordance with the state open meetings law, Commissioner Macek made a motion, Chairman Jinks seconded to certify via roll call vote that only matters identified in the motion to enter executive session were discussed.
- The Board members were polled, (5) Yays and (0) Nays.

ITEM 5: RATIFY APPOINTMENT OF INTERIM CEO:

- Commissioner Macek made a motion to adopt Resolution 787-2025. Chairwoman Dr. McGuire-Nelson seconded, and the motion was unanimously approved, (5) Yays and (0) Nays.

ITEM 6: OTHER BUSINESS:

- Chairman Jinks announced that there will not be a December board. Instead, a special meeting will be held to adopt the budget.
- Interim CEO Rickie Maddox informed the Board that Juwahn Brown would circulate available dates for property tours to be conducted in groups of two Commissioners at a time.
- Director of Housing Helen McIlvaine explained the ARHA Work Group and requested participation from two Commissioners. Commissioners Peterson and Macek volunteered.
- Executive Administrator, Juwahn Brown clarified to the Board of the schedule for distribution of the meetings agenda.

ITEM 7: ADJOURNMENT:

Commissioner Macek made a motion, Commissioner Peterson seconded and the meeting adjourned at 9:24pm.

EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

RESTRUCTURED INITIATIVES

- 100% unit inspections by a third-party certified HUD inspector on all ARHA units. Once completed, a plan to address any outstanding maintenance items will be implemented. *Anticipated completion: end of 1st Quarter 2026.*
- 100% unit inspections on all non-ARHA units (HCV – Housing Choice Vouchers). *Abatement has begun on failed units.*
- Departmentalize maintenance by trade (HVAC, plumbing, electrical, etc.).
- Created a Property Management Department and are implementing basic property management, processes, and procedures.
- Capital improvements to selected properties due to deferred maintenance.

PERFORMANCE INDICATORS FOR PUBLIC HOUSING, PBV, MOD & MARKET RENT

- Public Housing Occupancy Rate is 95%
- Affordable Market Rate/PBV/MOD Occupancy Rate is 97%
- Tenant Account Receivable is 88% %
- Tenant Account Receivable for Vacated/Evictions is 12%

AVERAGE OCCUPANCY FOR ENTIRE PORTFOLIO

- Average Occupancy Rate is 95%

PROGRAM UTILIZATION & VACANCY REPORTING

- Housing Choice Voucher Utilization Rate is 72%
- Moderate Rehabilitation Utilization Rate is 96%
- Project-Based Voucher Utilization Rate is 94%

- Public Housing Utilization Rate is 95%
- Market Rate Utilization Rate is 99%

VACANCY ACTIVITY TRACKING FOR MARKET RATE/PBV/MOD/100% TAX CREDIT UNITS

- Total Occupied Unit(s) is 472
- Total Vacant Unit(s) is 19

VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

- Total Occupied Units is 567
- Total Vacant Units is 22

WAITING LIST STATISTICS

- Total number of Applicants on all ARHA Wait Lists is 37,893

CERTIFICATIONS ACTIVITY

- Total number of completed Certifications is 329

INSPECTIONS

- Total number of Inspections conducted is 191
- Total number of Failed Inspections is 57
- There is a 29% fail rate

COMPLIANCE OPERATIONS & POLICY (COPS)

- Total number of Annual Recertifications is 61
- Total number of Move-In is 67
- Barred Notice Issued is 0
- Late Rent Notice(s) is 97

- Unlawful Detainers is 0
- Rent Eviction(s) is 1
- Non-Compliance Eviction(s) is 0

RENT COLLECTION

- Rent collected at all ARHA properties is 88%

MAINTENANCE WORK ORDER ACTIVITY

- Total number of Work Orders Completed is 474
- Average number 640 Work Orders completed monthly
- Total number of Work Orders Completed YTD is 6406

PROPERTY OPERATIONS

The Property Operations section outlines monthly activities at ARHA properties and within the agency's housing programs. The various tables and data in this section serve to document and support compliance with HUD requirements, provide transparency for the Board and the public and inform policy decisions. Overall, the Property Operations section helps the Agency maintain accountability and the effective management of its housing resources.

PERFORMANCE INDICATORS FOR PUBLIC HOUSING, PBV, MOD & MARKET RENT

This table keeps a monthly watch on several indicators that may affect the Agency's annual PHAS (Public Housing Assessment System) scores. PHAS is HUD's performance evaluation system for measuring how well a PHA is managing its public housing portfolio. This table includes two types of PHAS indicators: Occupancy rates and Financial Management via tenant account receivables (TARS). HUD uses PHAS scores to classify PHAs which affect HUD's monitoring and oversight. ARHA is currently a PHAS standard performer.

In addition, the table includes occupancy rates for the Agency's affordable market-rate, project-based, and moderate rehabilitation properties. While these properties are not part of HUD's PHAS assessment, they are still subject to HUD oversight through other monitoring and compliance programs.

October 2025

- **Public Housing Occupancy Rate is 95% - HUD Standard is 98%**
- **Affordable Mkt. Rate/PBV/MOD Occupancy Rate is 97% - HUD Standard is 96%**
- **Tenant Accounts Receivable is 88% - HUD Standard is 98%**
- **Tenant Account Receivable for Vacated/Evictions is 12%**

OCCUPANCY RATE

ARHA monitors monthly occupancy across all public housing properties. This table helps the Agency evaluate leasing performance, plans for upcoming vacancies, and ensure that housing

resources are used efficiently and effectively. Occupancy rates also serve as a key indicator within HUD's PHAS framework, reflecting the Agency's effectiveness in managing its public housing portfolio. Effective occupancy management supports ARHA in maintaining strong PHAS performance scores.

October 2025

- **Average Occupancy Rate is 95%**

PROGRAM UTILIZATION & VACANCY REPORTING

ARHA tracks program utilization for the Housing Choice Voucher (HCV) program monthly. The HCV utilization percentage reflects how many of the Agency's authorized vouchers are in use. Major factors that are typically included in calculating utilization include: number of leased vouchers compared to total allocation, vouchers reserved for special programs, portability, emergencies, and vouchers that could be used but are restricted due to insufficient budget authority from HUD. Also included in this table are vacancy rates serving as utilization rates for other housing programs administered at ARHA.

October 2025

- **Housing Choice Voucher Utilization Rate is 72%**
- **Moderate Rehabilitation Utilization Rate is 96%**
- **Project-Based Voucher Utilization Rate is 94%**
- **Public Housing Utilization Rate is 95%**
- **Market Rate Utilization Rate is 99%**

VOUCHER MANAGEMENT SYSTEMS (VMS)

ARHA reviews VMS data for the **Housing Choice Voucher program** monthly. The **Voucher Management System (VMS)** is HUD's online system used by PHAs to track and manage Section 8 voucher data for **tenant-based, project-based, portable, and special purpose vouchers such as homeownership** and family unification. VMS helps PHAs monitor leasing, utilization, and overall program performance while ensuring compliance and accurate reporting to HUD.

October 2025

- **See Tab, Property Operations- Voucher Management Systems (VMS)**

VACANCY ACTIVITY TRACKING FOR MARKET RATE/PBV/MOD/100% TAX CREDIT UNITS

The Vacancy Activity Tracking Reports for Non-Public Housing and Public Housing Units summarize the monthly occupancy status for ARHA's public and non-public housing portfolios. ARHA relies on this information to support key operational decisions, such as when to pull applicants from waiting lists, how to reserve units for displaced households, and how to manage emergency transfers. The monthly data also feeds into the calculation of Unit Months Leased (UML) and Unit Months Available (UMA), which are totaled across all months to determine the annual UML and UMA. UML reflects the number of months units are occupied, while UMA represents the total possible lease months. HUD uses these annual metrics to assess program utilization and evaluate the effectiveness of ARHA's property management practices.

