

# Monthly Performance Report to The Board of Commissioners

Rickie Maddox  
Interim Chief Executive Officer

**April 27, 2026**

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Alexandria Redevelopment and Housing Authority

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## DEVELOPMENT & PORTFOLIO SERVICES

## DEVELOPMENT & PORTFOLIO OPERATIONS

### A. DEVELOPMENT

#### a. SAMUEL MADDEN REDEVELOPMENT

##### North Block:

The schedule is currently tracking on contract schedule. Substantial Completion is anticipated in November 2027. Groundbreaking occurred on November 12<sup>th</sup>. Currently the parking slab and deck are being poured. Most utility work on right of way complete.

##### South Block:

Fairstead has presented a proposal for the South Block that maximizes the number of affordable units and maintains the approved entitlement for number of units and building structure. 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 3/31/26 one (1) family remains on site and is scheduled to relocate in April. The Development team hope to have a LOI ready for the board approval in May.

#### b. LADREY HIGH RISE REDEVELOPMENT

LOI with Winn executed last in October. Working with the Legal team on new MDA which we anticipate will to complete within the 90-day period extension provided by the board resolution in March. DHCD has made a commitment to maintain the five (5) million funding that was previously awarded. The development team received approval from Virginia housing on a predevelopment loan and based on discussions the loan is expected to close before Q3 2026.

The project has been awarded two (2) million dollars in congressional direct spending.

All residents have successfully been moved off site.

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 4<sup>th</sup>, 2025, with updates provided in 2026. The development team will utilize a Virginia Housing Grant to conduct community engagement and solicits feedback. HCM has been selected as the firm to conduct massing studies. Development is working in collaboration with the Duke Street Land Use planning team, to maximize the site density. In addition, the Development team has been working with the SACC office to expedite.

#### 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.

In addition, the development team is in the process of applying for a predevelopment loan from Virginia Housing.

## **B. REAL ESTATE PORTFOLIO**

March 2025 month-end and quarterly financial and occupancy reports for all tax credit properties are underway for distribution to the tax credit investors. The FY 2026 operating budget process for all properties is complete and approved. 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. We continue evaluating the process to buy out the Limited Partner for both Old Dominion and West Glebe at the end of their 15-year tax credit compliance period. We continue to work on lease-up and stabilization of the recently acquired Alate property. Annual property audits and tax returns are underway for all tax credit properties. Pendleton Park annual investor audit is underway. Princess Square post-closing repairs required by the lender have been completed. Annual investor tenant file audit is underway for James Bland IV and V.

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



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## FINANCE & BUDGET

## Condensed Combined Balance Sheet Entity Wide January and February 2026

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Total Unrestricted Cash	12,480,262.69	12,376,594.64	103,668.05
Total Restricted Cash	7,747,565.80	9,198,462.38	-1,450,896.58
<b>TOTAL CASH</b>	<b>20,227,828.49</b>	<b>21,575,057.02</b>	<b>-1,347,228.53</b>
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>62,877,249.31</b>	<b>61,684,312.42</b>	<b>1,192,936.89</b>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>17,923,083.35</b>	<b>16,370,298.92</b>	<b>1,552,784.43</b>
<b>TOTAL CURRENT ASSETS</b>	<b>101,028,161.15</b>	<b>99,629,668.36</b>	<b>1,398,492.79</b>
<b>NONCURRENT ASSETS:</b>			
<b>TOTAL FIXED ASSETS</b>	<b>162,877,317.65</b>	<b>162,779,593.55</b>	<b>97,724.10</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>170,337,887.92</b>	<b>170,102,095.03</b>	<b>235,792.89</b>
<b>TOTAL ASSETS</b>	<b>271,366,049.07</b>	<b>269,731,763.39</b>	<b>1,634,285.68</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,996,738.51</b>	<b>3,996,738.51</b>	<b>0.00</b>
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>115,187,957.83</b>	<b>115,618,589.53</b>	<b>-430,631.70</b>
<b>TOTAL LIABILITIES</b>	<b>157,284,344.18</b>	<b>156,343,347.55</b>	<b>940,996.63</b>
<b>EQUITY</b>			
<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>45,708,209.66</b>	<b>45,708,209.66</b>	<b>0.00</b>
<b>TOTAL RESERVED FUND BALANCE</b>	<b>54,212,145.61</b>	<b>54,244,090.45</b>	<b>-31,944.84</b>
<b>TOTAL RETAINED EARNINGS:</b>	<b>14,161,349.62</b>	<b>13,436,115.73</b>	<b>725,233.89</b>
<b>TOTAL EQUITY</b>	<b>114,081,704.89</b>	<b>113,388,415.84</b>	<b>693,289.05</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>271,366,049.07</b>	<b>269,731,763.39</b>	<b>1,634,285.68</b>

