



Alexandria Redevelopment and Housing Authority

Monthly Report to the Board of Commissioners

Erik C. Johnson
Chief Executive Officer

October 28, 2024





BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

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

Monday, October 28, 2024, at 7:00 pm

1. PUBLIC DISCUSSION PERIOD FOR RESIDENT GROUPS - 10 MINUTES

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

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

3. ADOPTION OF MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JULY 22, 2024

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, OCTOBER 28, 2024

5. CONSENT DOCKET

6. ACTION DOCKET

- Resolution No. 752-2024 Approval to amend Resolution No. 672 - 2019
- Resolution No. 753-2024 Approval to amend Resolution No. 744 - 2024

7. NEW BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

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

TABLE OF CONTENTS

• AGENDA	
• MEETING MINUTES.....	3
A. EXECUTIVE SUMMARY	12
B. ASSET MANAGEMENT / PERFORMANCES INDICATORS	18
A. PERFORMANCES INDICATORS FOR BOARD MONITORING OF PUBLIC HOUSING, PBV, MOD & MARKET RENT	
B. OCCUPANCY RATE	
C. PROGRAM UTILIZATION & VACANCY REPORTING	
D. VOUCHER MANAGEMENT SYSTEM (VMS)	
E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS	
F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS	
G. WAITING LIST STATISTICS	
H. CERTIFICATIONS ACTIVITY	
I. INSPECTIONS	
J. COMPLIANCE / SAFETY	
K. RENT COLLECTION	
C. MAINTENANCE OPERATIONS.....	25
A. ACTIVITY TOTAL	
B. WORK IN PROGRESS	
D. FINANCE	27
A. FINANCIAL SUMMARY & BUDGET VS ACTUAL DETAIL	
E. DEVELOPMENT	29
A. LINEAGE AT N. PATRICK STREET	
B. SAMUEL MADDEN REDEVELOPMENT	
C. LADREY HIGH RISE DEVELOPMENT	
D. RAD & RE-SYNDICATION	
E. CITY FUNDING FOR DEVELOPMENT	
F. OTHER PROJECTS	
G. TAX CREDIT PORTFOLIO	

F.	RESIDENT & COMMUNITY SERVICES.....	32
A.	RESIDENT ENROLLMENT AND ENGAGEMENT	
B.	HOUSEHOLD CONTACT BY PROPERTY	
C.	VOLUNTEERS	
D.	SELF SUFFICIENCY PROGRAMS STATISTICS	
E.	SUPPORT SERVICES / REFERRALS	
F.	PARTNERSHIPS	
G.	FUNDING / FINANCIAL SUPPORT	
H.	PROGRAM SUMMARY	
I.	UPCOMING: TRAININGS / WORKSHOPS / COURSE / ORIENTATIONS & SPECIAL EVENTS	
J.	PHOTOS	
G.	CONSENT DOCKET.....	40
H.	ACTION DOCKET	41
I.	OTHER BUSINESS	42
J.	NEWS ARTICLES / ANNOUNCEMENTS....	43

**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
REGULARLY SCHEDULED BOARD MEETING**

401 WYTHE STREET, ALEXANDRIA, VA 22314

Monday, September 23, 2024, at 7:00pm

THOSE PRESENT:

**Anitra Androh, Chairwoman
Peter Kleeblatt, Commissioner
Michelle Krockner, Commissioner
Christopher Ballard, Commissioner
Kevin Harris, Commissioner**

THOSE ABSENT:

**Willie Bailey, Vice Chairman
Merrick Malone, Commissioner
Daniel Bauman, Commissioner**

RECORDER:

Neal R. Gross and Co., Inc

Public session meeting called to order at 7:05pm by Chairwoman Androh. Among those present were Rickie Maddox, Interim Chief Executive Officer, Marisa Stanley, Chief Financial Officer, Juwahn Brown, Executive Office Administrator, Candice Drayton, Information Technology Specialist, Gaynelle Diaz, Director of Resident Services. ARHA Consultants and Alexandria Office of Housing Staff Resident Leadership.

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

Chairwoman Androh:

Okay. It is 7:05 p.m., I am calling the regular monthly meeting of the Board of Commissioners for the Alexandria Redevelopment and Housing Authority, the Board meeting to order.

First, we would like to start with public discussion from resident groups. Do we have a report on behalf of the Ladrey Advisory Board? I know usually Mr. Hines would give our CEO a report. Did he give you one?

Erik C. Johnson, CEO:

He has not.

Chairwoman Androh:

Oh, okay. Did he give you one, Rickie? Or did he –

Gaynelle Diaz, Director of RACS:

I reached out to him. He just said everything is good.

Chairwoman Androh:

Oh, okay. That's what we like to hear.

(Simultaneous speaking.)

Chairwoman Androh:

As long as our seniors are happy, that's perfect. Kevin?

Commissioner Harris:

That's good. I don't have any updates.

Chairwoman Androh:

Nothing from the Resident Association?

Commissioner Harris:

No.

Chairwoman Androh:

Anything that you need from us?

Commissioner Harris:

No thanks.

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

Chairwoman Androh:

Okay. Did we have any people sign up for our public discussion period? Did anyone sign up?

Commissioner Krock:

No.

Chairwoman Androh:

Nope? No one from the public?

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, JUNE 24, 2024:

Chairwoman Androh:

Okay. In that case, we'll move on to the adoption of our minutes for the July Board meeting. Do we have any comments, corrections, concerns? Edits? Okay. Seeing that there are none, can I get a motion to approve our July 22 board meeting minutes?

Commissioner Kleeblat:

So moved.

Commissioner Krock:
Second.

Chairwoman Androh:
All those in favor?

(Chorus of aye.)