October 2025

- **Total Occupied Unit(s) is 472**
- **Total Vacant Unit(s) is 19**

VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

October 2025

- **Total Occupied Units is 567**
- **Total Vacant Units is 22**

WAITING LIST STATISTICS

Monitoring waiting list data helps ARHA manage its housing resources more effectively, ensure equitable access, and stay aligned with HUD requirements. The wait list table offers a snapshot of how many applicants are on each program's list and, where applicable, shows the breakdown by bedroom size. This information guides decisions about when applicant data needs updating, highlights trends in demand across programs and unit sizes, and helps determine when a wait list should be reopened to accept new applications.

October 2025

- **Total number of Applicants on all ARHA Wait Lists is 37,893**
- **Most applicants are on multiple wait lists**

CERTIFICATIONS ACTIVITY

Certification transactions are critical for maintaining accurate applicant & participant records and ensuring effective management of federal housing assistance programs. PHAs are required to report essential information about households participating in these

programs through various certification transactions conducted at key points, such as move-in and annual reviews. These transactions capture data including tenant income, family composition, unit characteristics, rent calculations, and changes in occupancy or assistance. ARHA continuously transmits completed applicant and resident transactions to HUD, which uses this information to monitor program administration, ensure compliance, track funding utilization and occupancy, and conduct program evaluations. This table gives a breakdown of what certification transactions have been completed for the month by type of transaction and housing program.

October 2025

- **Total number of completed Certifications is 329**

INSPECTIONS

This table records the number of inspections completed each month by ARHA's inspection team. These inspections ensure that units meet HUD's Housing Quality Standards (HQS) and comply with program requirements. Inspections may include initial, annual, special, and quality-control reviews, all of which help verify that units are safe, decent, and in good repair. Tracking monthly inspection activity also allows ARHA to monitor workload, identify trends, and maintain timely compliance with HUD oversight expectations. Additionally, HUD evaluates HQS performance through SEMAP (Section Eight Management Assessment Program) indicators, which measure the agency's effectiveness in maintaining unit quality and program compliance.

October 2025

- **Total number of Inspections conducted is 191**
- **Total number of Failed Inspections is 57**
- **There is a 29% fail rate**

COMPLIANCE OPERATIONS & POLICY (COPS)

Quality Assurance Activities

Quality control oversight is essential to maintaining compliance with HUD regulations, Agency policies and procedures. This table summarizes the Agency's quality control file reviews. Each month, the Compliance Analyst reviews a random sample of at least 20% of the annual reexaminations completed by each housing specialist, with an average review rate of about 30%. Each file is examined for accuracy in required verification documentation and rent calculations. The table reflects the number of annual reexamination transactions reviewed and the number of "fatal" errors identified—errors significant enough to require a rent recalculation.



In addition, **100% of intake files are reviewed** to verify eligibility and ensure that all required information is complete and accurate before assistance is approved. For the Housing Choice Voucher (HCV) program, two intake reviews are required: one to establish the applicant's eligibility and a second to verify rental information from the landlord, calculate the participant's tenant rent portion, and determine the agency's Housing Assistance Payment (HAP) to the owner.

October 2025

- **Total number of Annual Recertifications is 61**
- **Total number of Move-In is 67**

Lease Violations

This table summarizes the number of legal actions initiated by the Agency to enforce lease compliance. This includes, but is not limited to, cases of non-payment of rent or other charges, lease violations unrelated to rent, and actions resulting from illegal activities—such as drug-related offenses—addressed in coordination with the Alexandria Police Department.

October 2025

- **Barred Notice Issued is 0**
- **Late Rent Notice(s) is 97**
- **Unlawful Detainers is 0**
- **Rent Eviction(s)s is 1**
- **Non-Compliance Eviction(s) is 0**

RENT COLLECTION

Maintaining a monthly rent collection table is an essential tool for monitoring the financial health of the Agency's housing programs. ARHA uses this table to track rent payment percentages per property each month. This aids the Agency to identify delinquencies early, take timely corrective action, and ensure that rental income is sufficient to support ongoing property operations. Additionally, this table documenting rent collection supports compliance with HUD requirements, and informs policy decisions related to enforcement actions, or tenant support programs. Overall, the monthly rent collection table helps the Agency maintain accountability and the effective management of its housing resources.

October 2025

- **Rent collected at all ARHA properties is 88%**

MAINTENANCE WORK ORDER ACTIVITY

October 2025

- Total number of Work Orders Completed is 474
- Average number 640 Work Orders completed monthly

Year to Date (2025)

- Total number of Work Orders Completed is 6406

MAINTENANCE OPERATIONS:

Maintenance Reporting Period: 10/9/25 – 11/7/25

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	6	2	2	20	10	50
Andrew Adkins	4	13	23	0	4	44	14	43
BWR (Braddock, Whiting & Reynolds)	1	15	11	0	3	30	8	17
Chatham Square	1	6	2	0	2	11	5	16
Hopkins-Tancil	4	23	17	0	2	46	21	52
James Bland I, II, IV	5	19	21	0	1	46	16	46
James Bland V	2	18	15	0	1	36	10	25
Ladrey Highrise	6	11	11	0	2	30	29	67
Miller Homes	1	2	0	0	2	5	0	14
Park Place & Saxony Sq.	0	2	2	0	1	5	11	12
Pendleton Park	1	8	9	0	2	20	1	12
Princess Square	3	16	22	0	2	43	10	59
Quaker Hill	1	10	16	0	1	28	5	19
Samuel Madden	4	6	3	0	2	15	4	14
Scattered Sites I, II, III	6	71	58	0	3	138	57	54
TOTAL	41	228	216	2	30	517	201	500

RESIDENT SERVICES:

Resident and Community Services (RACS) staff maintain their outreach efforts that include resource referrals, daily assistance, and other necessary activities to provide residents with the services they need. Staff noted a slight increase in requests for food assistance, possibly due to the decreased SNAP benefits for October. 473 families were provided with food respectively, through distributions directly serving ARHA residents, and others were directed to church pantries, the ALIVE Food Hubs, or community distributions.

In conjunction with Firefighters and Friends, the Department of Recreation, Parks, and Cultural Activities, and multiple community donors, ARHA recently held its annual coat distribution at the Charles Houston Recreation Center. The event provided new coats for youth and gently used coats for adults to ensure that families had access to warm outerwear as colder weather approaches. This year, more than 600 coats were distributed, reflecting both the growing needs within the community and the increased support from partners and donors. Additional resources were available on-site, including information from Kids First Years, the Caring Angels Therapy Dogs, and InspireLit, which distributed more than 1,000 books to attendees.

RACS, in partnership with the Property Management and Development Team, hosted “**A Night to Remember,**” a special resident engagement event honoring the seniors relocating from the Ladrey High-Rise. The event was designed to provide updates on the relocation process and to recognize residents’ longstanding connection to the property as they transition to their new homes during the building’s renovation. Residents participated in selecting preferred design elements for the new Ladrey building while enjoying an evening of music, food, and fellowship. Special awards were presented to Sarah Phillips and Arabelle Brown, who have resided at Ladrey since 1968 (57 years), as well as to Steven Hines and Lolita Varner for their dedicated service to residents in the building. The event served not only as a fond farewell to the building in its current form but also as a heartfelt expression of appreciation for the residents whose presence and history have made Ladrey such an important part of the community



ARHA/FIREFIGHTERS AND FRIENDS ANNUAL COAT DISTRIBUTION

PROPERTY OPERATIONS

II. PROPERTY OPERATIONS

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

Indicator	Sept. 2025	Oct. 2025	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	91%	95%	98%	98%	>98% = 18pts 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)	96%	97%	98%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) – Occupied Units (*)	89%	88%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	11%	12%		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 95% for October 2025. Individual Performance data by property is as follows:

PUBLIC HOUSING	Sept. 2025	Oct. 2025
Samuel Madden*	100%	100%
Andrew Adkins	95%	95%
Ladrey Highrise*	96%	100%
Scattered Sites I	92%	90%
Scattered Sites II	100%	97%
Scattered Sites III	98%	98%
Chatham Square	95%	95%
Braddock & Whiting	100%	100%
Reynolds	95%	89%
West Glebe	96%	96%
OTC/JB IV	98%	98%
Lineage	84%	84%

* Residents in these properties are being relocated due to ongoing development projects.

