



Alexandria Redevelopment and Housing Authority

Monthly Report to The Board of Commissioners

Erik C. Johnson
Chief Executive Officer

February 24, 2025



**BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING**

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

Monday, February 24, 2025, at 7:00PM

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,
JANUARY 27, 2025**

4. RECEIPT OF EXECUTIVE SUMMARY AS OF MONDAY, FEBRUARY 24, 2025

5. CONSENT DOCKET

- Resolution No. 758 - 2025 Vote Approval to Adopt to Increase the HCVP Payment Standards 2025
- Resolution No. 759 – Vote Approval to Award the Contract for Legal Services

6. ACTION DOCKET

7. NEW BUSINESS

8. ANNOUNCEMENTS

9. ADJOURNMENT

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

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**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING
AUTHORITY**

REGULARLY SCHEDULED BOARD MEETING

401 WYTHE STREET, ALEXANDRIA, VA 22314

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

THOSE PRESENT:

**Anitra Androh, Chairwoman
Willie Bailey, Vice Chair
Michelle Krockner, Commissioner
Peter Kleeblatt, Commissioner
Chris Ballard, Commissioner
Brad Duncan, Commissioner
Kevin Harris, Commissioner**

THOSE ABSENT:

Reid Mene, Commissioner

RECORDER:

Neal Gross

Public session meeting called to order at 7:00PM by Chairwoman Androh. Among those present were Erik C. Johnson, Chief Executive Officer, Rickie Maddox, Deputy Executive Director, Juwahn Brown, Executive Office Administrator, Candice Drayton, IT, 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's 7:00 o'clock, and I would like to call the regular monthly meeting of the Board of Commissioners for the city of Alexandria Redevelopment Housing Authority to order. We want to open up with our public discussion period for resident groups. We'll start with the Ladrey advisory resident board. Does anyone have a report at this time?

Commissioner Harris: Yes.

Chairwoman Androh: Okay.

Commissioner Harris: So one of the things mentioned is security in the buildings.

Chairwoman Androh: I know you raised that last month that we should not get that –

Commissioner Harris: Yeah. Yeah, that is something that we need to be concerned about.

Chairwoman Androh: Okay. And I think last month you were saying, Like, if someone falls off he's kind of stepping in, personally?

Commissioner Harris: Well, yeah. You know, I think that part -- really it's the overnight shift that he's concerned about.

Chairwoman Androh: Okay.

Commissioner Harris: They're concerned about the -- once people, that sort of thing. So that part is --

Chairwoman Androh: Okay. That's on figure

Erik C. Johnson, CEO: I believe -- I'll address it during my general statement but I'll have my executive report.

Chairwoman Androh: Oh, okay. Perfect. Next the ARHA Advisory Council?

Commissioner Harris: Yeah. Yeah. Just I think some people are confused. I know we have done a lot of reshifting and a lot of reorganizing but I think, Like, what's amazing from different leaders and different people is they don't know who their workers are. So, Like, sometimes with communication being able to communicate, Like, if they have an issue or something. So I don't know if we, Like -- Like, when we do switch, Like, a property manager or something just, Like, sending out something to communicate.

Participant: That's a 100 percent better.

Commissioner Harris: No, no, no. I get that. I get that. I'm just saying, Like, you -- it's a lot of people. Maybe they're not seeing their mail or something, you know what I mean? But I'm just saying, Like, so that's something that we're hearing and some other stuff, and I know I've been meeting with you so --

Erik C. Johnson, CEO: I know we have a meeting.

Commissioner Harris: Yeah. Yeah. So we good. Yeah.

Erik C. Johnson, CEO: For the board you know, for the board we have been hearing stuff about some of, you know, the lack of -- general lack of response on those issues and it is not acceptable. You know, Rickie's having a meeting with her team about it tomorrow and other potential changes you'll hear about later in the agenda.

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

Chairwoman Androh: Okay. Thank you for the -- both reports. Next we have our public discussion period. Did anybody sign up to speak?

ITEM 3. VOTE TO APPROVE THE MINUTES FOR THE REGULAR SCHEDULED BOARD MEETING MONDAY, NOVEMBER 25, 2025:

So next we'll move on to the adoption of the minutes of the regular meeting that was held on Monday, November 25th, 2024. Are there any comments, corrections, or edits? Seeing as there are none, can I get a motion to approve January 27, 2025, board meeting minutes?

Commissioner Harris: So moved.

Chairwoman Androh: Second?

Commissioner Kleeblatt: I'll be second.

Chairwoman Androh: All those in favor? Any opposed? Okay. The motion carries.

ITEM 4. EXECUTIVE SUMMARY REPORT AS OF JANUARY 27, 2025:

Chairwoman Androh: Up next we have our executive summary.

Erik C. Johnson, CEO: Well, happy January. Happy New Year, everybody. Actually, I want to start because we don't always get good news with good letters from residents so if you have the privilege, I just want to read something that we got from Avion Harriot.

Dear ARHA team, my name is Avion Harriot and I'm writing to formally notify you that I will not be renewing my lease at 817 North Henry Street. My last day in my apartment will be April 25th, 2025, fulfilling the required 30 day's notice. Living here for the past five years has been a life-changing opportunity for my daughter and me. This program gave us stability during a challenging time, allowing me to rebuild and create a better future for my family and I'm proud to say that I'm now in a position to move forward independently and I am deeply grateful for the support and security you provided during this journey. Thank you for giving me this opportunity and for helping us when we needed it the most. I hope this apartment can now serve another family in need just as it did for mine. Please let us know if there's any further you need from me as I prepare to move out. Sincerely, Avion Harrick. So we don't always get good stories about –

Chairwoman Androh: That is powerful.

Erik C. Johnson, CEO: -- that the intent of public housing sometimes is as a temporary respite while people try and figure it out, and while there's always bad stories, you know, I feel Like sometimes it's important to share good stories. So this was a good story and we'll make sure that we send our well wishes to Ms. Harriot as she moves on her journey.

Chairwoman Androh: Thank you.

Commissioner Kleeblatt: I appreciate you sharing that with us, Erik.

Chairwoman Androh: Yeah, thank you.

Commissioner Kleeblatt: I think we probably should consider sharing it a little bit more broadly as well. So if there is a PR opportunity for us, whether it's through the website or otherwise –

Erik C. Johnson, CEO: We'll do that. We don't always hear success stories and I think it'd be good to see her biography. So let everybody know that. Second thing, in terms of good news on partnerships, on February 20th we are doing a -- we're partnering on a project with HUD on their field office on homelessness and health. So I'm sure a lot of people will be interested in seeing what HUD's position will be on homelessness and health.

(Laughter.)

Erik C. Johnson, CEO: So --

Chairwoman Androh: Prior to the election.

(Laughter.)

Erik C. Johnson, CEO: So I think we have been trying to, you know, to the extent that people will still be there we have been trying to make relationships with the local field office. They wanted to do something in Alexandria. We're going to, you know, do it in partnership with the city. It is going to be at -- it's going to be at the DSA's DHS offices on their build -- at their building. So, you'll get formal invitations. But just to let you know that we are doing something in partnership with HUD. In the spirit of time, hopefully everyone looked at the financial statements for or will look at the financial statements that were in your board book. As you know, we have been tinkering with formats, so you got a really detailed one. When we did the budget this kind of looks more like normalized financial statements and subject to some adjustments, you'll see that we should end on a positive with right around \$2 million in net income for the calendar year 2025 and we are currently on track to meet our VMS report, which is due March 15th. So those are financial statements. CFO search -- has been on it. We intend on starting to get interview -- get resumes to start interviewing in February. We're looking to do that. Just a reminder, he's not here because he's with his family right now, but we did hire someone to run our asset management and development. You'll meet Lester. If you haven't met him I believe Chris and Anitra have met them when we have been out. He's a Wharton MBA who's had real experience in real estate development and asset management. He's already proven to be an asset to the team. We are in the process of hiring a senior director for housing and preservation, and I won't give a name but this is someone who's been in that affordable housing industry at a very high level for a number of years and we anticipate that that person, assuming everything pans out, will be -- will start, you know, in the beginning of March. And I just want you to know that we continue to try and schedule the senior staff retreat. We have a date kind of holding on the books for March 28th and 29th so it's kind of all day Friday, a little bit of your time on Saturday. The goal -- the agenda is, one, have an open session where we talk about what the state of the housing industry and the market is in Alexandria, and we want to do something with stakeholders to get what people perceive us to be or not to be. Then we're going to let those folks go and then we'll walk into BJP, who in 2019 kind of did the initial strategic plan. We'll come back and say kind of a report card what happened versus -- what did you do versus what not do and then do a refresh of where they think the plan -- repositioning plan should be based upon some new tools or things that have happened in HUD and then we'll spend kind of, hopefully, a little bit of time on Friday doing fellowship and then on Saturday morning talking about kind of next steps, who we partner and what our goals are. So a little bit of -- a little bit is trying to make a little bit of a shout out and show we're inclusive, but then a lot of it is kind of what have we done, where do we think we need to go, and incorporate the board with that as we have a number of decisions that we need to make.