## Condensed Income Statement Functional Expense Entity Wide

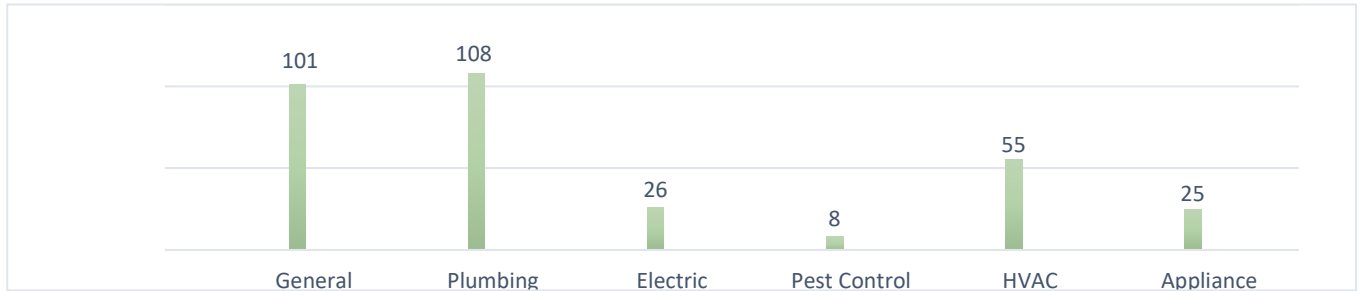
Feb-26

	February	%
<b>Revenue &amp; Expenses</b>		
<b>INCOME</b>		
TOTAL TENANT INCOME	835,098.06	433.38
TOTAL GRANT INCOME	3,507,269.48	1,820.11
TOTAL OTHER INCOME	192,967.41	100.14
<b>TOTAL INCOME</b>	<b>4,535,334.95</b>	<b>2,353.62</b>
<b>EXPENSES</b>		
TOTAL ADMINISTRATIVE EXPENSES	841,844.46	436.88
TOTAL TENANT SERVICES EXPENSES	59,788.84	31.03
TOTAL UTILITY EXPENSES	20,299.96	10.53
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	393,227.25	204.07
TOTAL GENERAL EXPENSES	51,037.94	26.49
TOTAL HOUSING ASSISTANCE PAYMENTS	3,287,217.23	1,705.91
TOTAL FINANCING EXPENSES	74,615.20	38.72
<b>TOTAL EXPENSES</b>	<b>4,728,030.88</b>	<b>2,453.62</b>
<b>NET INCOME (LOSS)</b>	<b>-192,695.93</b>	<b>-100.00</b>

## MAINTENANCE OPERATIONS

## MAINTENANCE

### A. MARCH WORK ORDER ACTIVITY TOTAL: 356



Properties	General	Plumbing Repair Work	Electric Repair	Pest Control	HVAC Work	Appliance Repair Work	Current Total # of Work Order	Prev. Month Total # of Work Order	2026 Y-T-Date #of Work Orders	2025 Year End Total #of Work Orders
Administrative Building	1	0	0	1	0	0	2	2	7	33
Alexandria Crossing (West Glebe)	7	8	4	2	9	3	33	24	74	443
Alexandria Crossing (Old Dominion)	7	0	1	2	1	0	11	15	31	221
Andrew Adkins	4	8	4	2	1	0	19	27	98	410
BWR (Braddock, Whiting & Reynolds)	4	12	3	2	3	2	26	19	65	264
Chatham Square	2	2	2	2	4	1	13	9	37	148
Hopkins-Tancil	17	12	8	4	4	3	48	38	125	322
James Bland I, II	4	4	0	2	1	1	12	17	48	154
James Bland IV	17	5	0	2	0	2	26	16	60	93
James Bland V	4	6	5	0	1	4	20	0	34	174
Ladrey Highrise	0	0	0	0	0	0	0	0	0	373
Miller Homes	1	6	0	2	1	0	10	11	26	79
Park Place & Saxony Sq.	2	2	0	2	2	1	9	5	29	91
Pendleton Park	6	4	1	2	0	1	14	13	34	157
Princess Square	8	13	1	4	0	2	28	23	77	547
Quaker Hill	13	3	3	2	4	3	28	15	60	243
Samuel Madden	0	0	0	0	0	0	0	0	2	119
Scattered Sites I, II, III	22	18	7	2	5	3	57	40	146	653
<b>TOTAL</b>	<b>119</b>	<b>103</b>	<b>39</b>	<b>33</b>	<b>36</b>	<b>26</b>	<b>356</b>	<b>274</b>	<b>953</b>	<b>4524</b>