Chairwoman Androh:
Any opposed? Any Abstentions? Okay, Motion carries. Up next is our receipt of the executive summary.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF JULY 22, 2024:

Next, we have the receipt of the executive summary as of September 23. I guess first I should introduce, you know, well, first of all, because I mean, I've seen you all now, you know, how many times already? So, for those that are unaware, Erik is our new CEO. We are so happy Mr. Johnson is here. If you would like to give some opening remarks before you give your executive summary? The floor is yours, Mr. CEO.

Erik C. Johnson, CEO:
Well, first I'd like to thank the Board for the opportunity to serve. I am very happy to be here. I'm happy to report that I have moved into the city of Alexandria, effective last week, last Tuesday.

Commissioner Krock:
That was probably the hardest part of the job.

Erik C. Johnson, CEO:
Right. So, I'm here, and there's been a great team, and I'm looking to, you know, work collectively with you and the team to continue the great work and history of the agency.

Chairwoman Androh:
Thank you. We appreciate it. The floor is yours.

Erik C. Johnson, CEO:
Oh, excuse me.

Chairwoman Androh:
The floor is yours.

Erik C. Johnson, CEO:
Well, I mean, so I'm a little new to this, you know, process.

Chairwoman Androh:
Okay.

Erik C. Johnson, CEO:
So I know that there's an executive summary that's been provided in your board package.

Chairwoman Androh:
Yes.

Erik C. Johnson, CEO:

So, the first thing I'll say is, are there any questions concerning the executive summary that's in the package?

Chairwoman Androh:

I don't have any. Anyone? Mr. Ballard, I know you are online. Do you have any questions about the executive summary that was provided? He's quiet, so I'm assuming no.

Commissioner Kleeblatt:

All right, so he's trying to talk.

(Simultaneous speaking.)

Chairwoman Androh:

Oh, is he talking?

(Simultaneous speaking.)

Commissioner Kleeblatt:

He's trying to talk.

Chairwoman Androh:

Oh.

Commissioner Kleeblatt:

So I think you're on mute maybe.

Chairwoman Androh:

And we can't really hear. All right.

Erik C. Johnson, CEO:

So, I do just want to say a few things and then we'll get to the rest of the agenda. And so, first in that spirit, I just want to lay on what I think are a couple things that are important from a vision standpoint, so as we begin that dialogue with the board and the staff, we, you know, are hopefully all working on the same page in terms of what I think is important to try to accomplish. So some of these are based upon, you know, nine-day observations of the agency, so, you know, they're subject to change. The first thing you'll see that I think it's important that we think about is, you know, how we expand our HCV voucher capacity over the next five years. We have a very aggressive development plan. Currently, you know, we don't have enough vouchers to fully support the things that have already been approved by HUD, so that's one thing we have to do. I think we have to transfer, transition some underperforming and underutilized assets so that, you know, they better support the portfolio and then ultimately increase our CAF position and asset position long-term so that we can do some of the things that we want. And then I also want us to become the city's preferred partner for the development and preservation of affordable workforce housing. So that's kind of a larger vision with kind of internal vision in terms of making sure that the team has a set of shared language so that as we do all these things, which are so much different than what a traditional public housing authority is, and if we could all speak the language so that we can, you know, understand and define what the successes are, figure out where areas of improvements are, and that way everybody on the agency is, relatively speaking, on the same page in terms of how we're marching and where we're marching to. Just some short-term execution items that we'll talk about, again, over time. We have to make sure that we're going to get back to good standing with HUD, you know, we talked about how we do that today. We started that, we have to complete some Yardi migration system upgrades. We have to re-establish some of our core fundamentals and competencies, and our property

management, and our HCVP program, right? Otherwise, we can't be excellent if we're not good, and so we have to figure out how to, you know, work to make that better. We have to build on the senior leadership team. Hiring a CEO was a really good start, but there are probably some other places where either we need to make some changes, have some, you know, promotions, or frankly hire some new people to be part of the team. Importantly, we have to formalize our relocation plans to support our development efforts. Right? If we can't tell people where they're going to go or how they're going to get there in our plans, we'll lose credibility and support that you guys have worked really hard to build so that would also be a priority.

And then lastly, we just need to figure out what our new MOU with the city is because we can't be a preferred partner if we don't have that in place. And so, those are the things that we want to work on kind of in the short-term, and I, again, appreciate everybody here, and if the board has any questions for me and my new tenure, I'm happy to answer them. And if not, move to the rest of the agenda.

Chairwoman Androh:

Okay. Any questions? Michelle?

Commissioner Krock:

I have one question. You referenced that we have to be better about our relocation plans. What was that comment?

Erik C. Johnson, CEO:

No, I think, you know, we're going to be moving a couple hundred people over the next couple years.

Commissioner Krock:

Right.

Erik C. Johnson, CEO:

Right? And I think as we get closer to those closings -- and we have closing, and I believe it's the end of the year, beginning of January -- the drum beat of, where am I going to go, what does this mean, and does this just start with that development? It's the people who know they're next.

So, we have to just be very clear about how that is. Some of that's going to be done by other parties, and then we're accountable to what they do regardless of whether or not we're doing it or not, or our partners are doing it. So I think we have to, you know, be able to articulate that, and I'm not sure we're completely there yet because this is a really tight market, but we'll be judged by what we do with the people in the short-term, not necessarily what happens four years later when there's a shiny new building.

Commissioner Krock:

Right, okay, thank you.

Commissioner Kleeblatt:

If you wouldn't mind just reviewing those initial goals, starting with the housing choice voucher, expanding the housing choice voucher capacity in Alexandria? And then I think you had two other ones.

Erik C. Johnson, CEO:

It was transition, underperforming, and underutilized assets.