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	September 2025	October 2025
Housing Choice Voucher	72%	72%
Moderate Rehabilitation	95%	96%
Project Based Voucher	94%	94%
Low Rent Public Housing	91%	90%
Market Affordable Rate	98%	99%

D. VOUCHER MANAGEMENT SYSTEMS (VMS)

Data reported for October 2025:

	Oct. 2025
Homeownership	12
Homeownership New this Month	0
Family Unification	37
Portable Vouchers Paid	20
Tenant Protection	17
All Other Vouchers	1413
# of Vouchers Under Lease on the last day of the month	1573
HA Owned Units Leased – included in the units lease above	144
New Vouchers issued but not under contract as of the last day of the month	196
Portable Vouchers Administered	42
Number of Vouchers Covered by Project-Based AHAPs and HAPs	189

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 09/30/2025	Total Occupied Units 10/31/2025	Current # Vacant
Princess Square	68	67	65	3
Quaker Hill	60	57	60	0
Hopkins-Tancil	108	102	103	5
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons/James Bland V	54	51	52	2
Lineage	46	46	46	0
Old Dominion	36	34	34	2
James Bland I, II	36	35	35	1
Park Place	38	34	33	5
Saxony Square	5	5	5	0
TOTALS	491	470	472	19

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 09/30/2025	Total Units Occupied 10/31/2025	Current # Vacant
Ladrey Building	170	162	153	0
Chatham Square	52	49	49	3
Old Town Commons IV	44	43	43	1
S. Madden Homes	65	29	27	0
A. Adkins Homes	90	85	85	5
Scattered Sites 410	50	46	45	5
Scattered Site 411	30	30	29	1
Scattered Site 412	41	40	40	1
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	17	16	2
West Glebe	48	45	45	3
Lineage	6	5	5	1
TOTALS: <i>(values are rounded up/down)</i>	644	581	567	39

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list October 2025
HCVP	10,540
MOD Rehab	
(1) Bedroom	515
(2) bedroom	225
(3) bedroom	196
(4) bedroom	17
Total	953
General Public Housing	
(1) bedroom	4,078
(2) bedroom	2,922
(3) bedroom	1,589
(4) bedroom	165
Total	8,754
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	1,905
(3) bedroom	27
Total	1,932
West Glebe	
(1) bedroom	1,950
(2) bedroom	1,875
(3) bedroom	1,110
(4) bedroom	5
Total	4,940
Old Dominion	
(1) bedroom	1,950
(2) bedroom	1,875
(3) bedroom	1,110
Total	4,935
James Bland (OTC) I, II	

(2) bedroom	1,820
(3) bedroom	1,141
Total	2,961
James Bland (OTC) IV	
(2) bedroom 1,820	1,820
(3) bedroom 1,141	1,141
Total	2,961

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	Sept. 2025	Oct. 2025
Pre-Admission/Eligibility	0	69
Request for Tenancy Approval	1	19
New Move-in/Change of Unit/Port-in	1	19
Interim Change	32	34
Annual Reexamination	98	116
End of Participation	0	1
PUBLIC HOUSING	Sept. 2025	Oct. 2025
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	10	7
Annual Reexamination	40	37
End of Participation	0	7
MODERATE REHABILITATION	Sept. 2025	Oct. 2025
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	4	1
Annual Reexamination	8	3
End of Participation	0	0
PROJECT BASED VOUCHER	Sept. 2025	Oct. 2025
Pre-Admission/Eligibility	2	1
Request for Tenancy Approval	2	1
New Move-in/Change of Unit/Port-in	2	1
Interim Change	5	7
Annual Reexamination	12	6
End of Participation	0	0
TOTAL # OF CERTIFICATIONS COMPLETED	222	329

I. INSPECTIONS

Inspections	Sept. 2025	Oct. 2025
# of annual/return inspections	124	91
# of Initial/Re-inspections	86	94
# of Final Failed Inspections	66	57
# of Abatelements	2	3
# of Emergency/Special Inspections	2	5
# of Missed Inspection (no show)	0	12
# of Quality Control Inspections Conducted	1	1

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

# of Files Reviewed Audit Files	Sept. 2025	Oct. 2025
Recertifications	58	61
Intake Certifications	123	67

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

Recertification Files with Errors	Sept. 2025	Oct. 2025
# 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	Sept. 2025	Oct. 2025
Bar Notices Issued	0	0
Late Notices	78	97
Unlawful Detainers	8	0
Evictions (legal)	0	1
Evictions (drugs)	0	0

K. RENT COLLECTION

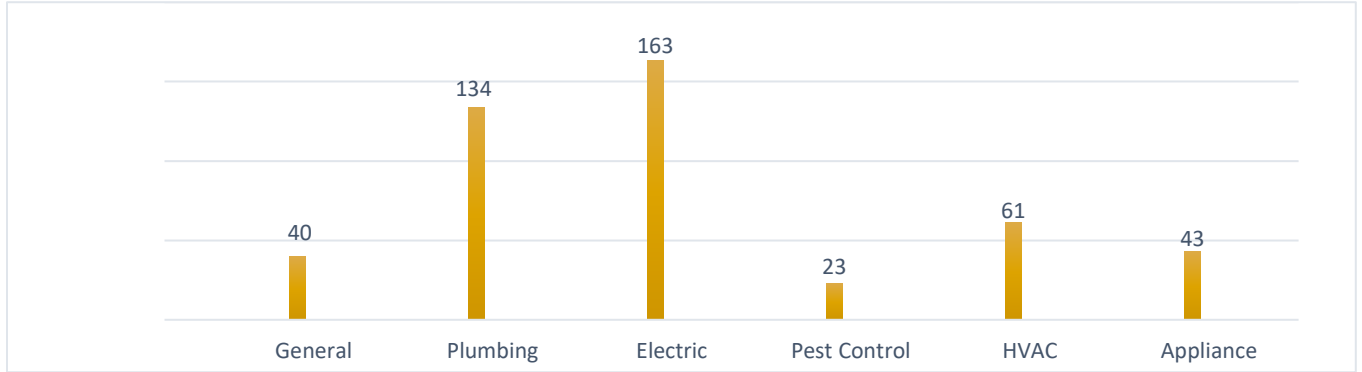
ARHA properties collected 88% of the monthly rent charged for **October 2025**. Individual performance by property is as follows:

PUBLIC HOUSING	Sept. 2025	Oct. 2025
Samuel Madden	67%	53%
Andrew Adkins	77%	66%
Ladrey High-Rise	97%	99%
Scattered Sites I	87%	89%
Scattered Sites II	82%	76%
Scattered Sites III	87%	91%
Chatham Square	97%	99%
Braddock (BWR)	63%	73%
Whiting (BWR)	89%	96%
Reynolds (BWR)	94%	91%
West Glebe	84%	86%
Old Town Commons/James Bland IV	97%	89%
TOTAL	85%	84%
MARKET RATE/100% TAX CREDIT/PBV	Sept. 2025	Oct. 2025
Quaker Hill	89%	89%
Old Town Commons/James Bland I	93%	77%
Old Town Commons/James Bland II	96%	97%
Old Dominion	82%	98%
Princess Square	94%	89%
Miller Homes	99%	100%
Pendleton Park	91%	88%
James Bland V (PBV)	82%	85%
Saxony Square (PBV)	100%	100%
Park Place (PBV)	99%	99%
TOTAL	93%	92%
MOD/PBV	Sept. 2025	Oct. 2025
Hopkins Tancil	90%	87%
TOTAL	90%	87%