## B. WORK IN PROGRESS

Integrated Pest Management Services:

- Pest Services Company (PSC) and Pest Masters provides pest control management that includes routine inspections and treatments for various insects in ARHA units on a quarterly as well as requested basis (via work orders). Quarterly inspections and treatments are instrumental regarding decreasing the number of requests and complaints between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 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 – 3/6, 3/20 & 4/3, 4/17
  - Chatham Square – 3/12, 4/9
  - Andrew Adkins – 3/2, 3/16 & 4/6, 4/20
  - Hopkins/Tancil Court. 3/9, 3/23 & 4/13, 4/27
  - Samuel Madden – 3/11

## PROPERTY & HOUSING CHOICE VOUCHER (HCV) OPERATIONS

## PROPERTY OPERATIONS

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

Indicator	Feb. 2026	Mar. 2026	Benchmark Goal	HUD's Standard	Comments
1 Occupancy Rate ACC units (PH)(*)	87%	87%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2 Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	97%	97%	96%	96%-99%	Market Rate & MOD units are not scored by HUD for PHAS or SEMAP. PBV is included in SEMAP
3 Tenant Acc. Receivables (TARs) – Occupied Units (*)	83%	86%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4 Tenant Account Receivables (TARs) – Vacated / Evictions (*)	17%	14%		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 87% for March 2026. Individual Performance data by property is as follows:

PUBLIC HOUSING	Feb. 2026	March 2026
Samuel Madden*	10%	1%
Andrew Adkins	92%	92%
Ladrey Highrise*	Vacant**	Vacant**
Scattered Sites I	86%	88%
Scattered Sites II	94%	90%
Scattered Sites III	96%	96%
Chatham Square	98%	98%
Braddock & Whiting	100%	100%
Reynolds	100%	100%
West Glebe	98%	96%
OTC/JB IV	100%	100%
Lineage	84%	100%

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

\*\*Building is completely vacant awaiting redevelopment.

### C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	February 2026	March 2026
Housing Choice Voucher	73%	74%
Moderate Rehabilitation	93%	92%
Project Based Voucher	95%	97%
Low Rent Public Housing	87%	87%
Market Affordable Rate	99%	99%

### D. VOUCHER MANAGEMENT SYSTEMS (VMS)

Data reported for March 2026:

	March 2026
Homeownership	11
Homeownership New this Month	0
Family Unification	38
Portable Vouchers Paid	20
Tenant Protection	128
All Other Vouchers	1570
# of Vouchers Under Lease on the last day of the month	1570
HA Owned Units Leased – included in the units lease above	142
New Vouchers issued but not under contract as of the last day of the month	119
Portable Vouchers Administered	53
Number of Vouchers Covered by Project-Based AHAPs and HAPs	188

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

Developments	Total # of Units	Total Occupied units 02/28/2026	Total Occupied Units 03/31/2026	Current # Vacant
Princess Square	68	65	66	2
Quaker Hill	60	59	58	2
Hopkins-Tancil	108	100	99	9
Miller Homes	16	16	16	0
Pendleton Park	24	24	24	0
Old Town Commons/James Bland V	54	52	52	2
Lineage	46	46	46	0
Old Dominion	36	36	36	0
James Bland I, II	36	35	35	1
Park Place	38	34	35	3
Saxony Square	5	5	5	0
<b>TOTALS</b>	<b>491</b>	<b>472</b>	<b>472</b>	<b>19</b>