Commissioner Kleeblatt:

Yep.

Erik C. Johnson, CEO:

And then I said become city preferred partner to develop affordable workforce units.

Commissioner Kleeblatt:

Okay, great.

Erik C. Johnson, CEO:

And just this, I'll get this wrong, but I think we have a voucher authority for 1,966 units, somewhere around that number.

Chairwoman Androh:

Nineteen ninety-seven.

Erik C. Johnson, CEO:

Right? Because every voucher is basically worth eighty-two cents on the dollar, which means that we probably have the ability to issue 1,500 and change vouchers, right? As we continue to grow our more mixed-use portfolio and continue to provide more affordable housing opportunities, we're going to have to increase our capacity. So the working number that we have is that we need to have, like, the authority for 750 more vouchers, which is roughly increasing our capacity by a third.

Commissioner Krock:

I just want to say I have -- I talked to Marisa about this when we had our finance training meetings, but I'd also ask that at some point if the commissioners can get some sort of presentation on the voucher program so that we all have a better understanding?

Erik C. Johnson, CEO:

Certainly.

Commissioner Krock:

I mean, I know what it is, but some --

(Simultaneous speaking.)

Erik C. Johnson, CEO:

So, there's two things, one, we want to do that, and then there's our partner who did part of our RAD, you know, portfolio repositioning who want to bring them back in to do the refresh because when we get closer to a closing -- like, we have closings scheduled December, David?

Chairwoman Androh:

Yes.

Erik C. Johnson, CEO:

Right? Before we go into closing and the first domino falls, we want to make sure that everybody understands what that means because once the first one falls, the rest of them are coming. So, we'll make sure that there's a, you know, HCVP kind of 101, kind of what's this mean? And particularly, you know, not all conversions are equal and from a cash standpoint, so you have kind of like, RAD, mixed RAD, Section 8.

So we'll kind of walk you through what the repositioning means from a revenue standpoint in terms of what the agency gains or what it loses because at some point we're going to have to make some other strategic decisions about how the agency is, you know, staffed, shaped, built out as we continue to move through our portfolios.

Commissioner Krock:
Okay.

Erik C. Johnson, CEO:
The development portfolio.

Commissioner Krock:
Thank you.

Chairwoman Androh:
Unless there's any more questions?

ITEM 5. CONSENT DOCKET:

Chairwoman Androh:
I mean, are we good? Okay, moving on to the consent docket. We don't have any items.

ITEM 6. ACTION DOCKET:

Chairwoman Androh:
We do have two items for our action docket. The resolutions were sent via email. One is for the approval of our annual agency plan and then our five-year plan. So, any questions on -- I'll start with our annual plan for 2025 which is Resolution 75-2024. Does anyone have any questions about the annual plan that we are going to submit to HUD that was circulated via email?

Any questions? Okay. If there are no questions, may I please have a motion to approve Resolution 751-2024, which is the approval to establish our agency plan for 2025?

Commissioner Krock:
I move that we approve Resolution Number 751-2024 for the annual action plan.

Chairwoman Androh:
Can I get a second?

Commissioner Harris:
Second.

Commissioner Kleeblatt:
Second.

Chairwoman Androh:
All those in favor?

(Chorus of aye.)

Chairwoman Androh:
Any opposed? Any abstentions? Okay. So approved. I will execute Resolution 751-2024. Our second action item, which is Resolution Number 750-2024, which is the approval of our five-year agency plan that was circulated via email. Does anyone have any questions on our five-year plan?

Okay. Seeing that there are none, may I please have a motion to approve Resolution 750-2024, which is the approval of our five-year agency plan?

Commissioner Harris:

So moved.

Commissioner Krock:

Second.

Chairwoman Androh:

Thank you. All those in favor?

(Chorus of aye.)

Chairwoman Androh:

Any opposed? Oh, right, any abstentions? Seeing that there are none, Resolution 750-2024, which is the establishment of our five-year agency plan, is approved.

ITEM 7. NEW BUSINESS:

Chairwoman Androh:

Up next we have new business. Any new business?

ITEM 8. ANNOUNCEMENTS:

Chairwoman Androh:

Any announcements?

Eric Keeler:

So, Madam Chair, can I please speak?

Chairwoman Androh:

Sure.

Eric Keeler:

So, I just wanted to say, you know, first off, from the city's standpoint, we met with Erik a couple times now and it's been great building a relationship with him. And also invite all of you to the housing master plan.

I think you as residents, hopefully you got your mailer for that, and we're glad to have ARHA staff actually involved in the needs assessment, you know, with your staff at that first meeting on the 18. So, we look forward to continuing the relationship with the Housing Authority throughout the whole housing master plan process, and we're actually working on how we can have you even more involved, both the staff and the board throughout the process.

Chairwoman Androh:

Thank you. And would you like to address?

Erik C. Johnson, CEO:

No, no. Eric, thank you, and we look forward to continuing the partnership, and we had a couple good meetings, and I think as part of the master planning process, there's a portion where, you know, we would like to, you know, clearly have some input and then, you know, how we're part of the city's overall master plan? And we clearly want to make sure that our plans are represented in the city's master plan because as we continue to do funding and look for development opportunities from HUD, they always look to make sure that they're part of a larger city municipality plan. So we'll be partners and, you know, we want to make sure that our things are represented in your plan.

Commissioner Kleeblatt:

Great.

Chairwoman Androh:

Thank you. Anything else from the group? Everybody good? Are my commissioners good?

In that case, then, can I have a motion to adjourn into executive session to discuss personnel, legal, and real estate issues?

Commissioner Krock:

So moved.

Commissioner Kleeblatt:

Second.

Chairwoman Androh:

All those in favor?

(Chorus of aye.)