MAINTENANCE OPERATIONS

III. MAINTENANCE

A. OCTOBER WORK ORDER ACTIVITY TOTAL: 474



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-D # of Work Orders
Administrative Building	0	2	1	1	1	0	5	5	33
Alexandria Crossing (Old Dominion & West Glebe)	4	17	4	2	5	4	36	47	664
Andrew Adkins	3	23	5	2	16	7	56	35	658
BWR (Braddock, Whiting & Reynolds)	1	8	1	3	1	2	16	36	413
Chatham Square	1	3	2	2	0	1	9	30	379
Hopkins-Tancil	2	9	3	1	6	5	26	45	703
James Bland I, II, IV	2	12	9	1	1	6	31	51	555
James Bland V	3	7	7	1	1	4	23	21	398
Ladrey Highrise	2	9	3	4	1	2	21	62	842
Miller Homes	0	1	0	0	2	0	3	6	144
Park Place & Saxony Sq.	0	1	1	2	2	0	6	2	237
Pendleton Park	1	4	1	0	1	2	9	9	205
Princess Square	7	9	76	2	3	4	101	37	524
Quaker Hill	2	5	5	1	3	5	21	29	443
Samuel Madden	1	2	1	1	4	1	10	11	278
Scattered Sites I, II, III	11	24	46	1	15	4	101	59	1124
TOTAL	40	134	163	23	61	43	474	918	7600

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 January 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 – 11/7 & 11/21 and 12/5 & 12/19
 - Chatham Square – 11/14 and 12/11
 - Andrew Adkins – 11/3 & 11/17 and 12/1 & 12/15
 - Ladrey floors 7-11th 11/4 & 11/18 and 12/2 & 12/16
 - Ladrey floors 1-6 – 11/5 & 11/19 and 12/3 & 12/17
 - Hopkins/Tancil Ct.- 11/10 & 11/24 and 12/8 & 12/22
 - Samuel Madden – 11/13 & 12/10

FINANCE

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY				
Alexandria, Virginia				
<u>STATEMENT OF NET ASSETS</u>				
<u>October 31, 2025</u>				
ASSETS	10/31/2025	12/31/2024	Change	
<u>Current Assets</u>				
Cash & cash equivalents	\$ 11,554,078	\$ 18,335,829	\$ (6,781,751)	
Cash & cash equivalents - restricted	3,128,836	1,019,897	2,108,939	
Accounts receivable (net of allowance)	7,476,120	7,597,078	(120,958)	
Inventories (Net of Allowance)	1,142,233	366,989	775,244	
Prepaid expenses	1,507,081	698,216	808,865	
			0	
Total Current Assets	24,808,348	28,018,009	(3,209,661)	
<u>Noncurrent Assets</u>				
Restricted cash and cash equivalents	8,736,492	11,404,753	(2,668,262)	
Notes receivable - L/T	-	-	0	
Other assets	5,250,741	5,773,821	(523,080)	
<u>Capital Assets</u>				
Land	29,381,686	26,727,387	2,654,299	
Buildings & improvements	216,564,076	156,574,714	59,989,362	
Furniture & Equipment	4,451,324	2,447,263	2,004,061	
Construction in progress	6,290,877	7,635,065	(1,344,188)	
	256,687,964	193,384,429	63,303,535	
Less: Accumulated depreciation	(90,693,787)	(90,161,916)	(531,871)	
Capital Assets, net	165,994,177	103,222,513	62,771,664	
Total noncurrent assets	179,981,409	120,401,087	59,580,322	
Deferred Outflows of Resources	210,812	146,772	64,040	
TOTAL ASSETS	\$ 205,000,569	\$ 148,565,868	\$ 56,434,702	

		10/31/2025	12/31/2024	Change
<u>Current Liabilities</u>				
Accounts payable	\$	2,858,651	405,494	2,453,157
Accounts payable, HUD		175,435	181,968	(6,533)
Accounts payable, other government		77,351	513,983	(436,632)
Accrued wages and current portion of compensated absences		404,011	558,077	(154,066)
Interest payable		(0)	67,440	(67,440)
Other current liabilities		-	1,512,787	(1,512,787)
Tenant security deposits/escrow deposits		718,775	732,808	(14,033)
Unearned revenue		137,240	285,513	(148,273)
Bonds, notes and loans payable - capital		3,716,295	2,916,376	799,919
Total Current Liabilities		8,087,759	7,174,446	913,313
<u>Noncurrent Liabilities</u>				
Bonds, notes and loans payable - capital		75,218,095	12,348,180	62,869,915
Accrued expenses - noncurrent		305,665	382,349	(76,684)
Other noncurrent liabilities		2,384,236	4,411,103	(2,026,867)
Accrued Pension and OPEB Liability		104,683	231,741	(127,058)
Total Long Term Liabilities		78,012,679	17,373,373	60,639,306
Total Liabilities		86,100,439	24,547,819	61,552,620
Deferred Inflows		3,120,606	3,895,276	(774,670)
<u>Net Position</u>				
Investment in capital assets		97,450,771	87,957,957	9,492,814
Restricted		465,602	451,548	14,054
Unrestricted		17,863,151	31,713,268	(13,850,117)
TOTAL NET POSITION		115,779,524	120,122,773	(4,343,249)
TOTAL LIABILITIES & NET POSITION	\$	205,000,569	148,565,868	56,434,702



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY				
Alexandria, Virginia				
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS				
FOR THE MONTH'S ENDED OCTOBER 31, 2025				
		<u>2025</u>	<u>2024</u>	<u>Change</u>
<u>Operating Revenues</u>				
Dwelling rent	\$	9,515,042	10,098,759	(583,717)
HUD Grants and other contributions		32,534,201	32,082,855	451,346
Other income		2,422,991	2,798,797	(375,806)
Total Operating Revenue		44,472,234	44,980,411	(508,177)
<u>Operating Expenses</u>				
Administration		10,917,178	10,139,204	777,974
Tenant services		864,535	328,734	535,801
Utilities		1,822,607	2,072,394	(249,787)
Ordinary maintenance & operations		5,181,150	3,524,574	1,656,576
Protective services		176,609	144,686	31,923
General expense		1,007,128	902,788	104,340
Housing assistance payments		26,078,714	25,070,036	1,008,678
Extraordinary maintenance		-	-	-
Depreciation expense (estimate)		3,219,545	3,041,177	178,368
Total Operating Expense		49,267,466	45,223,593	4,043,873
NET INCOME/(LOSS) FROM OPERATIONS		(4,795,232)	(243,182)	(4,552,050)
<u>Nonoperating Revenues</u>				
Interest expense		(855,675)	(214,925)	(640,750)
Loss on the disposition of capital assets		-	-	-
Amortization expense		-	-	-
Investment income		287,704	258,498	29,206
Donations to tax credit affiliates		-	-	-
Net Nonoperating Revenues		(567,971)	43,573	(611,544)
Net Income (loss) before contributions		(5,363,203)	(199,609)	(5,163,594)
Capital grants		1,019,954	559,969	459,985
Capital Contributions		-	-	-
Net Income		\$(4,343,249)	\$ 360,360	\$(4,703,609)
Total Net Assets - beginning		120,122,773		
Total Net Assets - ending	\$	115,779,524		

DEVELOPMENT & PORTFOLIO OPERATIONS

V. DEVELOPMENT & PORTFOLIO OPERATIONS

A. DEVELOPMENT

a. SAMUEL MADDEN REDEVELOPMENT

North Block:

The schedule is currently tracking 3 weeks ahead of contract schedule. Substantial Completion is anticipated in November 2027. Groundbreaking scheduled for November 12, 2025.