Commissioner Harris: I have a question. Do we even know what time that will be? Like, is it going to be all day?

Erik C. Johnson, CEO: So probably -- Friday is going to be kind of all day. So I anticipate there will be a morning session that will be open to everyone and then kind of, you know, and then after lunch will be really when the board piece gets in and the work needs to be done. So it's really Like a day but we're going to do a little bit of a show just to make sure that people understand that, you know, we want to be collaborative. And also as we make decisions about where we think ARHA should be or could be we want to try and bring in some folks to give us some insight in terms of this is what we think the real estate market is going to be, this is where we think the policy market is going to be. Get some feedback from folks about how people see or don't see us and then use that to inform how we make decisions, going forward.

Commissioner Harris: When you say all day, you mean 9:00 to 5:00 or are you saying --

Erik C. Johnson, CEO: Yeah. You know, it might be 9:00 to 5:00 and then we'll probably offer some, you know, refreshments or libations for folks who want to, you know, fellowship with us and then we'll probably do, Like, 10:00 to 1:30 on Friday and get people out. I know everybody's time is precious so we're trying to be compact and trying to do that and do as much as possible. I'm bringing in a facilitator so that, you know, somebody else is marshaling us through these sessions, and I think as we make a lot of decisions for the next year we're trying to establish a context of, you know, how and why we're making them and we'll use this as a way to update the strategic plan which has not been updated since to the last -- it expired in 2022. I think our current strategic plan expired in 2022. So as some of our other efforts we need to redo our strategic plan because that'll inform some of the bonding and other finance stuff that people are going to be looking for. They're going to be looking for that documentation from us. So that -- so general statements about ARHA and then we're going to -- I'm going to get out of here. We continue to make improvements of our operations. I hear what you're saying about not returning phone calls, about, you know, misunderstandings about where things are. We understand that. We heard it. We're looking at that and you'll get an update about that next month. Security at Ladrey we know it's an issue. We have already given Ladrey, that company, their 30-day notice. So, there's the 30-day notice and then there's a new firm that's in. In addition to these ongoing complaints that we have heard we had the incident that happened right before the holiday with the shooting. You know, we saw evidence where, you know, the security guard's asleep, not responsive. So we have given them the warning they're out. We're moving forward with a new firm and we'll let you -- that contract would likely come from -- when now, Rickie?

Rickie Maddox, DCEO: It ends in August. We have been trying to replace it prior to.

Erik C. Johnson, CEO: Okay. So we have a new contract there. We continue to focus our efforts on rent collection and the management of bad debt. You know, if you look at the board report that occupancy is high. Rent collection is in the 80 percent category. We should be -- you know, our goal -- industry goal is, Like, 95, 97, right? For affordable -- our goal by the end of the year is to get to 92 so we want to go from 84 to 87 to 92 and then push it up after that. So we're starting to be really aggressive about that. So if you hear stuff that people got notices or got a letter it's intentional and part of that we're doing with empathy, knowing that based upon what our residents' incomes are if they get six or seven months behind they don't have the income to catch up so we have no choice but to have to put them out. So the goal is to try not to get anybody past 90 days without some type of intervention because once you get past 90 days you have no ability to catch up, and if we're getting them past 90 days that's our problem. We did something wrong for them not to catch up. So it's hard, but it's hard with intent because we don't really want to be in the

getting them past 90 days that's our problem. We did something wrong for them not to catch up. So it's hard, but it's hard with intent because we don't really want to be in the business of having to put people out. But once you get past that 90 days it's there and we have seen too many instances where, because we were not coordinating, we have, you know, tenant ledgers that are, you know, with people significantly behind without us, you know, notifying of that. So we're going to -- we're going to -- we're going to hold ourselves accountable so we can hold other people accountable. Next meeting we'll talk about our capital plan because, you know, there's a lot of stuff that we need to do to make our properties better. I'm not sure -- you know, this is probably the first time we have been public about our capital plan and we just want to make sure that our priorities align with the board priorities and we'll have that presentation next month getting them past 90 days that's our problem.

My goal is to start the resident council meetings formally kind of before the end of the year. We're doing a lot of stuff and I don't want to catch people flat footed, whether it's what's going on with the location or policy changes and what we're doing. I want to be out in front of things as opposed to being reactive to them. Board -- asked you in March to approve some changes to our policies and procedures manual that Octavia is leading. We haven't made any changes to our policies and procedures manual on leave and other things in over 10 years. It's time to update them, particularly as we try to attract new talent. You know, people pay attention to that stuff when you're trying to attract people and so we'll change that. And then just an update. We're continuing to -- we're close to finalizing our nonprofit development status for Premier.

Premier is the nonprofit that's supposed to be the sister to VHD that allows us to apply for grant fundings for redevelopment projects. That's in the works. Lester is leading that. We're also going to create another nonprofit to support some of the FSFs and special event stuff we do. You know, the agency spends a lot of dollars each year to, you know -- you know, the Christmas events, the giveaways. We ask for donations. Currently, they're not done in a tax deferred tax-deductible manner. We need to raise money, so it reduces our burden. So we started that. Gaynelle's team is excited about that and actually we have a name. I think it's AVA Made, is kind of the name of it, which we're going to roll out so, you know, everybody will get a sweatshirt.

(Laughter.)

Erik C. Johnson, CEO: But provided that you make a donation, too.

(Laughter.)

Erik C. Johnson, CEO: Is that the common thing? If you write a check you'll get a t-shirt. But no, I think -- I think it's important and actually we have talked to some folks and Roy Priest and some other folks. We're going to -- we're going to also bring some people in who can be the name on the marquee when we try and raise dollars if people respond. So those are my things in front of you, which I know you'll get to. But there are two resolutions that are in front of you. One is to extend the line with Key Bank. You know, we used a line of credit to acquire St. John's Church on Alfred Street. I always get it wrong.

(Laughter.)

Erik C. Johnson, CEO: So, you know, the initial terms come to maturity so we'd like to end it out. You know, for the record we have got the cash to pay it off but we don't want to use our cash to do it so we want to extend that out. And then, secondly, there's a resolution for ARHA to be a select employee group with the Senate Federal Credit Union. The agency doesn't currently have a

relationship with a federal credit union -- you know, our employees or sometimes our residents as being a select -- a member of the selected employee group. We can grant them membership status to our employees and our residents and so then we can also beef up some financial literacy, give some more financial tools to folks and figure out ways for them to be partners with all of that. So you'll see a resolution before you and then asking for us to put a little bit of money in the credit union, and then -- well, I'm going to laugh because my deputy's laugh at me being a big spender because they say that I'm really tight, to pay the \$5 per member fee so that everybody could join for every employee. So it's in the resolution. But those things are before you, Madam Chair, and that's my presentation. Everything else we can discuss in executive session.

Chairwoman Androh: Thank you.

Erik C. Johnson, CEO: I tried to be quick this time.

Chairwoman Androh: I appreciate it. That was a lot information. Does anyone have any questions?

Vice Chair Bailey: Well, all I wanted to do is say that, Erik C. Johnson, CEO, I do -- I have heard that you will make a dollar holler.

(Laughter.)

Chairwoman Androh: I've heard that you're very frugal --

- (Simultaneous speaking.)

(Laughter.)

Erik C. Johnson, CEO: I think, you know --

(Simultaneous speaking.)

Vice Chair Bailey: WD-40 in the office.

Erik C. Johnson, CEO: I got you. But I think in this weird time the staff showed me an article that came out today -- about the Houston housing authority. So, you know, we're in really special times where, you know, people will say that you're spending money on this thing not understanding that and Houston is being criticized because the executive directors were, you know, they were buying fancy steak dinners and a bunch of other stuff. But I think as people are watching how money flows through and where it's flowing through to you're going to get these stories. So we have to be really disciplined in our approach in terms of our finances.