## F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 02/28/2026	Total Units Occupied 03/31/2026	Current # Vacant
Ladrey Building*	170*	Vacant**	Vacant**	Vacant**
Chatham Square	52	51	51	1
Old Town Commons IV	44	44	44	0
S. Madden Homes**	65	6	1	64
A. Adkins Homes	90	82	82	8
Scattered Sites 410	50	43	44	6
Scattered Site 411	30	28	27	3
Scattered Site 412	41	39	39	2
Braddock	6	6	6	0
Whiting	24	24	24	0
Reynolds	18	18	18	0
West Glebe	48	47	46	2
Lineage	6	5	6	0
<b>TOTALS:</b> <i>(values are rounded up/down)</i>	<b>644</b>	<b>563</b>	<b>558</b>	<b>86</b>

\*Building is vacant awaiting redevelopment.

\*\*Residents in this property are being relocated due to ongoing development projects.

## G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list March 2026
<b>HCVP</b>	<b>10,797</b>
<b>MOD Rehab</b>	
(1) Bedroom	516
(2) bedroom	205
(3) bedroom	191
(4) bedroom	0
<b>Total</b>	<b>912</b>
<b>General Public Housing</b>	
(1) bedroom	4,077
(2) bedroom	2,893
(3) bedroom	1,503
(4) bedroom	160
<b>Total</b>	<b>8,633</b>
<b>Elderly / Disabled</b>	
(1) bedroom	0
<b>Total</b>	<b>0</b>
<b>Braddock Whiting &amp; Reynolds (BWR)</b>	
(2) bedroom	1,789
(3) bedroom	1,089
<b>Total</b>	<b>2,878</b>
<b>Chatham Square</b>	
(2) bedroom	1,905
(3) bedroom	27
<b>Total</b>	<b>1,932</b>
<b>West Glebe</b>	
(1) bedroom	1,948
(2) bedroom	1,871
(3) bedroom	1,109
(4) bedroom	5
<b>Total</b>	<b>4,933</b>
<b>Old Dominion</b>	
(1) bedroom	1,961
(2) bedroom	1,876
(3) bedroom	1,110
<b>Total</b>	<b>4,947</b>
<b>James Bland (OTC) I, II</b>	
(2) bedroom	1,836



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(3) bedroom	1,141
<b>Total</b>	<b>2,977</b>
<b>James Bland (OTC) IV</b>	
(2) bedroom	1,821
(3) bedroom	1,141
<b>Total</b>	<b>2,962</b>

## H. CERTIFICATIONS ACTIVITY

<b>HOUSING CHOICE VOUCHER</b>	<b>Feb. 2026</b>	<b>March 2026</b>
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	2	7
New Move-in/Change of Unit/Port-in	2	7
Interim Change	19	43
Annual Reexamination	115	119
End of Participation	6	3
<b>PUBLIC HOUSING</b>	<b>Feb. 2026</b>	<b>March 2026</b>
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	9	10
Annual Reexamination	26	40
End of Participation	0	4
<b>MODERATE REHABILITATION</b>	<b>Feb. 2026</b>	<b>March 2026</b>
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	2	3
Annual Reexamination	7	10
End of Participation	0	2
<b>PROJECT BASED VOUCHER</b>	<b>Feb. 2026</b>	<b>Mar. 2026</b>
Pre-Admission/Eligibility	0	3
Request for Tenancy Approval	0	3
New Move-in/Change of Unit/Port-in	0	3
Interim Change	2	6
Annual Reexamination	8	12
End of Participation	0	1
<b>TOTAL # OF CERTIFICATIONS COMPLETED</b>	<b>198</b>	<b>276</b>

## I. INSPECTIONS

<b>Inspections</b>	<b>Feb. 2026</b>	<b>Mar. 2026</b>
# of annual/return Inspections	283	316
# of Initial/Re-inspections	31	28
# of Abatements	6	8
# of Emergency/Special Inspections	4	5
# of Missed Inspection (no show)	40	26
# of Quality Control Inspections Conducted	18	12

## J. COMPLIANCE / SAFETY

### 1. Quality Assurance Activities

# of Files Reviewed Audit Files	Feb. 2026	March 2026
Recertifications	38	44
Intake Certifications	49	41

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

Recertification Files with Errors	Feb. 2026	Mar. 2026
# of files with errors	7	3

### 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	Feb. 2026	March 2026
Bar Notices Issued	0	0
Late Notices	2	0
Unlawful Detainers	0	0
Evictions (legal)	0	1
Evictions (drugs)	0	0