Chairwoman Androh:

Any opposed? Any abstentions?

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

Chairwoman Androh:

And at 7:21 we are officially moving into executive session. Thank you very much everyone.

I. EXECUTIVE SUMMARY

- **Asset Management:**

Occupancy / Rent Collection

	Public Housing Aug 2024	Public Housing Sept 2024	MOD Rehab Aug 2024	Mod Rehab Sept 2024	Market Rate Aug 2024	Market Rate Sept 2024
Occupancy	99%	99%	100%	100%	100%	99%
Rent Collection	81%	84%	74%	89%	82%	90%

Lease-Ups

New Lease-Ups	Aug 2024	Sept 2024
Tenant-based (HCVP)	1	0
Number of requests for tenancy	2	0
Project-based voucher	0	0
Moderate Rehabilitation	0	0

• **Maintenance Reporting Period: 9/7/24 – 10/11/24**

Property	Emergency	Urgent	Routine	Vacant Unit Turns	Extermination	Current Total # of WO	Outstanding Total # of WO	Previous Reporting Total # of WO
Alexandria Crossing (Old Dominion & West Glebe)	1	5	52	0	0	58	17	126
Andrew Adkins	0	4	44	0	0	48	11	70
BWR (Braddock, Whiting & Reynolds)	35	0	27	0	0	62	18	47
Chatham Square	17	2	42	0	0	61	23	41
Hopkins-Tancil	0	4	59	0	0	63	24	72
James Bland I, II, IV	0	11	32	3	0	46	9	76
James Bland V	0	2	48	0	0	50	9	60
Ladrey Highrise	4	6	83	0	1	94	14	109
Miller Homes	0	0	6	0	0	6	2	12
Park Place & Saxony Sq.	0	0	17	0	0	17	7	36
Pendleton Park	0	0	11	0	0	11	3	31
Princess Square	0	1	24	0	0	25	4	50
Quaker Hill	0	3	27	2	0	32	7	47
Samuel Madden	1	3	11	0	0	15	3	26
Scattered Sites I, II, III	51	8	50	1	1	111	14	100
TOTAL	109	49	533	6	2	699	165	903

- **Development:**

- A. LINEAGE AT N. PATRICK STREET**

Enterprise responded with no comments on the 8609. This allows us to submit the request for release of the final equity payment. The only issue that we are anticipating is a discussion on any adjusters.

The property continues to perform after reaching project stabilization.

- B. SAMUEL MADDEN REDEVELOPMENT**

The project is currently in the due diligence phase of financing. Virginia Housing's Loan Committee approved the loan, the development team is negotiating documents with financial partners, and the next key submission date is October 18 for all close to final deal documents for Loan Inducement. HUD issued the Section 18 approval letter on September 24. ARHA counsel has circulated the closing checklist for HUD approvals and the documents are being processed for final comments. The City has signed off on additional language for its loan documents, and they have approved the final site plan, and the Payment & Performance Bond. There are no pending issues from the City.

There is no new information on the equity partners for the South building. The CEO will meet with the Madden development partners to explore resolution of this issue as quickly as possible.

The application for Tenant Protection Vouchers for relocation of Madden residents has been submitted. Relocation specialists from the relocation consultant have provided the required 90-day notice and have more actively engaged residents. The goal is full relocation from the North block by the end of this year; and by September 2025 for the South block.

- C. LADREY HIGH RISE REDEVELOPMENT**

- Financing**

The project has a gap of approximately \$31 Million. We are looking at multiple ways to fill that gap including the Congressional Direct Spending Bill which Senators Kaine and Warner have adopted, applying for the Affordable Needs Housing for \$8.2 Million and an application for the Amazon Equity Fund for \$31 Million. The Team has been working with Amazon staff to ensure that the application meets all requirements. The award would represent approximately \$110K - \$125K per door. We are exploring the HUD 202 Program for elderly housing. With interest rates going down, we should be able to reduce the gap. We anticipate utilizing the ARHA General Bond program once we get S&P approval.

- Relocation Plan**

Relocation of residents will commence once we finalize our financial commitments. We are projecting relocation to commence in approximately Q3 of 2025. We are working with a relocation specialist, Housing to Home, that has done a number of relocations in the Alexandria area. Housing to Home has done an initial interview with the 170 residents and will conduct additional interviews in early 2025. We meet with the residents monthly and it is always a topic at the meetings.

Progress of the Project

Since our entitlement of January 2024, we have been working with the City staff on approval of the SDUP. In late October we will submit what we expect to be the final plan submission. Once we have completed this approval process, we will submit our Bldg. Design for approval. We believe that our building drawings will also be ready for submission by the end of October.

Annie B. Rose

After our entitlement of January 2024, the owners of Annie B. Rose filed suit against the City, Winn/IBF and ARHA. In July of 2024, the judge ruled that the city entitlement process had merit. The owners of Annie B. Rose amended the complaint, and we are now scheduled for a second hearing on November 15, 2024.

Resident Engagement

We continue to have our monthly resident engagement meetings. Our next meeting is October 24, 2024. We continue to prep the residents on the process, relocation and design.

D. RAD & RE-SYNDICATION

RAD: no new RAD applications have been submitted.

Re-Syndication: No new progress to report on re-syndication activities.

E. OTHER DEVELOPMENT ISSUES

Cameron Valley:

The Section 18 application for property disposition based on obsolescence has not been submitted.

F. TAX CREDIT PORTFOLIO

September month-end and quarterly financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) post-closing repairs for James Bland II are complete and the Completion Certification has been submitted and accepted by HUD. Post-closing repairs are also underway for Old Dominion and certification will be submitted upon completion. The 2024 RAD Initial Year Funding Tool has been released for all RAD transactions closed this year and the required documents have been submitted to HUD. The Hudson Housing annual tax credit investor physical inspection for Pendleton Park has been completed with no findings noted.