So, you know, we'll be tight because we got to leverage it and, you know, we still going to have some fun, you know. We'll still have fun, but yeah.

Commissioner Krock: I just had one question.

Erik C. Johnson, CEO: Yeah.

Commissioner Krock: You mentioned a partnership with HUD and Housing and Health, which is really exciting. I don't know if you know that the city's Department of Health has a huge housing and health initiative that they've been running since --

Erik C. Johnson, CEO: That's why we're having it at their home base.

Commissioner Krock: Okay. I just want to make sure they're --

Erik C. Johnson, CEO: So we're doing it there so that we can highlight our --

Commissioner Krock: They are included?

Erik C. Johnson, CEO: -- partner in terms of some of the things that they're doing for HUD. So, you know, we're trying to get credit from HUD but we're also trying to do some connectedness because, you know, this isn't really our thing but they asked us to do it and so we're trying to do some other things. And just, lastly, HUD has released a number of other kind of notices lately, expansion of, you know, changes to the Section 18 rules, changes to the RAD rules, you know, expansion of the MTW -- moving to work program, which gives Housing Authority flexibility.

We're going to really quickly figure out which ones we want to go after or not because we can't go after everything. So that might be another kind of resolution that comes and we'll talk some of that -- we'll talk about some of that during the strategic planning session as well so that we can be a little more in depth about what does this mean versus what it doesn't mean. So my take is the Biden administration in advance of the Trump administration tried to put out a bunch of innovative things to see which ones were going to stick and we're going to see if we can take advantage of some of that flexibility. Sorry for the additional comments.

Chairwoman Androh: No, it's totally fine. It's very helpful.

ITEM 5. CONSENT DOCKET:

Chairwoman Androh: Up next we have our consent docket. We don't have any items.

ITEM 6. ACTION DOCKET:

Chairwoman Androh: We do have the two resolutions that our CEO discussed for our action docket and so the first one is Resolution No. 756-2025, and this is the resolution to extend our \$3.2 million line of credit with Key Bank. Does any --

Commissioner Duncan: I have a question about that.

Chairwoman Androh: Sure.

Erik C. Johnson, CEO: Brad, do you remember what the interest rate is?

Commissioner Duncan: Yeah.

Erik C. Johnson, CEO: Okay.

Chairwoman Androh: That's it?

Erik C. Johnson, CEO: Thank you.

Chairwoman Androh: Is that okay?

Commissioner Duncan: No worries -- when you left.

(Laughter.) (Simultaneous speaking.)

Erik C. Johnson, CEO: Once we have approval we can negotiate. Once we have approval we can negotiate because it will -- because it expires, I believe, next month

Commissioner Duncan: Yes.

Erik C. Johnson, CEO: And then they would have been, Like, well, do you have board approval. So now I got all the approvals I can use so I can negotiate.

Commissioner Duncan: Depository relationship at Key Bank?

Erik C. Johnson, CEO: Yes.

Commissioner Duncan: Okay.

Erik C. Johnson, CEO: I think we got -- I think it was a conditional one.

(Simultaneous speaking.)

Commissioner Duncan: Well, I was wondering why we weren't --

Thomas Jones: No, they're actually out of Ohio.

Erik C. Johnson, CEO: Ohio.

Commissioner Duncan: When you were talking about the process of actually buying bonds --

Chairwoman Androh: Bond work, yes.

Erik C. Johnson, CEO: We are still evaluating our banking relationships. There will be an RFP that will get released. It's just as we try to manage some other things that's on the -- that's on the priority list but in the middle and then, you know, we have -- our banking relationships are scattered over six different financial institutions now. We will do some consolidation and then we'll also do some mission stuff in that consolidation. So you'll get a recommendation shortly as to how we want to do that. So we'll go down from six to five then three.

Chairwoman Androh: Yeah. And I did just want to piggyback off that. One of the main reasons -- well, I'll be honest, the main reason we picked Key is because we were working with Key to -- for our bond rating. They were going to be our lender to take us through that and working with Moody's on our behalf. So we were trying to establish that relationship in advance. So just a little background that we got slightly derailed. But so do I have any other questions on this resolution?

All those in favor of approving Resolution No. 756-2025 to extend our \$3.2 million line of credit with Key Bank?

Commissioner Ballard: So moved.

Commissioner Kleeblatt: So moved.

(Chorus of aye.)

Chairwoman Androh: Okay. So I'm just going to say Peter has a second. And so all those in favor -- we're going to just do it just so it's clear for the record.

(Chorus of aye.)

Chairwoman Androh: Any opposed? Okay.

Motion carries. There's a resolution.

Our next resolution is Resolution 757- 2025 and that's to authorize the opening of new bank accounts for the Senate Federal Credit Union and also we would be placing \$50,000 in that account and we will pay the \$5 for each of our employees. Can I -- up to \$500.

(Simultaneous speaking.)

Chairwoman Androh: I'm sorry, yes. Only Any questions?

Vice Chair Bailey: Madam Chair, I move that we approve Resolution No. 757-2025.

Chairwoman Androh: Second?

Commissioner Ballard: Second.

Chairwoman Androh: Okay, great. All those in favor?

(Chorus of aye.)

Chairwoman Androh: Any opposed? Great. The motion carries. There you go.

ITEM 7: NEW BUSINESS

Up next is new business. Do we have any new business?

Okay. Seeing that there is None, do we have any announcements? Gaynelle, you always have an announcement.

Gaynelle Diaz, Director RACS: We just, you know, have -- events coming up this month, eye care clinic, another vaccination clinic at Ladrey as always. I think -- and then I think Erik -- were excited to be working on now that we came up with a name.

Chairwoman Androh: Okay.

Gaynelle Diaz, Director RACS: And we're starting to get some interest in nonprofit.

Chairwoman Androh: Perfect.

Gaynelle Diaz, Director RACS: Oh, and just so you know, the AVA, that's kind of Like a saying throughout people here, you know, that AVA that's just Alexandria, Virginia. So we were trying to think of a nice little acronym. So it's AVA MADE, which is, Like, a double entendre, but it's Making a Difference through Empowerment.

Chairwoman Androh: Oh, nice.

Vice Chair Bailey: That –

(Laughter.)

Vice Chair Bailey: Who came up with that?

Gaynelle Diaz, Director RACS: My team. My team and I, we were brainstorming.

Vice Chair Bailey: Great job. Love it.

Chairwoman Androh: Thank you.

Erik C. Johnson, CEO: Just on the new business, maybe this is a close out. So earlier this afternoon Gaynelle and I attended the press conference at PD where the individuals who were - - initiated the shooting at Adkins at the end of last year –

Gaynelle Diaz, Director RACS: In September?

Erik C. Johnson, CEO: Yeah, September of last year. So they were identified and then they were sentenced – well, not sentenced but –

Gaynelle Diaz, Director RACS: They're being held right now.

Erik C. Johnson, CEO: They're being held. So they've identified the people responsible for the -- you know, the shooting and then one of the fatalities there. They apparently were part of a number of other activities that were taking place in Northern Virginia and then identified their involvement based upon some forensic work that was done. So we're proud to say that. So not going back to the -- but based on the police officer anymore -- the police station anymore but just to put, you know, a bullet in the -- put a bow - - put a bow on that statement.

(Laughter.)

Erik C. Johnson, CEO: Yeah, you have to put a bow on that story. It seems Like, you know, we can say to the families that were there, you know, the people who were responsible have been, you know, detained -- have been charged and then they're working through the process. So –

Chairwoman Androh: Okay.

Erik C. Johnson, CEO: And then the -- for the other incident that happened right before the year at Ladrey, we're processing a reasonable accommodation for the individual who was shot and he will be moving probably in the next 30 days to another unit that's been identified so that it minimizes the disruption that his presence caused because he was a disruptive member of that building. And so, you know, hopefully he's in a different type of building going forward so he won't have the same ability to disrupt

residents.

Chairwoman Androh: Okay. Thank you for that update.

ITEM 8. ANNOUNCEMENTS:

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

Seeing is that there's nothing else, do I have a motion to adjourn so that we can go into executive session to discuss personnel, legal, and real estate matters?

Vice Chair Bailey: So moved.

Commissioner Krockner: Second.

Chairwoman Androh: All those in favor?

(Chorus of aye.)

Chairwoman Androh: Any opposed? Great.

This ends our meeting at 7:27 of our regular monthly meeting for the Board of Commissioners. We'll now go into executive session.