## K. RENT COLLECTION

ARHA properties collected **86%** of the monthly rent charged for **March 2026**. Individual performance by property is as follows:

<b>PUBLIC HOUSING</b>	<b>Feb. 2026</b>	<b>Mar. 2026</b>	<b># Units that Pay \$0 Rent</b>	<b># Units that did not Pay in Full</b>	<b>#Units Paid in Full</b>
Samuel Madden*					
Andrew Adkins (82 Units)	59%	60%	20	25	37
Ladrey High-Rise**					
Scattered Sites I (44 units leased)	88%	87%	8	5	31
Scattered Sites II (27 units leased)	62%	82%	7	6	14
Scattered Sites III (39 units leased)	96%	99%	10	1	28
Chatham Square (51 units leased)	91%	95%	8	4	39
Braddock (BWR) (6 units leased)	87%	58%	0	2	4
Whiting (BWR) (24 units leased)	76%	81%	7	5	12
Reynolds (BWR) (18 units leased)	98%	98%	8	1	9
West Glebe (46 units leased)	79%	81%	18	6	22
James Bland IV (44 units leased)	82%	94%	7	9	28
<b>TOTAL</b>	<b>82%</b>	<b>84%</b>			
<b>MARKET RATE/100% TAX CREDIT/PBV</b>					
Quaker Hill (58 units leased)	85%	89%	5	11	42
James Bland I (17 units leased)	100%	92%	5	1	11
James Bland II (18 units leased)	78%	82%	6	1	11
Old Dominion (36 units leased)	67%	82%	10	5	21
Princess Square (68 units leased)	82%	82%	11	11	44
Miller Homes (16 units leased)	93%	99%	0	1	15
Pendleton Park (24 units leased)	95%	96%	5	2	17
James Bland V (PBV) (52 units leased)	74%	81%	11	10	31
Saxony Square (PBV) (4 units leased)	100%	100%	0	0	5
Park Place (PBV) (35 units leased)	87%	97%	2	3	30
<b>TOTAL</b>	<b>86%</b>	<b>90%</b>			
<b>MOD/PBV</b>					
Hopkins Tancil (99 units leased)	<b>73%</b>	<b>72%</b>	23	14	62
<b>TOTAL</b>	<b>73%</b>	<b>72%</b>			

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

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



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## **RESIDENT & COMMUNITY SERVICES (RACS)**

## RESIDENT & COMMUNITY SERVICES

### A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	March New Enrollment
Hopkins-Tancil	40	0
Chatham Square	16	0
Samuel Madden	12	0
Andrew Adkins	21	0
James Bland V	57	0
Princess Square	22	0
ALATE	96	3
HCVP	65	0
Scattered Sites	39	0
City-Wide	66	0
<b>TOTAL</b>	<b>434</b>	<b>3</b>

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

#### RACS Program Descriptions

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

- **ALATE:**

3. Activity Center - For seniors that reside in the ALATE, we offer a variety of classes, activities, and special events that are supported by a cadre of volunteers, partners, and coordinated by the Social Worker. The Social Worker also provides supportive services for seniors in the areas of Health & Medical, Daily Living skills, entitlements, transportation, home visits and assessments for specific provisions.

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

4. FACE/LINK Club – In partnership with ACPS, students are provided with afterschool tutoring and enrichment for students in grades K – 8, through a 21<sup>st</sup> Century Community Learning Center grant. There is also a large emphasis on Parent Engagement and improving the home-community-school connection to equip parents with tools to build their capacity to create a positive change in their own lives. (Meeting after school daily at Jefferson Houston Elementary and Ruby Tucker Family Center and for summer programming at specific locations).
5. Ruby Tucker Readers - Students participate in a weekly read aloud session or book club, depending on the grade level, with volunteers. At the end of the session, students select a book to keep and take home. (Meeting once a week).