- **Resident & Community Services (RACS)**

- 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 an increased number of requests for assistance with food, and an increased number of requests for eviction prevention assistance from housing choice voucher clients. For the month of September, 662 families were provided with food through distributions directly serving ARHA residents, and others were directed to church pantries, the ALIVE Food Hubs, or community distributions.
- Staff and residents participated in the 2024 Community Health Assessment Kickoff Event on Tuesday October 1st at Patrick Henry Recreation Center. The Alexandria Health Department (AHD) is asking residents to share about the health issues they are experiencing and what matters most by completing a health assessment survey. The survey data will help identify the city's top health issues and how we move forward. RACS is partnering with AHD to make sure that our residents' voices are heard and included in the data. In addition to the kickoff, other opportunities have been identified to give our residents the opportunity to complete the survey.
- With support from Northern Virginia Arlington Links, Inc, RACS Staff were able to host fourteen 7th and 8th grade students on a four-day camping and college tour excursion in Virginia Beach, VA. The trip included college tours and specifically visits to Hampton University, Norfolk State University, and Old Dominion University. Outside of the campus visits, students were able to experience camping in cabins, along with swimming and other activities at the campsite. Additionally, students participated in an art class with Enrichment City and visited other area attractions to include a local farm, a haunted house, and the beach.



STUDENTS AT NORFOLK STATE UNIVERSITY AT THE BELL TOWER AND ASKING QUESTIONS



STUDENTS AT HAMPTON UNIVERSITY LEARNING ABOUT THE EMANCIPATION OAK AND LEGACY PARK



STUDENTS AT OLD DOMINION UNIVERSITY & TOURING THE UNIVERSITY PLANETARIUM

II. ASSET MANAGEMENT

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

Indicator	Aug 2024	Sept 2024	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	99%	99%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	100%	99%	96%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) – Occupied Units (*)	81%	%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	19%	%		Loss Debt Collections	Vacated TARs will be written off by the FYE for PHAS compliance

B. OCCUPANCY RATE

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

PUBLIC HOUSING	August 2024	September 2024
Samuel Madden	99%	99%
Andrew Adkins	99%	99%
Ladrey Highrise	99%	99%
Scattered Sites I	98%	98%
Scattered Sites II	97%	97%
Scattered Sites III	100%	100%
Chatham Square	100%	100%
Braddock & Whiting	93%	97%
Reynolds	100%	100%
Old Dominion	100%	98%
West Glebe	100%	100%
OTC/JB I, II, IV	99%	97%
Lineage	100%	100%

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	August 2024	September 2024
Housing Choice Voucher	100%	98%
Moderate Rehabilitation	100%	100%
Project Based Voucher	99%	99%
Low Rent Public Housing	99%	99%
Market Affordable Rate	100%	99%

D. VOUCHER MANAGEMENT SYSTEMS (VMS)

Data reported for September 2024:

	AUGUST 2024
Homeownership	13
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	24
Tenant Protection	43
All Other Vouchers	1410
# of Vouchers Under Lease on the last day of the month	41
HA Owned Units Leased – included in the units lease above	203
New Vouchers issued but not under contract as of the last day of the month	10
Portable Vouchers Administered	48
Number of Vouchers Covered by Project-Based AHAPs and HAPs	5

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 08/31/2024	Total Occupied Units 9/31/2024	Current # Vacant
Princess Square	68	68	68	0
Quaker Hill	60	60	59	1
Hopkins-Tancil	108	108	108	0
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons/James Bland V	54	54	54	0
Lineage	46	46	46	0
TOTALS	376	376	375	1

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 8/31/2024	Total Units Occupied 9/30/2024	Current # Vacant
Ladrey Building	170	167	167	3
Chatham Square.	52	52	52	0
Old Town Commons I	18	18	18	0
Old Town Commons II	18	18	17	1
Old Town Commons IV	44	43	42	2
S. Madden Homes	65	64	64	1
A. Adkins Homes	89	88	88	2
Scattered Sites 410	50	49	49	1
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	41	0
Braddock	6	5	6	0
Whiting	24	23	23	1
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	48	48	0
Old Dominion	36	36	35	1
Lineage	6	6	6	0
TOTALS: (values are rounded up/down)	759	749	746	13

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list September 2024
HCVP	10,500
MOD Rehab	
(1) Bedroom	514
(2) bedroom	225
(3) bedroom	197
(4) bedroom	17
Total	953
General Public Housing	
(1) bedroom	4,079
(2) bedroom	2,919
(3) bedroom	1,590
(4) bedroom	165
Total	8,753
Elderly / Disabled	
(1) bedroom	0
Total	0
BWR	
(2) bedroom	1,787
(3) bedroom	1,091
Total	2,878
Chatham Square	
(2) bedroom	1,905
(3) bedroom	27
Total	1,932
West Glebe / Old Dominion	
(1) bedroom	1,950
(2) bedroom	1,875
(3) bedroom	1,111
(4) bedroom	5
Total	4,941
OTC I, II, IV	
(2) bedroom	1,818
(3) bedroom	1,142
Total	2,960

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	August 2024	September 2024
Pre-Admission/Eligibility	25	22
Request for Tenancy Approval	9	14
New Move-in/Change of Unit/Port-in	10	12
Interim Change	27	28
Annual Reexamination	78	74
End of Participation	1	2
PUBLIC HOUSING	August 2024	September 2024
Pre-Admission/Eligibility	3	2
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	3	2
Interim Change	15	11
Annual Reexamination	44	48
End of Participation	1	0
MODERATE REHABILITATION	August 2024	September 2024
Pre-Admission/Eligibility	1	0
Request for Tenancy Approval	1	0
New Move-in/Change of Unit/Port-in	1	0
Interim Change	2	4
Annual Reexamination	6	8
End of Participation	0	0
PROJECT BASED VOUCHER	August 2024	September 2024
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	1	4
Annual Reexamination	16	10
End of Participation	1	0
TOTAL # OF CERTIFICATIONS COMPLETED	95 + HCV	89 + HCV