Alexandria Redevelopment and Housing Authority

EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

Asset Management:

- **Occupancy / Rent Collection**

Public Housing	December 2024	January 2025
Occupancy	99%	97%
Rent Collection	76%	83%

Mod Rehab	December 2024	January 2025
Occupancy	100%	99%
Rent Collection	78%	92%

Market Affordable	December 2024	January 2025
Occupancy	99%	98%
Rent Collection	84%	89%

- **Lease-Ups**

New Lease-Up	December 2024	January 2025
Tenant Based (HCVP)	0	0
# of Requests for Tenancy	0	2
Project Based Voucher	0	0
MOD Rehab	0	0

Maintenance Operations:

Maintenance Reporting Period: 1/10/25 – 2/24/25

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)	0	3	31	1	0	35	5	40
Andrew Adkins	10	10	30	1	2	53	12	81
BWR (Braddock, Whiting & Reynolds)	3	8	33	1	0	45	5	45
Chatham Square	16	2	14	0	0	32	14	45
Hopkins-Tancil	6	8	45	0	0	59	16	70
James Bland I, II, IV	2	3	29	0	0	34	2	41
James Bland V	0	1	20	0	0	21	2	37
Ladrey Highrise	9	7	85	2	1	104	19	80
Miller Homes	0	6	8	0	0	14	5	12
Park Place & Saxony Sq.	0	0	8	0	1	9	2	15
Pendleton Park	0	4	7	0	0	11	4	16
Princess Square	0	10	59	0	0	69	21	54
Quaker Hill	1	3	18	1	2	25	5	49
Samuel Madden	1	9	12	0	0	22	4	30
Scattered Sites I, II, III	6	4	41	2	1	54	7	70
TOTAL	54	78	440	8	7	587	123	685

Development:

SAMUEL MADDEN REDEVELOPMENT

North Block:

Due diligence meetings with all partners (Investor, HUD, City) continued through January, and we are still on track for Q1-2025 financial closing. The relocation of the residents and utility shut offs are the determining factor for the demolition permit, and this is the critical path for the final closing. ARHA has received Tenant Protection Vouchers for all residents of the North Block. Relocation is progressing with 8 households having been relocated through January 2025.

South Block:

Given the troubled state of the real estate market, and inability for our development partners to secure financing for the original proposal, we are working with them to model potential financing scenarios that will enable the project to move forward.

LADREY HIGH RISE REDEVELOPMENT

Given the inability of our development partners to secure the gap funding needed to finance the original proposal, we are working with them to model potential financing scenarios that will enable the project to move forward. We also are continuing discussions with the owner of the adjacent building to resolve the impasse with regards to our development plan for the site. We continue to move forward developing the plan for relocation with anticipation of applying to Tenant Protection Vouchers. Design and entitlement activities are on pause until a feasible financing plan is determined.

PORTFOLIO MANAGEMENT

January 2025 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 Old Dominion are complete and the Completion Certification has been submitted to HUD. 2024 Tax and Audit preparation for all tax credit properties is underway. The 2024-2025 Insurance proposals are under review for all tax credit properties. The 2024-2025 tax credit property budgets have been completed and have been distributed to the investors. 2024 LIHTC Compliance Monitoring forms for all tax credit properties have been received for completion and signature. 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 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 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 utilities and eviction prevention from both public housing and housing choice voucher clients. For the month of January, 317 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. This number is down slightly, which is consistent with information shared by other agencies providing food throughout the City. The general consensus is that colder and inclement weather had an impact on participants attending distributions.

ARHA partnered with the Concerned Citizens Network, the Alexandria Health Department, and the Prevention of Blindness Society of Metropolitan Washington to offer a free eye care clinic at Charles Houston Recreation Center. Participants received complete vision exams, including glaucoma screenings, along with a free pair of glasses.

LINK Club Middle School Students received tickets from the Tickets for Kids organization, to attend the Howard University versus Hampton University Men's Basketball Game. The outing was a wonderful opportunity for students to attend a Division One College Basketball Game and see students that look like them, engaged in an athletic sports event. Before the trip, staff held conversations about the history of Historically Black Colleges & Universities (HBCU's) and specifically Howard and Hampton University, in addition to the important role HBCU's continue to play in providing educational opportunities and advanced degrees for students of color.



FIELD TRIP TO HOWARD UNIVERSITY VERSUS HAMPTON UNIVERSITY BASKETBALL GAME



Alexandria Redevelopment and Housing Authority

ASSET MANAGEMENT



Alexandria Redevelopment and Housing Authority

II. ASSET MANAGEMENT

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

Indicator		Dec 2024	Jan 2025	Benchmark Goal	HUD's Standard	Comments
1	Occupancy Rate ACC units (PH)(*)	98%	97%	98%	98%	>98% = 16pts 96% - 98% = 12pts 94% - 96% = 8pts 92% - 96% = 4pts 90% - 92% = 1pt <90% = 0pts (General Public Housing only)
2	Occupancy Rate (Mkt. Rate) (*) (PBV/MOD)	99%	98%	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%	86%	98%	<1.5%	<1.5% - 5pts 1.5% - 2.5% = 2pts >2.5% = 0pts
4	Tenant Account Receivables (TARs) – Vacated / Evictions (*)	19%	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 97% for January 2025. Individual Performance data by property is as follows:

PUBLIC HOUSING	December 2024	January 2025
Samuel Madden	88%	83%
Andrew Adkins	97%	96%
Ladrey Highrise	99%	99%
Scattered Sites I	99%	96%
Scattered Sites II	99%	99%
Scattered Sites III	100%	100%
Chatham Square	98%	98%
Braddock & Whiting	100%	97%
Reynolds	100%	100%
Old Dominion	100%	100%
West Glebe	99%	92%
OTC/JB I, II, IV	99%	99%
Lineage	100%	100%



Alexandria Redevelopment and Housing Authority

C. PROGRAM UTILIZATION & VACANCY REPORTING

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

	December 2024	January 2025
Housing Choice Voucher	78%	77%
Moderate Rehabilitation	100%	99%
Project Based Voucher	100%	99%
Low Rent Public Housing	98%	97%
Market Affordable Rate	99%	98%

D. VOUCHER MANAGEMENT SYSTEMS (VMS)

Data reported for January 2025:

	January 2025
Homeownership	13
Homeownership New this Month	0
Family Unification	31
Portable Vouchers Paid	21
Tenant Protection	18
All Other Vouchers	1436
# of Vouchers Under Lease on the last day of the month	1524
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	0
Portable Vouchers Administered	0
Number of Vouchers Covered by Project-Based AHAPs and HAPs	0

E. VACANCY ACTIVITY TRACKING REPORT MARKET RATE UNITS

Developments	Total # of Units	Total Occupied units 12/31/2024	Total Occupied Units 01/31/2025	Current # Vacant
Princess Square	68	66	66	2
Quaker Hill	60	58	58	2
Hopkins-Tancil	108	108	107	1
Miller Homes	16	16	16	0
Pendleton Park	24	23	23	1
Old Town Commons/James Bland V	54	54	52	2
Lineage	46	46	46	0
TOTALS	376	371	368	8



Alexandria Redevelopment and Housing Authority

F. VACANCY ACTIVITY TRACKING REPORT PUBLIC HOUSING UNITS

Developments	Total # of Units	Total Units Occupied 12/31/2024	Total Units Occupied 01/31/2025	Current # Vacant
Ladrey Building	170	168	167	3
Chatham Square.	52	51	51	1
Old Town Commons I	18	18	18	0
Old Town Commons II	18	17	17	1
Old Town Commons IV	44	44	44	0
S. Madden Homes	65	57	54	11
A. Adkins Homes	90	87	86	4
Scattered Sites 410	50	49	48	2
Scattered Site 411	30	29	29	1
Scattered Site 412	41	41	41	0
Braddock	6	6	6	0
Whiting	24	24	23	1
Reynolds	18	18	18	0
Saxony Square	5	5	5	0
Park Place	38	38	38	0
West Glebe	48	47	44	4
Old Dominion	36	36	36	0
Lineage	6	6	6	0
TOTALS: (values are rounded up/down)	759	741	731	28



Alexandria Redevelopment and Housing Authority

G. WAITING LIST STATISTICS

Waiting List Type	Currently Active on the Waiting list January 2025
HCVP	10,531
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	1,588
(4) bedroom	165
Total	8,753
Elderly / Disabled	
(1) bedroom	0
Total	0
BWR	
(2) bedroom	1,789
(3) bedroom	1,090
Total	2,879
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	1,110
(4) bedroom	5
Total	4,940
OTC I, II, IV	
(2) bedroom	1,820
(3) bedroom	1,141
Total	2,961