South Block:

Fairstead has presented a proposal for the South Block that maximizes the number of affordable units and maintains the approved entitlement. Ballard will continue to be legal counsel on this phase. The Development team is currently working on new LOI with Fairstead. Relocation of the South block residents is ongoing. As of 9/5/25 13 residents have successfully relocated with 8 residents scheduled to relocate in October/First week of November. Relocations are anticipated to conclude by end of 2025.

b. LADREY HIGH RISE REDEVELOPMENT

LOI with Winn executed last in October. Working with the Legal team on new MDA which we anticipate will be completed within the 90-day period stipulated in LOI. DHCD has made an initial commitment to maintain the 5 million funding that was previously awarded. The development team is working with Virginia housing on a predevelopment loan and based on discussions the loan is expected to close Dec 2025.

Housing to Home is onsite and has completed an initial assessment of all the residents. Seven (7) Temporary Protection Vouchers (TPV) have been issued, and the team continues to work with residents to ensure moves are moving smoothly.

HCM has been selected as the architect for the project and Bozzuto has been selected as the General Contractor. Bowman will continue to be the civil of Record.

c. CAMERON VALLEY

Deposition Application was completed on June 4th, 2025. The development team will utilize a Virginia Housing Grant to conduct community engagement and solicits feedback. The second community engagement meeting is tentatively scheduled for November 2025. HCM has been selected as the firm to conduct massing studies.

d. ANDREW ADKINS

Samuel Madden and Andrew Adkins fall under the same AMP. When the disposition application was originally submitted, both properties were approved. However, on August 30, 2024, Katherine Stuckemeyer finalized the approval for Samuel Madden units only. Andrew Adkins was left to be revisited once ARHA was ready to move forward with new development. The application is in PIC.

B. TAX CREDIT PORTFOLIO

October 2025 month-end and quarterly financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. We are evaluating annual insurance renewals for all properties. We are reviewing all Condo and Homeowner Associations accounts to ensure that we are current and in compliance. We have begun the FY 2026 operating budget process for all properties in conjunction with the Finance department. 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 FY 2025 annual investor audit is underway for James Bland V and Pendleton Park and pending close out confirmation. As Old Dominion and West Glebe have come to the end of their 15-year tax credit compliance period, we are exploring the process to buy out the Limited Partner for both partnerships. We continue to work on lease-up and stabilization of the recently acquired Alate property.

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

RESIDENT & COMMUNITY SERVICES

IV. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active	October New
	Enrollment (YTD)	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	1
Ladrey	48	0
HCVP	64	0
Scattered Sites	39	0
City-wide	60	0
TOTAL	379	1

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:**

- **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).

Family Self-sufficiency (FSS):

7. 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:

8. 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 September, volunteers assisted with LINK Club programming, 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	October	0	95	\$2561.20

C. SELF SUFFICIENCY PROGRAM STATISTICS

	FSS
Number of Households Under Contract of Participation – YTD	74
Number of Households with Positive Escrow Accounts	40
Number of Households to Successfully Graduate – YTD	1

D. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	October 2025	YTD
Healthcare & Medical	27	188
Financial Assistance/Literacy Education	32	391
Daily Living Skills/Entitlements	2	68
Transportation	85	574
Enrollments/Registrations/Assessments	40	272
Adult Basic Education/Literacy/GED	0	5
Job Training/Skills/Programs/Certifications	1	35
Childcare Services	2	128
Other	14	182
TOTAL	203	1,843

E. PARTNERSHIPS

Total	10	389
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F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind /Leveraged	ARHA	YTD TOTAL
\$1,010	\$1,350	\$8,265.52	\$ 62,469.09

G. PROGRAM SUMMARY

As fall officially arrived in October, the RACS Team coordinated a series of engaging programs and events designed to support families, strengthen community connections and promote resident well-being. Activities throughout the month focused on enrichment, education, and meaningful engagement for residents of all ages and participants across our programs.

In recognition of Breast Cancer Awareness Month, seniors from Ladrey and the Charles Houston Senior Center engaged in educational activities focused on raising awareness, encouraging regular screenings for early detection, and emphasizing lifestyle choices that may help reduce risk. The Seniors also enjoyed a fun Jersey Day event to celebrate the start of the football season. The highlight of the month was their attendance at the citywide Senior Masquerade Ball at the Lee Center, where more than 30 seniors from our programs showcased their festive and creative costumes.

The RACS team recently completed its 2nd annual camping and college-tour excursion to Richmond, VA. The trip specifically included campus visits to Virginia State University, Virginia Union University, Virginia Commonwealth University, and the University of Richmond. Two of the college tours – Virginia State University and Virginia Commonwealth University, were led by ARHA residents and ACPS graduates, who are now students at those respective institutions, providing participants with meaningful peer connections and firsthand insights into college life. Along with the campus visits, students were able to experience camping in cabins for three nights and participate in the haunted and theme park activities at Kings Dominion.

Additional youth and family activities this month included:

- Cox Farms field trips for both the seniors and K-2 LINK Club students featuring pumpkin decorating, a corn maze, slides and a hayride;
- “Colors of Our Story” family engagement event, where families created and painted

- artwork of their families reflecting their culture and identity;
- Attendance at the Sonova Orchestra Concert at the Masonic Temple, exposing participants to classical musical artists and how their music ties to popular culture in a game show styled event;
- Participation in several Halloween themed events, including the Spooky Mad Science Expo which incorporated hands-on STEM activities; and
- “Rezoning & Civic Engagement” family event, where parents received updates from community and school board representatives regarding the upcoming school zone changes and how they may impact families.

Lastly, ARHA has been very fortunate to develop a partnership with Tickets for Kids, a local nonprofit that provides tickets and free admission to museums, concerts, sporting events, and other special experiences. Through this partnership, ARHA recently received tickets to a Washington Wizards basketball game - in a private suite, complete with free parking, Ultra Club access, which included complimentary food and snacks. To say our students had a wonderful time, is an understatement. They expressed excitement about every aspect and thoroughly enjoyed the VIP treatment. It was truly a one-of-a-kind experience that created lasting memories for our youth.

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

- Annie Jr. Musical & Concessions Fundraiser – Lee Center - November 13th – 15th – 7:00 pm
- Social Emotional Learning Training – November 19th – Virtual
- Parent Communication with ACPS – Charles Houston Rec Center November 20th – 6:00 pm
- Thanksgiving Basket Giveaways – Various locations – November 22 – 26th
- Senior Holiday Party – Lee Center – December 11^{2th} – 10:00 am
- Santa’s Winter Wonderland – Charles Houston Recreation Center – December 20th – 9am – 6 pm

I. PHOTOS:



COX FARMS VISIT



SPOOKY MAD SCIENCE EXPO



SONOVO ORCHESTRA CONCERT



FAMILY ENGAGEMENT – “COLORS OF OUR STORY”



SENIOR MASQUERADE BALL AT LEE CENTER



UNIVERSITY OF RICHMOND COLLEGE TOUR



VIRGINIA UNION UNIVERSITY TOUR



**VIRGINIA COMMONWEALTH UNIVERSITY & VIRGINIA STATE UNIVERSITY COLLEGE TOUR AND
KHALIL MORRIS – ARHA RESIDENT TOUR GUIDE & FRESHMAN CLASS PRESIDENT @ VSU**



WASHINGTON WIZARDS BASKETBALL GAME – SUITE EXPERIENCE

CONSENT DOCKET ITEMS



DATE: November 24, 2025

TO: Mark Jinks, Chairman, ARHA Board of Commissioners

FROM: Rickie Maddox, Secretary/Treasurer

SUBJECT: VOTE APPROVAL RESOLUTION 788 – 2025 TO AWARD THE CONTRACT FOR RFP# P-03325 FINANCIAL AUDIT SERVICES

ISSUE:

The Alexandria Redevelopment and Housing Authority (ARHA) has completed the procurement process for the **RFP No P-03325 Financial Audit Services**. Since the anticipated total contract cost is expected to exceed \$200,000.00, under ARHA's Procurement Policy dated **March 2024, Section 1.31. Delegation of Contraction Authority**, Subsection **1.31.2.2**, approval of all procurement actions above **\$200,000.00** is required by the ARHA Board of Commissioners.