I. INSPECTIONS

Inspections	August 2024	September 2024
# of annual/return Inspections	141	77
# of Initial/Re-inspections	7	22
# of Final Failed Inspections	1	1
# of Abatements	1	1
# of Emergency/Special Inspections	0	0
# of Missed Inspection (no show)	0	0
# of Quality Control Inspections Conducted	12	3

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

# of Files Reviewed Audit Files	August 2024	September 2024
Recertifications	TBD*	TBD
Intake Certifications	6	8

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

Recertification Files with Errors	August 2024	September 2024
# of files with errors	TBD*	TBD*

*Contingent upon report from third party consultant

2. Public Safety

The following table provides a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department because of illegal activities, including drugs.

Types	August 2024	September 2024
Bar Notices Issued	0	0
Late Notices	80	10
Unlawful Detainers	4	4
Evictions (legal)	1	1
Evictions (drugs)	0	0

K. RENT COLLECTION

ARHA properties collected 86% of monthly rent charged for **September 2024**. Individual performance by property is as follows:

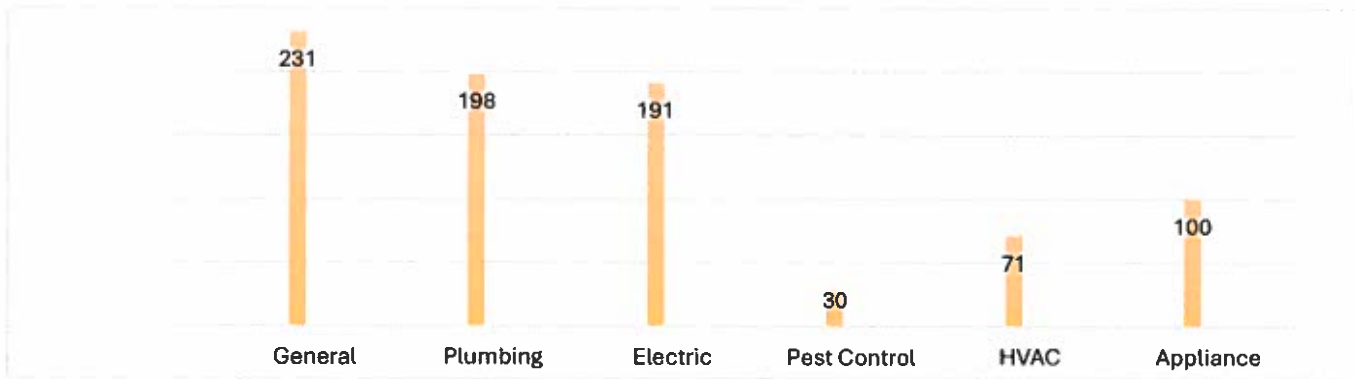
PUBLIC HOUSING	August 2024	September 2024
Samuel Madden	72%	70%
Andrew Adkins	66%	62%
Ladrey High-Rise	92%	95%
Scattered Sites I	65%	87%
Scattered Sites II	78%	92%
Scattered Sites III	88%	95%
Chatham Square	86%	88%
Braddock (BWR)	100%	79%
Whiting (BWR)	81%	94%
Reynolds (BWR)	89%	80%
West Glebe	70%	75%
Old Town Commons/James Bland IV	84%	85%
TOTAL	81%	84%
MARKET RATE/100% TAX CREDIT/PBV	August 2024	September 2024
Quaker Hill	85%	85%
Old Town Commons/James Bland I	89%	83%
Old Town Commons/James Bland II	77%	97%
Old Dominion	77%	90%
Princess Square	83%	83%
Miller Homes	93%	99%
Pendleton Park	73%	80%
James Bland V	70%	86%
Saxony Square (PBV)	92%	100%
Park Place (PBV)	90%	98%
TOTAL	82%	90%
MOD/PBV	August 2024	September 2024
Hopkins Tancil	74%	89%
TOTAL	74%	89%



Alexandria Redevelopment and Housing Authority

III. MAINTENANCE

A. SEPTEMBER WORK ORDER ACTIVITY TOTAL: 821



Properties	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total # of Work Order	Prev. Month Total # of Work Order	2024 Y-T-Date # of Work Orders	2023 Year End Total # of Work Orders
Administrative Building	3	0	3	0	0	0	6	10	29	18
Alexandria Crossing (Old Dominion & West Glebe)	6	5	8	8	2	8	37	193	493	691
Andrew Adkins	10	21	7	5	3	5	51	86	469	729
BWR (Braddock, Whiting & Reynolds)	19	14	33	0	3	5	74	83	341	377
Chatham Square	17	13	27	2	4	6	69	51	279	391
Hopkins-Tancil	30	25	9	2	4	4	74	114	528	773
James Bland I, II, IV	24	20	11	0	11	46	112	92	426	519
James Bland V	18	27	19	1	6	9	80	71	302	364
Ladrey Highrise	28	24	45	1	12	7	117	122	648	708
Miller Homes	2	2	0	0	2	0	6	17	117	131
Park Place & Saxony Sq.	7	8	5	1	0	3	24	52	190	159
Pendleton Park	2	0	4	0	1	1	8	48	158	222
Princess Square	14	15	5	4	4	0	42	70	411	730
Quaker Hill	26	8	4	0	7	4	49	65	330	345
Samuel Madden	1	1	3	0	1	2	8	44	214	594
Scattered Sites I, II, III	24	15	8	6	11	0	64	188	866	927
TOTAL	231	198	191	30	71	100	821	1306	5801	7678