Alexandria Redevelopment and Housing Authority

H. CERTIFICATIONS ACTIVITY

HOUSING CHOICE VOUCHER	December 2024	January 2025
Pre-Admission/Eligibility	3	11
Request for Tenancy Approval	4	22
New Move-in/Change of Unit/Port-in	6	11
Interim Change	10	15
Annual Reexamination	87	68
End of Participation	0	0
PUBLIC HOUSING	December 2024	January 2025
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	7	6
Annual Reexamination	48	24
End of Participation	0	4
MODERATE REHABILITATION	December 2024	January 2025
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	2	0
Annual Reexamination	11	7
End of Participation	0	0
PROJECT BASED VOUCHER	December 2024	January 2025
Pre-Admission/Eligibility	0	0
Request for Tenancy Approval	0	0
New Move-in/Change of Unit/Port-in	0	0
Interim Change	2	2
Annual Reexamination	11	2
End of Participation	0	0
TOTAL # OF CERTIFICATIONS COMPLETED	191	45 + HCV

I. INSPECTIONS

Inspections	December 2024	January 2025
# of annual/return inspections	31	172
# of Initial/Re-inspections	7	8
# of Final Failed Inspections	0	0
# of Abatelements	0	1
# of Emergency/Special Inspections	0	0
# of Missed Inspection (no show)	3	14
# of Quality Control Inspections Conducted	12	0



Alexandria Redevelopment and Housing Authority

J. COMPLIANCE / SAFETY

1. Quality Assurance Activities

# of Files Reviewed Audit Files	December 2024	January 2025
Recertifications	32	26
Intake Certifications	14	24

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

Recertification Files with Errors	December 2024	January 2025
# of files with errors	3	9

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	December 2024	January 2025
Bar Notices Issued	0	0
Late Notices	148	50
Unlawful Detainers	5	32
Evictions (legal)	1	0
Evictions (drugs)	0	0



Alexandria Redevelopment and Housing Authority

K. RENT COLLECTION

ARHA properties collected 86% of monthly rent charged for **January 2025**. Individual performance by property is as follows:

PUBLIC HOUSING	December 2024	January 2025
Samuel Madden	84%	62%
Andrew Adkins	57%	68%
Ladrey High-Rise	92%	95%
Scattered Sites I	86%	98%
Scattered Sites II	77%	88%
Scattered Sites III	87%	85%
Chatham Square	85%	83%
Braddock (BWR)	62%	57%
Whiting (BWR)	72%	84%
Reynolds (BWR)	100%	99%
West Glebe	57%	80%
Old Town Commons/James Bland IV	88%	91%
TOTAL	79%	83%
MARKET RATE/100% TAX CREDIT/PBV	December 2024	January 2025
Quaker Hill	82%	88%
Old Town Commons/James Bland I	96%	93%
Old Town Commons/James Bland II	56%	71%
Old Dominion	86%	91%
Princess Square	72%	76%
Miller Homes	100%	100%
Pendleton Park	74%	79%
James Bland V	83%	91%
Saxony Square (PBV)	100%	100%
Park Place (PBV)	86%	94%
TOTAL	84%	89%
MOD/PBV	December 2024	January 2025
Hopkins Tancil	78%	92%
TOTAL	78%	92%



Alexandria Redevelopment and Housing Authority

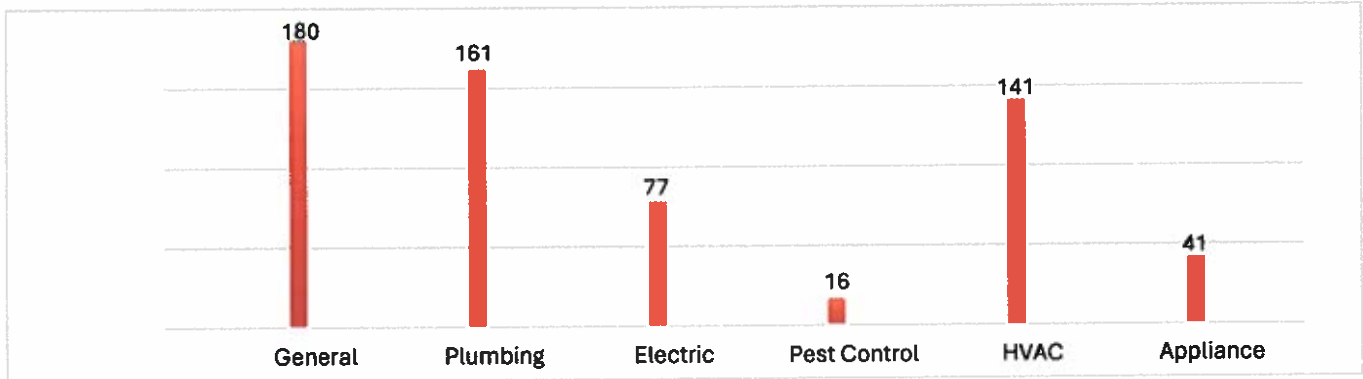
MAINTENANCE OPERATIONS



Alexandria Redevelopment and Housing Authority

III. MAINTENANCE

A. JANUARY WORK ORDER ACTIVITY TOTAL: 616



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	2025 Y-T-D # of Work Orders	2024 Y-T-D # of Work Orders
Administrative Building	1	2	0	0	1	0	4	1	5	33
Alexandria Crossing (Old Dominion & West Glebe)	20	4	7	0	11	2	44	66	110	664
Andrew Adkins	15	22	2	3	21	0	63	119	182	658
BWR (Braddock, Whiting & Reynolds)	25	27	3	0	15	7	77	37	114	413
Chatham Square	18	8	3	0	8	2	39	65	104	379
Hopkins-Tancil	9	12	2	0	13	3	39	103	142	703
James Bland I, II, IV	6	6	9	0	10	5	36	76	112	555
James Bland V	8	6	6	0	7	3	30	59	89	398
Ladrey Highrise	26	19	15	3	23	8	94	114	208	842
Miller Homes	7	3	1	1	3	0	15	17	32	144
Park Place & Saxony Sq.	3	3	1	2	1	2	12	27	39	237
Pendleton Park	1	3	1	0	1	2	8	29	37	205
Princess Square	6	9	11	1	9	1	37	73	110	524
Quaker Hill	12	4	6	3	7	1	33	73	106	443
Samuel Madden	5	4	4	0	7	2	22	41	63	278
Scattered Sites I, II, III	18	29	6	3	4	3	63	123	186	1124
TOTAL	180	161	77	16	141	41	616	1023	1639	7600



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 between the scheduled quarterly services. The next Quarterly treatments are scheduled to begin in April 2025.
- 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 –1/14 & 1/28 / 2/11 & 2/25
 - Chatham Square –1/24 / 2/21
 - Andrew Adkins –1/27 / 2/10 & 2/24
 - Ladrey floors 7-11 - 1/6 / 1/21& 2/3 / 2/18
 - Ladrey floors 1-6 –1/7 / 1/21 & 2/4 / 2/18
 - Hopkins-Tancil –1/9 / 1/15 & 1/23 & 1/29, 2/12 & 2/26
 - Samuel Madden –1/30 & 2/27



Alexandria Redevelopment and Housing Authority

FINANCE

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF NET ASSETS
JANUARY 31, 2025

		<u>Prior Year</u>	<u>Change</u>
ASSETS			
<u>Current Assets</u>			
Cash & cash equivalents	\$ 19,517,551	20,802,821	1,285,270
Investments	2,894,269	-	(2,894,269)
Accounts receivable (net of allowance)	6,865,960	4,248,504	(2,617,456)
Inventories (Net of Allowance)	208,569	166,988	(41,581)
Prepaid expenses	842,060	575,367	(266,693)
Total Current Assets	30,328,409	25,793,680	(4,534,729)
<u>Noncurrent Assets</u>			
Restricted cash and cash equivalents	8,069,295	11,608,454	3,539,159
Notes receivable - L/T	(400)	2,173	2,573
Other assets	4,052,443	4,924,347	871,904
Capital Assets			
Land	25,008,349	26,727,387	1,719,038
Buildings & improvements	145,067,375	155,159,914	10,092,539
Furniture & Equipment	2,955,275	2,183,007	(772,268)
Construction in progress	20,368,633	6,522,932	(13,845,701)
Less: Accumulated depreciation	193,399,632	190,593,240	(2,806,392)
Capital Assets, net	(87,613,216)	(86,498,400)	1,114,816
Total noncurrent assets	105,786,416	104,094,840	(1,691,576)
Deferred Outflows of Resources	117,907,754	120,629,814	2,719,487
	210,811	210,811	-
TOTAL ASSETS	\$ 148,446,974	146,634,305	(1,815,242)