DISCUSSION:

The Request for Proposals (RFP) was advertised on the NAHRO e-procurement website on **March 3, 2025**, as well as in **The Alexandria Times newspaper** for two consecutive weeks on **03/06/2025** and **03/13/2025**. In addition, the solicitation was posted on the **ARHA website**.

Two addenda were released to address questions and provide clarifications:

- **Addendum #1:** Issued **March 31st, 2025**, Respond to questions and clarification.
- **Addendum #2:** Issued **April 10th, 2025**, Respond to additional questions.

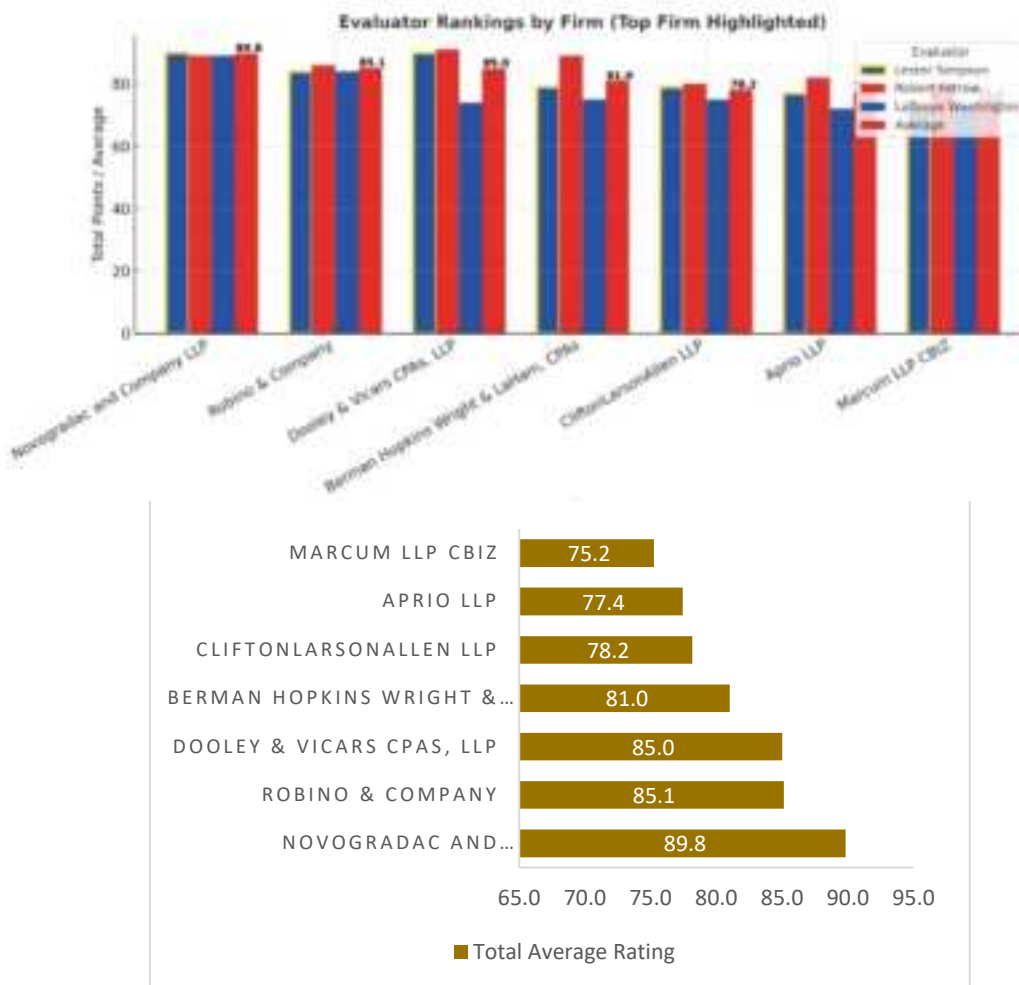
Seven Hundred Fifty-Three (753) firms received the notice from the NAHRO e-procurement platform. Twenty-one (21) firms downloaded or viewed the solicitation documents. Additionally, staff identified eleven (11) more CPA firms through online research and forwarded a copy of the solicitation to them as well. By the submittal deadline of **April 17th, 2025, at 2:00 PM EST**, Seven (7) responses were received. These responses were first evaluated for the responsiveness and then evaluated and then ranked from highest to lowest based on relevant experience and past performance, The proposers' professional and technical competence , and the proposed cost

Following a thorough evaluation of all proposals, **Novogradac Company LLP** was identified as the top-ranked firm based on criteria including experience, qualifications, and past performance. Subsequent

negotiations with Novogradac Company LLP resulted in a favorable pricing arrangement that aligns with the organization's budget and provides optimal value. This approach ensures due diligence in both selection and cost management.

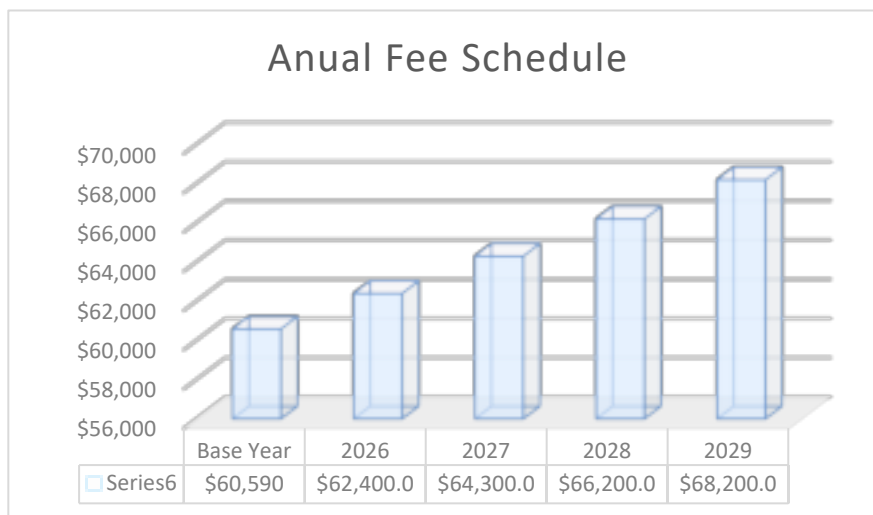
RECOMMENDATION:

It is recommended that the Board approve the award of the audit contract to **Novogradac and Company LLP**, the highest-ranked firm with an evaluation score of **89.8%**.



FISCAL IMPACT:

The estimated maximum fiscal will be at a base-year cost of **\$60,590.00**. The contract includes **four (4) optional one-year renewals** with the following pricing: **\$62,400** for 2026, **\$64,300** for 2027, **\$66,200** for 2028, and **\$68,200** for 2029





**THE ARHA BOARD OF COMMISSIONERS
VOTE APPROVAL TO AWARD THE CONTRACT FOR FINANCIAL AUDIT SERVICES
RESOLUTION NO. 788 - 2025**

WHEREAS: the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain Board approval to enter into an agreement for purchases over \$200,000.00; and); and

WHEREAS: ARHA is seeking qualified professional firms to provide property management services for ARHA; and

WHEREAS: if approved, ARHA will execute a contract with the recommended company to provide the management services.

NOW, THEREFORE, BE RESOLVED: by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, under the laws of the Commonwealth of Virginia, the Board of Commissioners of the Alexandria Redevelopment and Housing Authority hereby authorizes the Interim Chief Executive Officer to enter into a Contract in accordance with the terms and conditions negotiated to the following firm:

- **Novogradac Company LLP**

BE IT FURTHER RESOLVED: The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

Adopted this 24th day of November 2025

Mark Jinks, Chairman

Date

Rickie Maddox, Interim Chief Executive Officer

Date

DATE: November 24, 2025

TO: Mark Jinks, Chairman, ARHA Board of Commissioners

FROM: Rickie Maddox, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION 789 -2025 TO AUTHORIZE ENGAGEMENT FOR LEGAL SERVICES**

ISSUE:

To appoint a legal firm to represent the Alexandria Redevelopment & Housing Authority (ARH) and the Board of Commissioners in the form of advice, counsel and litigation support, particularly in employment-related matters.