Alexandria Redevelopment and Housing Authority

B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Masters provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints in between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in October 2024.
- The 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 – 9/5 & 9/19 & 10/2 & 10/17
 - Chatham Square – 9/26 & 10/25
 - Andrew Adkins – 9/10 & 9/26 & 10/7 & 10/22
 - Ladrey floors 7-11 - 9/10 & 9/24 & 10/ & 10/23
 - Ladrey floors 1-6 – 9/11 & 9/25 & 10/9 & 10/24
 - Hopkins-Tancil – 9/4 & 9/18 & 10/4 & 10/16 & 10/21 & 10/28
 - Samuel Madden – 9/12 & 10/10

IV. FINANCE



Alexandria Redevelopment and Housing Authority

V. DEVELOPMENT

A. LINEAGE AT N. PATRICK STREET

Enterprise responded to our submission of the 8609 and completion of Part 2 of the IRS submission with no comments. This allows us, consistent with the preconditions in the term sheet, to submit the request to Enterprise for release of the final equity payment. The only item that we are anticipating is a discussion on any adjusters. The downward adjuster would be due to time. Ramsey as well as other projects nationally were impacted by the pandemic so there are force majeure issues that would come into the discussion. Any downward adjusters would be offset with increased available tax credits resulting from an increased basis.

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

B. SAMUEL MADDEN REDEVELOPMENT

North Block Financial Closing:

Virginia Housing's Loan Committee approved the loan, the development team is negotiating documents with financial partners. The next key submission date to VH is October 18 for final bond inducement. All close to final deal documents must be provided to VH for final review. Some changes to the documents can occur post October 18, however VH always cautions parties about "substantial" changes to the deal structure.

HUD issued the Section 18 approval letter on September 24. ARHA counsel has circulated the closing checklist for HUD approvals and the documents are being processed for final comments. ARHA staff have submitted to HUD a request for Tenant Protection Vouchers.

South Block:

The South Building owners continue to market the project since most large multifamily investors continue to have a wait and see attitude for 2024 investments. There are no new developments on the financing for this parcel. The ARHA CEO will meet with the lead developers of the North and South blocks in the coming months.

City Documents:

The city has approved additional language to the City Loans recommended by VH. The city has approved the Final Site Plan submission as well as the Payment & Performance bonds submitted by the development team. There are no outstanding items that the development team is expecting from the City.

Relocation and Resident Engagement:

ARHA staff has submitted the application to HUD for Tenant Protection Vouchers. HOU, the Resident relocation consultant, has issued to residents the 90-day required notice. HOU has more aggressively contacted residents, concentrating primarily on the North block where relocation is targeted to be completed by the end of December. The target for the South block is September 2025. On September 24, ARHA staff held a successful mandatory relocation meeting. The meeting was well attended, and residents had many questions that we were able to respond



Alexandria Redevelopment and Housing Authority

to. The prioritization for the relocation of the residents on the North block raised a lot of questions, but by the end of the meeting residents seemed to understand ARHA's approach.

ARHA staff have commenced creating a relocation matrix for all North and South block residents, including a projected budget for ARHA relocation costs.

HUD/City Approvals:

We received the HUD approval for the Section 18 application on September 23. ARHA counsel have circulated to the development team and financial partners a closing checklist for final HUD approval and sign off on the required covenants and other items. Counsel will aggressively pursue to ensure that the approvals are in place prior to financial closing.

The city has approved the final site plan submission and has approved and released the P&P bonds. With these final city signoffs, there are no outstanding city issues.

C. LADREY HIGH RISE REDEVELOPMENT

We have a gap of approximately \$31 Million dollars. We are looking at multiple ways to fill that gap which include: the Congressional Direct Spending Bill which Senators Kaine and Wane have adopted, we are also applying for the Affordable Needs Housing for \$8.2 Million dollars and we have just submitted for the Amazon Equity Fund for \$31 Million and we have been working with their inner office to make sure that we met with all of their requirements, that means \$110K - \$125K per unit. We are also looking to explore the HUD 202 Program for elderly housing. We are monitoring the market conditions, which are going down and will help the gap. We will be utilizing our General Bond program once we get S&P approval.

Relocation Plan

We will formerly start our relocation of residents once we finalize our financial commitments, in Q3 of 2025. We are working with a specialist, Housing to Home, that has done several relocations in the Alexandria area. Housing to Home has done an initial interview with the 170 residents, we will do another interview so that we can properly match the residents to housing, and this second interview will occur in early 2025. We meet with the residents monthly and it is always a topic at the meetings.

Progress of the Project

Since our entitlement of January 2024, we have been working with the City with our SDUP approval. We are on the final submission, which will happen later in October, once we have completed this approval process, we will submit our Bldg. Design for approval. We believe that our building drawings will be ready for submission by the end of October.

Annie B. Rose

After our entitlement of January 2024, Annie B. Rose the property that we ground lease to, filed suit with the City, Winn/IBF and ARA was served in a lawsuit claiming that the entitlement was not proper we had our first hearing in July of 2024 where the judge ruled that the city entitlement process had merit, The judge did give Annie B. Rose the right to amend their complaint, and we are now scheduled for a second hearing on November 15, 2024. We have seen the pleadings, and the second response is like the first because nothing has changed.



Alexandria Redevelopment and Housing Authority

Resident Engagement

We continue to have our monthly resident engagement meetings. Our next meeting is October 24, 2024. We continue to prepare the residents for the process, relocation and design.