LIABILITIES & NET POSITION

<u>Current Liabilities</u>		<u>Prior Year</u>	<u>Change</u>
Accounts payable	\$ 599,630	1,474,861	(875,231)
Accounts payable, HUD	190,621	89,197	101,424
Accounts payable, other government	394,146	440,023	(45,877)
Accrued wages and current portion of compensated absences	234,476	381,485	(147,009)
Interest payable	5,714,834	36,390	5,678,444
Other current liabilities	1,064,411	582,581	481,830
Tenant security deposits/escrow deposits	648,273	723,465	(75,192)
Unearned revenue	477,383	135,621	341,762
Bonds, notes and loans payable - capital	3,712,765	141,182	3,571,583
Total Current Liabilities	13,036,539	4,004,805	9,031,734
<u>Noncurrent Liabilities</u>			
Bonds, notes and loans payable - capital	8,382,876	15,265,049	(6,882,173)
Accrued expenses - noncurrent	305,667	229,672	75,995
Other noncurrent liabilities	3,065,624	3,322,902	(257,278)
Accrued Pension and OPEB Liability	102,862	236,023	(133,161)
Total Long Term Liabilities	11,857,029	19,053,646	(7,196,617)
Total Liabilities	24,893,568	23,058,451	1,835,117
Deferred Inflows	3,773,513	3,774,033	(520)
<u>Net Position</u>			
Investment in capital assets	93,690,779	88,688,609	5,002,170
Restricted	2,258,004	1,105,854	1,152,150
Unrestricted	23,831,110	30,007,358	(6,176,248)
TOTAL NET POSITION	119,779,893	119,801,821	(21,928)
TOTAL LIABILITIES & NET POSITION	\$ 148,446,974	146,634,305	1,812,669

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
FOR THE YEAR ENDED January 31, 2025

Operating Revenues

Dwelling rent	\$ 910,272
HUD Grants and other contributions	2,838,102
Other income	<u>160,593</u>
 Total Operating Revenue	 <u>3,908,967</u>

Operating Expenses

Administration	1,131,853
Tenant services	52,025
Utilities	239,253
Ordinary maintenance & operations	366,536
Protective services	14,457
General expense	87,865
Housing assistance payments	<u>2,356,873</u>
 Total Operating Expense	 <u>4,248,862</u>

NET INCOME/(LOSS) FROM OPERATIONS	(339,895)
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Nonoperating Revenues

Interest expense	(38,934)
Loss on the disposition of capital assets	-
Investment income	<u>(178)</u>
 Net Nonoperating Revenues	 <u>(39,112)</u>

Net Income (loss) before contributions	(379,007)
--	-----------

Capital grants	821,379
 Net Income	 442,372

Total Net Assets - beginning	<u>119,337,521</u>
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Total Net Assets - ending	<u>\$ 119,779,893</u>
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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Alexandria, Virginia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED January 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from receipts	\$ (1,440,614)
Other receipts	2,998,695
Payments to suppliers	2,942,814
Payments for housing assistance	(2,356,873)
Payments to employees	(264,460)

NET CASH PROVIDED FROM OPERATING ACTIVITIES	1,879,562
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CASH FLOWS FROM INVESTING ACTIVITIES

Additions to assets for sale	-
Interest received	(178)

NET CASH PROVIDED FROM INVESTING ACTIVITIES	2,395
---	-------

CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES

Operational additions to capital assets	(31,285)
Repayment of bonds, notes, and loans payable	(3,741,898)
Payment of interest on debt	(38,934)
Additions to capital assets - Capital Grant	(821,379)
Governmental grant funds received	821,379

NET CASH USED FROM CAPITAL & RELATED FINANCING ACTIVITIES	(3,812,117)
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NET INCREASE IN CASH	(1,930,160)
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CASH AT BEGINNING OF PERIOD	32,411,275
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CASH AT END OF PERIOD	\$ 30,481,115
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CASH FLOWS FROM OPERATING ACTIVITIES

Net Operating Income/(Loss)	\$ (339,895)
Adjustments to reconcile net loss to net cash provided by operating activities:	
Decrease (Increase) in accounts receivable	(2,617,456)
Decrease (Increase) in prepaid expenses	(41,581)
Decrease (Increase) in inventory	(266,693)
Increase (Decrease) in accounts payable	(773,807)
Increase (Decrease) in accounts payable, other governments	(45,877)
Increase (Decrease) in compensated absences and accrued wages	(71,014)
Increase (Decrease) in accrued expenses and other current liabilities	6,160,274
Increase (Decrease) in pension liabilities	(133,161)
Increase (Decrease) in other accrued liabilities	(257,278)
Increase (Decrease) in unearned revenue	341,762
Increase (Decrease) in deferred inflows of resources	(520)
Increase (Decrease) in security/trust deposits	(75,192)

NET CASH PROVIDED FROM OPERATING ACTIVITIES	1,879,562
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DEVELOPMENT



Alexandria Redevelopment and Housing Authority

V. DEVELOPMENT

A. DEVELOPMENT

a. SAMUEL MADDEN REDEVELOPMENT

North Block:

Due diligence meetings with all partners (Investor, HUD, City) continued through January, and we are still on track for Q1-2025 financial closing. The relocation of the residents and utility shut offs are the determining factor for the demolition permit, and this is the critical path for the final closing. ARHA has received Tenant Protection Vouchers for all residents of the North Block. Relocation is progressing with 8 households having been relocated through January 2025.

South Block:

Given the troubled state of the real estate market, and inability for our development partners to secure financing for the original proposal, we are working with them to model potential financing scenarios that will enable the project to move forward.

b. LADREY HIGH RISE REDEVELOPMENT

Given the inability of our development partners to secure the gap funding needed to finance the original proposal, we are working with them to model potential financing scenarios that will enable the project to move forward. We also are continuing discussions with the owner of the adjacent building to resolve the impasse with regards to our development plan for the site. We continue to move forward developing the plan for relocation with anticipation of applying to Tenant Protection Vouchers. Design and entitlement activities are on pause until a feasible financing plan is determined.

B. PORTFOLIO MANAGEMENT

January 2025 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 Old Dominion are complete and the Completion Certification has been submitted to HUD. 2024 Tax and Audit preparation for all tax credit properties is underway. The 2024-2025 Insurance proposals are under review for all tax credit properties. The 2024-2025 tax credit property budgets have been completed and have been distributed to the investors. 2024 LIHTC Compliance Monitoring forms for all tax credit properties have been received for completion and signature. 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 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.



Alexandria Redevelopment and Housing Authority

RESIDENT & COMMUNITY SERVICES



Alexandria Redevelopment and Housing Authority

VI. RESIDENT & COMMUNITY SERVICES

A. RESIDENT ENROLLMENT & ENGAGEMENT

Properties	Active Enrollment (YTD)	January New Enrollment
Hopkins-Tancil	49	4
Chatham Square	28	0
Samuel Madden	21	0
Andrew Adkins	23	0
James Bland V	63	0
Princess Square	19	3
Ladrey	16	0
HCVP	68	0
Scattered Sites	35	1
City-wide	18	1
TOTAL	340	9

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 31 active volunteers working with RACS programs. They assist in the delivery of workshops, programming, or events including read aloud sessions, 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.
31	January	0	81	\$2,183.76

C. SELF SUFFICIENCY PROGRAM STATISTICS

	ROSS	FSS
Number of Households Under Contract of Participation – YTD	47	78
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	January 2025	YTD
Healthcare & Medical	2	2
Financial Assistance/Literacy Education	47	47
Daily Living Skills/Entitlements	7	7
Transportation	38	38
Enrollments/Registrations/Assessments	11	11
Adult Basic Education/Literacy/GED	0	0
Job Training Skills/Programs/Certifications	2	2
Childcare Services	9	9
Other	6	6
TOTAL	122	122



Alexandria Redevelopment and Housing Authority

E. PARTNERSHIPS

Provider / Partner	Event/Activity – January 2025	# Participants/ Families Served
Division of Aging & Adult Services (DAAS)	Meal on Wheels	7
ALIVE	Food Distribution/Food Boxes/Produce (Multiple Locations – Ruby Tucker, Jefferson Houston, Old Town CC)	146
ALIVE	End of Month Food @ Ladrey	91
Capital Area Food Bank	Mobile Market	80
Alfred Street Baptist	Food Pantry	6
Total	5	330

F. FUNDING / FINANCIAL SUPPORT

External Funding	In-Kind /Leveraged	ARHA	YTD TOTAL
\$0	\$1,250.00	\$0	\$ 1,250.00

G. PROGRAM SUMMARY

Seniors from Ladrey and the Senior Center at Charles Houston were special guests at the City of Alexandria's 52nd Annual Martin Luther King Jr. Memorial Program, held at the Masonic Temple. This year's theme was Mission Possible: Protecting Freedom, Justice, and Democracy. The program included a variety of performances and a panel discussion on Dr. King's life and how it resonates 56 years after his tragic death. Additionally, the Seniors held their own celebration at the Center to recognize his life and legacy.