DISCUSSION:

To memorialize our mutual understanding concerning the terms and conditions under which we will act as your attorneys. It is important to our professional relationship that we both understand the scope of our representation and our agreement relating to the fees to be charged for professional services. (Please see attachment)

RECOMMENDATION:

It is recommended that the Board adopt Resolution No. 789 – 2025 in order to continue relationship with the law firm of Epstein Becker & Green, P.C.

FISCAL IMPACT:

The costs of these legal services will be paid from ARHA's operating budget.



**THE ARHA BOARD OF COMMISSIONERS
VOTE APPROVAL TO AUTHORIZE ENGAGEMENT FOR LEGAL SERVICES
RESOLUTION NO. 789 - 2025**

WHEREAS: the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain Board approval to enter into an agreement; and

WHEREAS: ARHA is seeking the Legal Services qualified professional firm to provide a range of legal services to ARHA and the Board of Commissioners; and

WHEREAS: if approved, ARHA will execute a contract with the recommended firm to provide legal services.

NOW, THEREFORE, BE RESOLVED: by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, under the laws of the Commonwealth of Virginia, the Board of Commissioners of the Alexandria Redevelopment and Housing Authority hereby authorizes the Interim Chief Executive Officer and the Chair of the ARHA Board of Commissioners, to enter into a Contract with Epstein Becker & Green in accordance with the attached terms and conditions.

BE IT FURTHER RESOLVED: The undersigned attest that the Alexandria Redevelopment and Housing Authority adopted the foregoing resolution.

Adopted this 24th day of November 2025

Mark Jinks, Chairman

Date

Rickie Maddox, Interim Chief Executive Officer

Date

DATE: November 24, 2025

TO: Mark Jinks, Chairman, ARHA Board of Commissioners

FROM: Rickie Maddox, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE RESOLUTION 790 -2025 SMALL AREA FAIR MARKET RENT (SAFMRs)**

ISSUE:

HUD published 2026 Small Area Fair Market Rent (SAFMRs) effective January 1st, 2026. Pursuant to the Housing Choice Voucher Program Administrative Plan, Alexandria Redevelopment and Housing Authority (ARHA) reviews the Applicable Payment Standard annually to determine whether an affordability adjustment should be made.

DISCUSSION:

The Payment Standard is used to calculate the Housing Assistance Payment (HAP). The range of possible payment standard amount is based on HUD's published Small Area Fair Market Rent (SAFMR) schedule for the PHA jurisdiction. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with a gross rent at or below the payment standard for the family, the family's share of the rent will be its Total Tenant Payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than TTP. The Housing Authority cannot arbitrarily raise the SAFMR itself; we can only adjust our voucher payment standards within the 90%–110% range of the SAFMR. When the PHA changes its payment standard or the family situation changes, one of the following occurs:

1. If the PHA's payment standard amount changes during the term of the HAP contract, the date on which the new payment standard is applied depends on whether the standard has increased or decreased.
2. If the payment standard amount has increased, the increased payment standard will be applied at the first annual examination following the effective date of the increased payment standard.

3. If the payment standard amount has decreased the decreased payment standard will be applied at the second annual re-examination following the effective date of the decrease in the payment standard.

If the family moves to a new unit, or a new HAP contract is executed due to change in the lease even if the family remains in place the current payment standard applicable to the family will be used when the new HAP Contract is processed. If the payment standard is set to be too low this is what will happen:

- Families may need to pay more than they can afford; or
- Families may have a hard time finding acceptable units or units in more desirable areas;
- Housing Choices will be narrowed and the PHA's effort to affirmatively further fair housing will be undermined

RECOMMENDATION:

The ARHA's Board of Commissioners Vote to Approve Resolution No. 790 - 2025 to adopt the 2026 Small Area Fair Market Rents (SAFMRs).

FISCAL IMPACT:

There is no fiscal impact.



**THE ARHA BOARD OF COMMISSIONERS
VOTE TO APPROVE SMALL AREA FAIR MARKET RENT (SAFMRs)
RESOLUTION NO. 790 - 2025**

WHEREAS: the Alexandria Redevelopment and Housing Authority (“Authority”) administers the Housing Choice Voucher (HCV) program pursuant to the United States Housing Act of 1937, as amended; and

WHEREAS: the Department of Housing and Urban Development (HUD) has issued Small Area Fair Market Rents (SAFMRs) for the Alexandria metropolitan area, effective January 1, 2026, which are intended to better reflect the variations in rental costs within submarkets of the metropolitan area; and

WHEREAS: the Authority desires to update the just released SAFMRs for the administration of its HCV program to ensure participants have greater access to high-opportunity areas while maintaining compliance with HUD requirements; and

NOW, THEREFORE, BE RESOLVED: by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority shall implement the updated Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program (HCVP) effective **January 1, 2026**.

BE IT FURTHER RESOLVED: The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

Adopted this 24th day of November 2025

Mark Jinks, Chairman

Date

Rickie Maddox, Interim Chief Executive Officer

Date

DATE: November 24, 2025

TO: Mark Jinks, Chairman, ARHA Board of Commissioners

FROM: Rickie Maddox, Secretary/Treasurer

SUBJECT: **VOTE APPROVAL RESOLUTION 791 – 2025 AUTHORIZING THE ISSUANCE OF UP TO \$20,000,000 OF ITS REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE APPROXIMATELY 52-UNIT BLOCK 1 LIHTC COMPONENT OF THE HERITAGE AT OLD TOWN MULTIFAMILY HOUSING FACILITY LOCATED IN ALEXANDRIA, VIRGINIA**

ISSUE:

I recommend approval by the Board of the Resolution which will assist the applicant to the ARHA Conduit Bond program, LDP Holdings, LLC, doing business as Jair Lynch Real Estate Partners (“JLRP”), who have requested issuance of the Authority’s revenue bonds in an amount not to exceed \$20,000,000 (the “Bonds”) to assist JLRP and 431 S. Columbus St. PJV, LLC, or another entity affiliated with and controlled by or under common control with JLRP (the “Borrower”), for the acquisition and renovation of a second property located at 431 S. Columbus Street, Alexandria, commonly known as Heritage at Old Town. The component which Borrower seeks Revenue Bonds is known as Block 1 LIHTC project and contains approximately fifty-two units of affordable housing. The Borrower has applied to ARHA, has paid the required application fee, and staff have determined that the application surpasses the affordability goals established by Virginia state law.

DISCUSSION:

The Alexandria Redevelopment and Housing Authority has the statutory power to issue bonds and to provide other assistance to finance development projects in the city of Alexandria and the Commonwealth of Virginia. ARHA has been a conduit issuer of bonds for decades and starting in 2024 renewed its program to serve as a conduit issuer of revenue bonds. ARHA is dedicated to expanding the availability of affordable rental housing by promoting and administering bond financing opportunities and establishing appropriate financial and internal controls to assure the soundness of each bond rating.

Under the ARHA Revenue Bond program, ARHA may issue taxable or tax-exempt bonds. The financial markets set interest rates on the tax-exempt bonds below comparable rates for taxable financing

because bondholders can exclude interest on such bonds from their gross income. Projects must meet the requirements of the IRS applicable to tax-exempt bonds, including certain low-income tenant qualification requirements. ARHA staff has determined that Borrower's application describes a housing program that meets the minimum state criteria for issuance of revenue bond: a) 20% or more of the units are occupied by households earning less than 50% of area median income; or b) 40% or more of the units are occupied by households whose income is 60% or less of area median income ("AMI"). Borrower's application calls for a project where 100% of the units will be occupied by households whose income is 60% or less of the AMI.