**Family Self-sufficiency (FSS):**

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

**James Bland V Supportive Services:**

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

**B. VOLUNTEERS**

Currently there are 29 active volunteers working with RACS programs, to assist in the delivery of workshops or programming. For the month of February, volunteers assisted with and conducted read aloud sessions, assisted with food distributions, and field trips. 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.
29	March	0	144	\$3,810.24

**C. SELF SUFFICIENCY PROGRAM STATISTICS**

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

**D. SUPPORT SERVICES/REFERRALS**

SERVICES/REFERRALS	March 2026	YTD
Healthcare & Medical	10	21
*Financial Assistance/Literacy Education	17	61
Daily Living Skills/Entitlements	0	0
Transportation	8	22
Enrollments/Registrations/Assessments	10	18
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	38	38
Childcare Services	0	0
Other	15	22
<b>TOTAL</b>	<b>98</b>	<b>182</b>



Alexandria Redevelopment and Housing Authority

* AMOUNT OF FINANCIAL ASSISTANCE RECEIVED March 2026	YTD TOTAL
\$7,098.32	\$16,743.32

### E. PARTNERSHIPS

Provider / Partner	Event/Activity – March 2026	# Participants & Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	18
ALIVE	Food Distribution/Food Boxes/Eggs/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town CC)	75
Capital Area Food Bank	Mobile Market	60
Goodwin House Living	Exercise Classes	34
VHDA	Homebuyer Education Course	38
LINKS Inc. (Arlington Chapter)	Black Family Wellness	10
Alfred Street Baptist	Food Pantry	0
ARHA	Easter Egg Hunt (Cameron Valley)	45
ARHA	Easter Egg Hunt (Ruby Tucker)	57
Dominion Energy	Youth STEM Activities	33
Tickets For Kids	Capital Classic Game	18
Tickets For Kids	NBA Game Wizards v. 76ers	18
Alfred Street Baptist Church/Mayor Gaskins/DCHS	The Fresh Start Initiative	318
<b>Total</b>	<b>13</b>	<b>734</b>

### F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind /Leveraged	ARHA	YTD TOTAL
\$0	\$500	\$2,541.05	\$31,067.86

## **G. PROGRAM SUMMARY**

During the month of March, Resident Services had the pleasure of participating in ARHA's Fresh Start Initiative in partnership with Property Management and Asset Recovery. We engaged with a total of 280 residents regarding Fresh Start, collecting information on how we can best assist them moving forward, and providing them with resources related to financial empowerment and general resident services. As a result of The Fresh Start Initiative, 318 ARHA residents received rental assistance for any balances through March 2026, totaling **\$1,049,284.05**. ARHA also partnered with VHDA to host a Homebuyer Education Class where we had 38 participants that learned various skills and met with realtors, lenders, and more related to homeownership.

Our seniors at the Charles Houston Senior Center hosted a Women's History Month celebration and recognized notable female inventors. Our Seniors at ALATE and the Senior Center continued to enjoy their monthly activities such as Art Class and S.A.I.L Class (Stay Active & Independent for Life).

The youth team hosted our annual Easter Egg Hunts at Cameron Valley and Hopkins-Tancil. We had a great turnout at both sites, where families and children enjoyed an egg hunt, participated in a raffle for Easter baskets, and played outdoor games. We also partnered with Dominion Energy to provide two days of STEM related activities and experiments for ARHA youth program participants in KG-8<sup>th</sup> grade. Lastly, we hosted two field trips during spring break; middle school students attended the Wizards v. 76ers NBA game, and our high school students that participate in basketball attended the Capital Classic game which showcased some of the highest ranked high school basketball players in the nation and the DMV.

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

- Night of Stars – April 17<sup>th</sup> – Nannie J. Lee Center
- Basketball Clinic – April 19<sup>th</sup> – Charles Houston
- Spring 2 ACTION (AVA MADE Fundraiser) – April 22<sup>nd</sup>
- Family Engagement: Parenting with a Purpose – April 22<sup>nd</sup> - Virtual
- Field Trip: All Elite Wrestling Match – April 29<sup>th</sup>
- Field Trip: Paw Patrol Live – May 2<sup>nd</sup>
- Financial Empowerment Workshop – May 7<sup>th</sup> – ARHA Main Office

## I. PHOTOS



**SENIOR CENTER WOMEN'S HISTORY MONTH CELEBRATION**



## HOMEBUYER EDUCATION COURSE



## EASTER EGG HUNTS

## ANNOUNCEMENTS



Alexandria Redevelopment and Housing Authority

## The Upcoming 2026 Board Meetings

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