The Alexandria Health Department hosted a "Walk and Talk" event in the Parker Gray/Braddock Road Metro community. The purpose of the event was to hear from the community and learn how conditions in your neighborhood shape your health. This is the first of four events that will be held in Alexandria, and part of this tour included Andrew Adkins and Samuel Madden. The results of the walk will be included in the update of the Community Health Improvement Plan.

LINK students started new enrichment clubs and our Kindergarten and first grade students are studying different types of architecture with Abracadoodle. For the first session, they learned about Greece and made their own Parthenon. Our older students are designing race cars, learning about healthy snacks, and taking boxing lessons from local Alexandria native, Anthony "The Beast" Suggs.

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

- Vaccination Clinic – Ladrey Community Room - February 19th – 10:00 am – 2:00 pm
- Parent Engagement: “B” is for Breathing – Charles Houston Recreation Center – February 20th - 6:30pm

I. PHOTOS



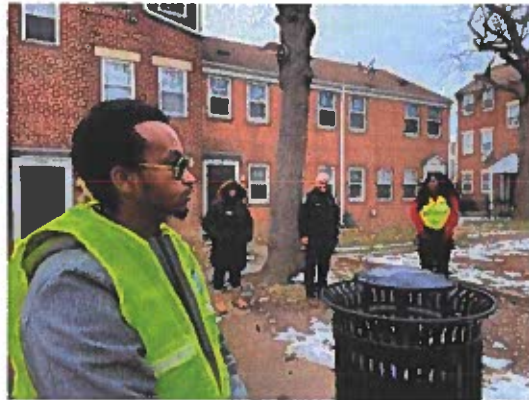
SENIORS AT CITY'S 52ND MEMORIAL MLK, JR. CELEBRATION WITH MAYOR GASKINS & CHIEF MCGUIRE



SENIOR CENTER AT CHARLES HOUSTON MLK CELEBRATION



Alexandria Redevelopment and Housing Authority



ALEXANDRIA HEALTH DEPARTMENT WALK & TALK EVENT – PARKER GRAY COMMUNITY/ANDREW ADKINS



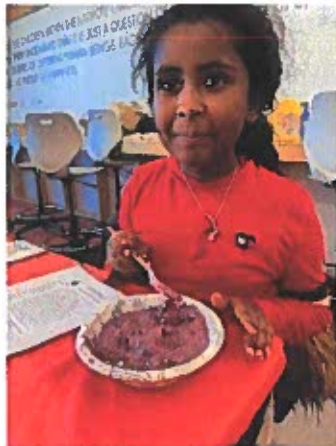
LINK CLUB STUDENTS MAKING A PARTHENON & LEARNING ABOUT GREEK ARCHITECTURE



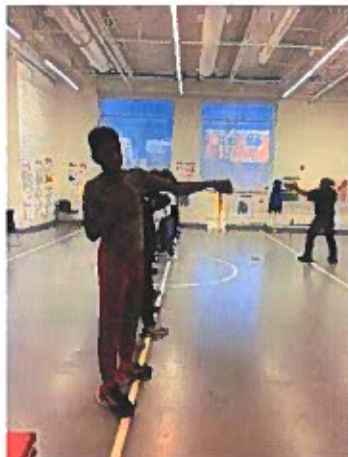
Alexandria Redevelopment and Housing Authority



LINK CLUB STUDENTS DESIGNING RACE CARS



LINK CLUB STUDENTS MAKING HEALTHY SNACKS



LINK CLUB STUDENTS LEARNING TO BOX



Alexandria Redevelopment and Housing Authority

CONSENT DOCKET



Alexandria Redevelopment and Housing Authority

ACTION DOCKET



Alexandria Redevelopment and Housing Authority

Commissioners: Anitra Androh, Chairwoman
Willie Bailey Sr., Vice-Chairman
Peter Kleeblatt

Christopher Ballard
Michelle Krocke
Brad Duncan

Reid Mene
Rizwan Chaudry
Kevin Harris

Erik C. Johnson, Chief Executive Officer

DATE: February 24, 2025

TO: Anitra Androh, Chairwoman & ARHA Board of Commissioners

FROM: Erik C. Johnson, Secretary/Treasurer

SUBJECT: VOTE APPROVAL TO ADOPT RESOLUTION NO. 758 -2025, TO INCREASE THE HCVF PAYMENT STANDARDS FOR 2025

ISSUE:

HUD annually publishes changes to Small Area Fair Market Rent (SAFMRs). Pursuant to the Housing Choice Voucher Program Administrative Plan, Alexandria Redevelopment and Housing Authority (ARHA) reviews the Applicable Payment Standard at least annually to determine whether an affordability adjustment should be made. This year, ARHA needs to apply the 2025 payment standards @110% of the HUD posted SAFMRs to maintain the marketability of the program. 110% is the highest increase allowed by HUD without a HUD approved waiver. Resolution No. 758 - 2025 is being submitted to increase the SAFMR payment standards for 2025.

DISCUSSION:

The Payment Standard is used to calculate the Housing Assistance Payment (HAP). The range of payment standard amounts are based on HUD's published Small Area Fair Market Rent (SAFMR) schedule which is determined according to zip codes in the PHA jurisdiction. The level at which the SAFMR payment standard amounts are set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. When the PHA changes its payment standards one of the following occurs:

1. If the payment standard amount has ***increased***, the increased payment standard will be applied at the first annual reexamination following the effective date of the increased payment standard.
2. If the payment standard amount has ***decreased*** the decreased payment standard will be applied at the second annual reexamination following the effective date of the decrease in the payment standard.



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3. If the family moves to a new unit, or a new HAP contract is executed, the current payment standard will be used when the new HAP Contract is processed. If the payment standard is set too low this may occur:

- Families may pay more than 30% of their adjusted monthly income; or
- Families may not be successful in finding units in more desirable areas (zip codes).
- ARHAs effort to affirmatively further fair housing may be undermined.

Therefore, to lessen the possibility that the SAFMR payment standards are too low, ARHA sets the SAFMRs at 110% of HUD issued 2025 SAFMRs for the jurisdiction. A chart showing the proposed amounts is below.

RECOMMENDATION:

The ARHA's Board of Commissioners vote to amend Resolution No. 758 - 2025 and adopt the 2025 Small Area Fair Market Rents (SAFMRs) at 110%, effective March 1st, 2025, as shown in the following 2025 chart:

Zip Code	(0) Bedroom	(1) Bedroom	(2) Bedroom	(3) Bedroom	(4) Bedroom
22301	2,607	2,662	2,992	3,740	4,411
22302	2,277	2,321	2,618	3,278	3,861
22304	2,420	2,475	2,783	3,476	4,103
22305	2,167	2,211	2,486	3,113	3,663
22311	2,299	2,343	2,640	3,300	3,894
22312	2,222	2,266	2,552	3,190	3,762
22314	3,113	3,179	3,575	4,466	5,269

FISCAL IMPACT:

There is no fiscal impact.



Alexandria Redevelopment and Housing Authority

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THE ARHA BOARD OF COMMISSIONERS

VOTE APPROVAL TO SUBMIT TO HUD 2025 PAYMENT STANDARD INCREASE

RESOLUTION NO. 758 - 2025

WHEREAS, ARHA staff annually reports to the Board of Commissioners changes to the HCVP payment standards); and

WHEREAS, an amendment is needed to show the correct payment standards, effective February 24, 2025; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the amendment to Resolution NO. 758 - 2025 is approved.