In March 2024, ARHA received an application from the Borrower requesting ARHA to serve as a conduit issuer and issue tax-exempt bonds in the amount not to exceed \$34,500,000 for the acquisition, rehabilitation and related costs for land and the improvements thereon comprised of approximately 244 rental units in 12 three-story garden-style buildings and one six-story midrise building located in the City of Alexandria, Virginia at 431 S. Columbus Street. The ARHA Board unanimously approved the Resolution, and the Borrower has or will issue bonds with an approximate value of \$34,000,000. The total project has been entitled by the City of Alexandria as a multi-phased redevelopment which, when completed, will contain approximately 750 units covering three city blocks.

As a condition for issuance of revenue bonds, a public notice was published timely stating that the regularly scheduled ARHA Board November 24, 2025 will serve as a public meeting, where the Board can take testimony from the public, and conduct a vote in public to issue the bonds. Thereafter and after Board approval of the Resolution, the Board is required to transmit to the City Council a resolution endorsing the issuance for the City Council to consider.

Based on staff review of the application submitted by the Borrower, and in consultation with Bond Counsel, I recommend that this resolution be approved by the Board.

RECOMMENDATION:

ARHA recommends that the Board approve the resolution for issuance of up to \$20,000,000 in support of the Borrower's project to be construction in the City of Alexandria, and to transmit to the City Council the required documents authorizing the issuance of the Revenue Bonds to the benefit of the Project.

FISCAL IMPACT:



THE ARHA BOARD OF COMMISSIONERS
VOTE TO APPROVE AUTHORIZING THE ISSUANCE OF UP TO \$20,000,000 OF ITS
REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF
THE APPROXIMATELY 52-UNIT BLOCK 1 LIHTC COMPONENT OF THE HERITAGE
AT OLD TOWN MULTIFAMILY HOUSING FACILITY LOCATED IN ALEXANDRIA,
VIRGINIA
RESOLUTION NO. 791 - 2025

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

WHEREAS: the Authority has received the conduit revenue bond application of LDP Holdings, LLC, doing business as Jair Lynch Real Estate Partners (“JLRP”), whose headquarters address is 1400 16th Street, Northwest, Suite 430, Washington, District of Columbia, requesting the Authority to issue up to \$20,000,000 of its revenue bonds for the financing and/or refinancing of all or a portion of the costs of the acquisition, construction and equipping of a qualified residential rental project to consist of land and improvements thereon, including approximately 52 affordable apartments in a condominium structure, interspersed throughout a single building with approximately 236 market rate apartments without concentration or differentiation, to be owned and operated by 431 S Columbus ST Block 1 Owner 2, LLC, or another affiliate controlled by or under common control with JLRP (the “Borrower”), and located at 435 South Alfred Street in the City of Alexandria, Virginia (the “Project”); and

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

WHEREAS: preliminary plans for the Project have been described to the Authority and a public hearing notice has been published as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the “Virginia Code”), as applicable to Virginia housing authorities (the “Public Hearing”); and



WHEREAS: the Public Hearing described in the immediately preceding paragraph was held in accordance with applicable Federal, state, and local laws on November 24, 2025, at the regularly scheduled monthly meeting of the ARHA Board of Commissioners; and

WHEREAS: the Borrower has represented that the estimated cost of the acquisition, construction, rehabilitation and equipping of the Project and all expenses of issue will require an issue of revenue bonds by the Authority in the aggregate principal amount not to exceed \$20,000,000 (the "Bonds"); and

WHEREAS: ARHA staff has found that the Borrower has complied with the requirements of the ARHA Conduit Bond program, including submission of an application for this project component, submission of an application, and compliance with the affordability requirements per Virginia Code; and

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

WHEREAS: no member of the Board has any personal interest or business interest in the Borrower, the Bonds, the Project or any of the transactions contemplated herein or has otherwise engaged in conduct prohibited under the State and Local Government Conflict of Interests Act, Chapter 31, Title 2.2 of the Virginia Code in connection with this resolution or any other official action of the Authority in connection therewith.

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

To induce the Borrower to preserve and maintain the Project in the Commonwealth of Virginia, and particularly in the City of Alexandria, Virginia, the Authority hereby agrees to assist the Borrower in financing and refinancing the acquisition, rehabilitation and equipping of the Project, including the financing of reserve funds and costs of issuance of the Bonds and other financeable expenditures as permitted by applicable law, by undertaking the issuance of the Bonds in a principal amount not to exceed \$20,000,000 upon terms and conditions mutually agreeable to the Authority and the Borrower.

The Bonds will be issued pursuant to documents satisfactory to the Authority. The Bonds may be issued in one or more series at one time or from time to time.

It having been represented to the Authority that it is necessary to proceed immediately with the financing and refinancing of the acquisition, rehabilitation and equipping of the Project, the Authority agrees that the Borrower may proceed with plans for the Project, enter into contracts for land, construction, materials and equipment for the Project, and take such other steps as it may deem appropriate in connection with the Project, provided, however, that nothing in this resolution shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project.

The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all expenditures and costs incurred by it, provided such expenditures and costs are properly reimbursable under the Act and applicable federal laws.

At the request of the Borrower, the Authority approves McGuireWoods LLP as bond counsel ("Bond Counsel") in connection with the issuance of the Bonds.

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

In adopting this resolution the Authority intends to take "official action" toward the issuance of the Bonds and to evidence its "official intent" to reimburse from the proceeds of the Bonds any expenditures paid by the Borrower to finance or refinance the acquisition, rehabilitation and equipping of the Project before the issuance of the Bonds, all within the meaning of regulations issued by the Internal Revenue Service pursuant to Sections 103 and 141 through 150 and related sections of the Code.

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

The Chair, the Vice Chair, the Chairman and the Chief Executive Officer of the Authority, any of whom may act alone, are hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the

Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrower.



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

The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower. The issuance of the Bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the City of Alexandria, Virginia and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision of the Commonwealth of Virginia will be pledged to the payment of the Bonds. Neither the City of Alexandria, Virginia nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from revenues and money specifically pledged therefor.

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

The Borrower, by receiving the benefit of this resolution, has agreed that the Borrower will cause the documents executed in connection with the issuance of the Bonds to contain a covenant, in form and substance satisfactory to the Authority and its counsel, substantially to the effect that the Borrower will agree to pay to the Authority its regular application, closing and ongoing administrative fees for the Bonds, and all of the Authority's expenses, including Bond Counsel and Authority counsel fees, directly related to the Project and the Bonds.

BE IT FURTHER RESOLVED: The undersigned Chair of the Alexandria Redevelopment and Housing Authority (the "Authority") certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Commissioners of the Authority present and voting at a meeting

duly called and held on November 24, 2025, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on this date.

Adopted this 24th day of November 2025



Mark Jinks, Chairman

Date

Rickie Maddox, Interim Chief Executive Officer

Date

ACTION ITEMS DOCKET

NEW BUSINESS

ANNOUNCEMENTS



SANTA'S WINTER WONDERLAND

DECEMBER 20, 2025

CHARLES HOUSTON REC CENTER
901 WYTHE ST., ALEXANDRIA, VA

ARHA IS INVITING ALL CHILDREN AGES 17 AND UNDER, WHO ARE LISTED ON YOUR LEASE AGREEMENT, TO OUR ANNUAL SANTA'S WINTER WONDERLAND!
TO PARTICIPATE, PLEASE REGISTER IN ADVANCE ONLINE!

REGISTERED CHILDREN MUST BE PRESENT TO RECEIVE GIFTS!



REGISTRATION IS REQUIRED TO RECEIVE GIFTS
THE REGISTRATION DEADLINE IS
DECEMBER 8, 2025
FOR MORE INFORMATION OR SPECIAL
ACCOMMODATIONS, PLEASE EMAIL:
RESIDENTSERVICES@ARHA.US