D. RAD & RE-SYNDICATION

RAD: no new RAD applications have been submitted.

Re-Syndication There were no new activities surrounding syndication activities.

Cameron Valley: There is no new progress to report on the application.

E. CITY FUNDING FOR DEVELOPMENT

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

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

F. TAX CREDIT PORTFOLIO

September month-end and quarterly financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. HUD Rental Assistance Demonstration (RAD) post-closing repairs for James Bland II are complete and the Completion Certification has been submitted and accepted by HUD. Post-closing repairs are also underway for Old Dominion and certification will be submitted upon completion. The 2024 RAD Initial Year Funding Tool has been released for all RAD transactions closed this year and the required documents have been submitted to HUD. The Hudson Housing annual tax credit investor physical inspection for Pendleton Park has been completed with no findings noted.



Alexandria Redevelopment and Housing Authority

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	September New Enrollment
Hopkins-Tancil	47	1
Chatham Square	28	0
Samuel Madden	30	0
Andrew Adkins	25	0
James Bland V	67	0
Princess Square	19	1
Ladrey	16	0
HCVP	69	0
Scattered Sites	37	0
City-wide	17	0
TOTAL	355	2

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

RACS Program Descriptions

- **Senior Center @ Charles Houston:**

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

- **Ladrey Highrise:**

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



Alexandria Redevelopment and Housing Authority

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

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

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

ROSS:

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

Family Self-sufficiency (FSS):

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

James Bland V Supportive Services:

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



Alexandria Redevelopment and Housing Authority

B. VOLUNTEERS

Currently there are 33 active volunteers working with RACS' programs, to assist in the delivery of workshops or programming. For the month of September, volunteers assisted with 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.
33	September	2	66	\$1,179.36

C. SELF SUFFICIENCY PROGRAM STATISTICS

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

D. SUPPORT SERVICES/REFERRALS

SERVICES/REFERRALS	September 2024	YTD
Healthcare & Medical	3	167
Financial Assistance/Literacy Education	34	255
Daily Living Skills/Entitlements	9	51
Transportation	129	970
Enrollments/Registrations/Assessments	5	67
Adult Basic Education/Literacy/GED	2	7
Job Training Skills/Programs/Certifications	2	62
Childcare Services	6	61
Other	14	63
TOTAL	204	1,703



Alexandria Redevelopment and Housing Authority

E. PARTNERSHIPS

Provider / Partner	Event/Activity – September 2024	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	8
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town CC)	167
ALIVE	End of Month Food @ Ladrey	91
Capital Area Food Bank	Mobile Market	105
Alfred Street Baptist	Food Pantry	5
DAAS & Senior Services	Pop-Up Farmer's Market	61
Shiloh Baptist Church	SHARE Grocery Distribution	75
Alfred Street Baptist Church	Feed the 5,000 Grocery & Gift Card Distribution	150
Total	8	662

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind /Leveraged	ARHA	YTD TOTAL
\$1,400.00	\$1,750.00	\$2,900.00	\$ 53,343.00

G. PROGRAM SUMMARY

The month of September started off with new enrichment activities for our LINK Club students. This quarter students are enjoying cosmetology classes, art, and creative writing. In addition, we had the opportunity to take our middle school students to an HBCU Football game, featuring Howard University and Hampton University. Students were able to view half-time performances by both bands and experience a higher education environment with students that look like them.

Another activity that ARHA middle and high school students were able to participate in included the annual STEAM workshop sponsored by the Arlington LINKS Chapter. The workshop was held for two consecutive weeks and included topics on artificial intelligence, robotics, coding, and special sessions taught by professors from Virginia Tech.

Seniors from Ladrey and the Charles Houston Senior Center had two Pop-up farmer's Markets in September. The markets showcased fresh fruit and vegetables from local Virginia and Maryland farmers, and thanks to a grant through the Division of Aging and Adult Services, all seniors were able to receive \$50 to purchase items.



Alexandria Redevelopment and Housing Authority

The highlight of the month for the Senior Center at Charles Houston was the celebration of their 52nd year in operation. A special program was planned for seniors to share memories and highlights from over the years, and recognize special members – Ms. Lillian Patterson, who celebrated her 97th birthday this year.

Lastly, staff and residents took great pride in participating in the Alexandria Library's Black Family Reunion. This was the second year that the library hosted the event at the Barrett Branch Library in Old Town. The event featured music, resource tables, and food trucks, in an effort to bring neighborhoods together and fill in gaps of the documented history of Alexandria's African American Community. ARHA staff and residents shared stories and pictures that were able to be added and preserved as part of the City's Historical Record.

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

- Early Voting Event – Ruby Tucker –September 19th – 11:00 am – 2:00 pm
- Firefighter & Friends Coat Distribution – October 27th -Charles Houston Recreation Center – 10:00 am & Patrick Henry Recreation Center – 1:00 pm

I. PHOTOS





Alexandria Redevelopment and Housing Authority



SENIOR CENTER @ CHARLES HOUSTON 52ND ANNIVERSARY CELEBRATION



ALEXANDRIA LIBRARY – BLACK FAMILY REUNION EVENT





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LINK CLUB ENRICHMENT ACTIVITIES - COSMETOLOGY/ART



MIDDLE SCHOOL ATTENDING HOWARD UNIVERSITY & HAMPTON UNIVERSITY FOOTBALL GAME



Alexandria Redevelopment and Housing Authority



MIDDLE & HIGH SCHOOL STUDENTS PARTICIPATING IN STEAM WORKSHOP

Rickie Maddox, Interim Chief Executive Officer

The Upcoming 2024 Board Meetings

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



The Upcoming 2024 ARHA Finance Committee Meetings

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