Adopted this February 24, 2025

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Anitra Androh, Chairwoman

Date

Erik C. Johnson, Chief Executive Officer

Date



Alexandria Redevelopment and Housing Authority

Commissioners:

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Kevin Harris

Erik C. Johnson, Chief Executive Officer

DATE: February 24, 2025

TO: Anitra Androh, Chairwoman, ARHA Board of Commissioners

FROM: Erik C. Johnson, Secretary/Treasurer

SUBJECT: **RESOLUTION NO. 759-2025 VOTE APPROVAL TO AWARD THE CONTRACT FOR LEGAL SERVICE**

ISSUE:

The Alexandria Redevelopment and Housing Authority (ARHA) has completed the procurement process for the legal services RFP. Since the anticipated cost is intended to exceed \$200,000.00 per year, under ARHA's Procurement Policy dated **March 2024, Section 1.31. Delegation of Contracting 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) for legal services by ARHA was advertised on the NAHRO e-procurement website on **September 17, 2024**, as well as in The Washington Post newspaper. In addition, the solicitation was posted on the ARHA website. Three addenda were released to address questions and provide clarifications:

- **Addendum #1:** Issued on September 3, 2024, responding to questions received.
- **Addendum #2:** Issued on September 5, 2024, to clarify specific sections of the RFP.
- **Addendum #3:** Issued on September 13, 2024, to update information regarding the Chief Executive Officer and to extend the RFP submission deadline.

Seven hundred seventy-three (773) firms received the notice from the NAHRO e-procurement platform, and thirteen (13) firms downloaded/viewed the solicitation documents. Additionally, staff identified seventeen (17) more legal firms through online research and forwarded a copy of the solicitation to them. By the submittal deadline of **October 17, 2024, at 2:00 PM EST**, four (4) responses were received. These responses were evaluated and ranked from highest to lowest based on organizational capacity, relevant experience and past performance, the respondent's approach to the scope of services, and proposal cost.



Alexandria Redevelopment and Housing Authority

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Erik C. Johnson, Chief Executive Officer

The Procurement Department requested Best and Final Offers (BAFO) from the shortlisted legal firms on **January 30, 2025**, with a submission deadline of February 10, 2025. The following responses were received:

1. Ballard Spahr:

Their original proposal included a 5% rate increase after the second-year option.

They have offered an additional discount structure as follows:

- A 2.5% discount for any calendar year in which fees total between \$250,000 and \$350,000.
- A 5% discount for any calendar year in which fees exceed \$350,000.

Ballard Spahr is open to discussing clarifications to the RFP and expects them to be included in the contract if awarded unless changes are requested in writing.

Additionally, Ballard Spahr requests ARHA to agree to two key clarifications:

1. The firm's professional liability insurance is claims-made, not per occurrence, with specific coverage limits. (Per ARHA/HUD Licensing and Insurance Requirement Term **Section 5.4.2**, it states "per Occurrence")
2. Any disputes will be handled through prompt written notice and mutual resolution efforts, without affecting the firm's legal rights or its insurer's rights. (Attached is the Ballard Spahr BAFO for more information)

2. McGuire Woods:

Did not respond to the best and final offer request. The proposal remained unchanged.

3. Reno & Cavanaugh, PLLC:

Provided competitive rates for ARHA. Offered an optional flat rate of \$500 for each audit letter request. Their proposed rates include all miscellaneous expenses, with no markup on third-party expenses. (See attached Reno & Cavanaugh, PLLC BAFO)

4. Duane Morris LLP:

Responded to Best and Final Offer request but still their fees are highest. (See attached Duane Morris LLP BAFO)



Alexandria Redevelopment and Housing Authority

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RECOMMENDATION:

Based on the BAFO responses, the following considerations have been highlighted:

- **Ballard Spahr:**

Ballard Spahr, the highest ranked firm with a score of **92.6** points, proposed tiered discount structure may provide financial advantages if ARHA anticipates high legal expenditures. However, their stance on professional liability insurance makes them **non-responsive** to our proposal if they do not agree to the RFP terms and conditions unless ARHA decides to accept their request. ARHA's extended contract with Ballard Spahr for current Legal Services contract will be **expired on 03/31/2025** which was the final extension.

Ballard Spahr	
A	Employment /Personnel
C	General Civil Litigation
F	Public Sector Law/Federal Housing Law
G	Affordable Housing Law

- **McGuire Woods:**

McGuire Woods LLP the second Highest ranked firm with a score of **89.5** and has selected all services from Attachment (R)

McGuire Woods LLP Area of interest	
E	Landlord/Tenant
G	Affordable Housing Law
H	Administrative Law
I	Bond Financing
J	Land Use Counsel
K	General Public Housing law

- **Reno & Cavanaugh** offers a transparent and straightforward pricing structure with no hidden fees. Additionally, they offer an optional flat rate for audit letters, helping to reduce administrative burdens. The firm has earned a ranking of **87.8**, reflecting its commitment to excellence and client satisfaction.



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Reno & Cavanaugh PLLC Area of interest	
B	Civil Rights /Constitutional Law
D	Contract Law
F	Public Sector Law/Federal Housing Law
G	Affordable Housing Law

- **Duane Morris LLP**, the firm, has scored **83.4** and may not be the most suitable option for our agency due to their high fees, which could result in significant costs for our organization. It will be more cost effective if we use McGuire Woods LLP as they have selected these services under attachment (R)

Duane Morris PLLC Area of interest	
G	Affordable Housing Law
I	Bond Financing

Based on a review of each firm's Best and Final Offer (BAFO) submission, it is recommended that the Board approve the selection of **McGuire Woods, Reno & Cavanaugh**, and **Ballard Spahr LLP** for the ARHA Legal Services contract, contingent upon the Board's acceptance of Ballard Spahr LLP's key terms outlined in their BAFO.

FISCAL IMPACT:

The maximum fiscal will be based on the requirement +\$200,000.00. ARHA may renew the contract for four (4) successive one-year periods under the original contract. The option years are based on the availability of fiscal funding at the sole discretion of ARHA.



Alexandria Redevelopment and Housing Authority

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THE ARHA BOARD OF COMMISSIONERS

VOTE APPROVAL TO AWARD THE CONTRACT FOR LEGAL SERVICE

RESOLUTION NO. 759-2025

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 the Legal Services qualified professional firms to provide a wide range of legal serves to ARHA; and

WHEREAS, if approved, ARHA will enter into a contract with recommended firms for LEGAL SERVICES.

NOW, THEREFORE, BE IT 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 Chief executive Officer to enter into a Requirement-Type Contract with the following firms:

1. **Reno & Cavanaugh**
2. **McGuire Woods**
3. **Ballard Spahr LLP** (Contingent upon the Board's acceptance of the key terms outlined in Ballard Spahr LLP's Best and Final Offer [BAFO])

The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Anitra Androh, Chairwoman

Date

Erik C. Johnson, Chief Executive Officer

Date



Alexandria Redevelopment and Housing Authority

OTHER BUSINESS



Alexandria Redevelopment and Housing Authority

NEW ARTICLES/ANNOUNCEMENTS



Alexandria Redevelopment and Housing Authority

The Upcoming 2025 Board Meetings

Date	Event	Location	Time
January 27, 2025	Board Meeting	401 Wythe Street	7:00 PM
February 24, 2025	Board Meeting	401 Wythe Street	7:00 PM
March 24, 2025	Board Meeting	401 Wythe Street	7:00 PM
April 28, 2025	Board Meeting	401 Wythe Street	7:00 PM
May 19, 2025	Board Meeting	401 Wythe Street	7:00 PM
June 23, 2025	Board Meeting	401 Wythe Street	7:00 PM
July 28, 2025	Board Meeting	401 Wythe Street	7:00 PM
August 25, 2025	Board Meeting	401 Wythe Street	7:00 PM
September 22, 2025	Board Meeting	401 Wythe Street	7:00 PM
October 27, 2025	Board Meeting	401 Wythe Street	7:00 PM
November 24, 2025	Board Meeting	401 Wythe Street	7:00 PM
December TBD	Board Meeting	401 Wythe Street	8:00AM

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The Upcoming 2025 ARHA Finance Committee Meetings

Date	Event	Location	Time
Jan 20, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
Feb 17, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
March 17, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
April 21, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
May 19, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
June 16, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
July 21, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
August 18, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
Sept 15, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
October 20, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
November 17, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM
December 15, 2025	Finance Committee Meeting	Zoom Meeting ID: 879 8710 0872 Passcode: 248361	4:30 PM

