



CITY OF *Alexandria* VIRGINIA  
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# FY 2012 Consolidated Annual Performance Evaluation Report (CAPER) July 1, 2011 – June 30, 2012

Housing and Community Development



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# CITIZEN SUMMARY

City of Alexandria, Office of Housing  
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Report on the 2nd Year of the  
Five-Year Consolidated Plan  
July 2010—June 2015

## City of Alexandria FY 2012 Consolidated Annual Performance Evaluation Report (CAPER) July 1, 2011-June 30, 2012

### WHAT IS THE CAPER?

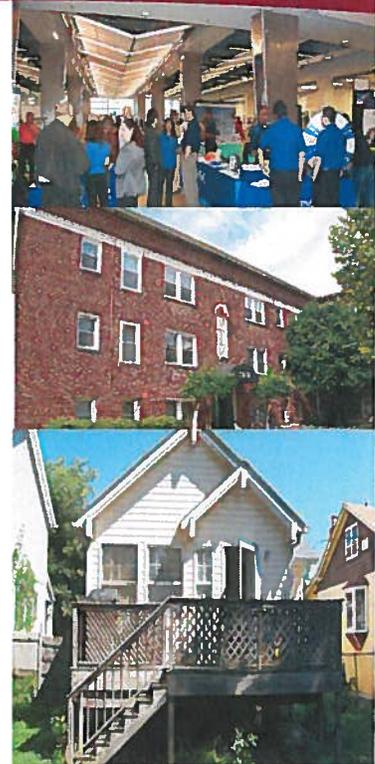
The CAPER describes the use of federal, state, City and private funds to provide affordable housing and supportive services for extremely low-, low- and moderate-income residents of the City in furtherance of the Consolidated Plan. It measures how well program activities and financial goals were accomplished as expected and outlined in the Action Plan.

This CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2011 to June 30, 2012 (City FY 2012). The U.S. Department of Housing and Urban Development requires localities receiving federal funds, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), to complete and submit the CAPER each year as a condition of receipt of funds.

The City of Alexandria is an entitlement grantee under the CDBG and HOME programs, but not under the ESG and HOPWA programs. However, the City receives ESG funds through the state's allocation and City residents can access HOPWA funds from a HUD allocation to the entire Washington DC Metropolitan area.

### PREPARING THE CAPER

The CAPER was prepared according to instructions issued by HUD. Preparation of the report, coordinated by the Office of Housing, was a collaborative effort on the part of agencies responsible for affordable housing and other community development programs in the City, including the City's Department of Code Administration, Finance Department and Department of Community and Human Services; the Alexandria Health Department Alexandria; and the Alexandria Redevelopment and Housing Authority (ARHA). Nonprofit housing, homeless shelter, and supportive housing providers and community development organizations were also consulted in preparing the report.



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## RENTERS

**5-Year Goal:** Preserve and maintain the existing supply of affordable housing and achieve a net increase



Old Town Commons



The City's primary objective involving the use of federal resources for affordable rental units is to maintain the supply of a minimum of 1,150 subsidized (publicly-assisted) rental units, as governed by Resolution 830.

During City FY 2012, the Alexandria Redevelopment and Housing Authority (ARHA) continued to operate its public and replacement housing program and continued to administer the Section 8 Housing Choice Voucher program. Private housing providers operated 2,560 housing units with project-based Section 8, Section 236, assistance under the Tax-Exempt Bond and/or

Low Income Housing Tax Credit Programs, or from state and/or local sources.

The construction on the second phase (Block B) of the redevelopment work of James Bland (18 public housing units) was completed, and the final 14 of 16 ARHA units were replaced offsite at various locations within the City.

Also in FY 2012, a total of 176 affordable rental units received physical preservation assistance through predevelopment and/or rehabilitation loans for two apartment complexes.

### HUD Performance Measure: Provide and preserve decent housing with improved affordability

Objectives and Performance Measures			
Objectives	Source of Funding	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
Preserve and maintain the existing supply of public housing for households at or below HUD's moderate-income limits	Public Housing	1,150 Public Housing Units	1,150 Public Housing Units
Preserve and maintain the existing supply of privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits	Federal, State and Local	2,560 Privately-Owned Rental Units	2,560 Privately-Owned Rental Units
Provide tenant-based rental housing subsidies to households that are at or below HUD's moderate-income limits	Section 8 Housing Vouchers	1,450 Housing Choice Vouchers	1,550 Housing Choice Vouchers
Develop/preserve rental housing units affordable to households at or below the limit used for Low Income Housing Tax Credit program of 60% of AMI through new development or preservation of existing affordable market rate rental housing	Federal, State, Local, Private, and Developer Contributions	20 Rental Housing Units (in one complex)	176 Rental Housing Units (in two complexes)
Secure set-aside affordable rental units in new developments	Developer Contributions	6 Rental Units	0 Rental Units

## HOMEOWNERS AND HOMEBUYERS

**5-Year Goals:** Improve living conditions and maintain affordability for existing homeowners within HUD’s moderate-income limits; and provide education, training and affordable home ownership opportunities to city residents and employees working within the city with incomes at or below the HUD moderate-income limits

During FY 2012, the City continued to offer federally-funded programs to meet the needs of homeowners and homebuyers in Alexandria with incomes at or below HUD’s moderate-income limits. These programs include the following:

**Home Rehabilitation Loan Program—** Provides no-interest deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include energy efficiency improvements.

**Homeownership Assistance Program—** Provides deferred-payment second trust loans of up to \$50,000 for downpayment and closing cost assistance to income qualified first-time homebuyer households. Homeownership counseling and training is also provided for first-time homebuyers.



### 2012 Housing Expo

The 2012 Northern Virginia Housing Opportunities Expo, hosted by Northern Virginia Affordable Housing Alliance, Cities of Alexandria and Falls Church, the Town of Herndon, and Arlington, Fairfax and Loudoun Counties, showcased opportunities for both renters and first-time homebuyers, as well as existing homeowners, with incomes up to 100% of the area median income, and provided information such as the homebuying process, affordable housing opportunities, affordable financing, and home repairs. The Expo provided workshops in English, Spanish, Vietnamese, Korean, and Amharic and was attended by approximately 600 people.

**HUD Performance Measure:**  
Provide and preserve decent housing with improved affordability

### Objectives and Performance Measures

Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>Home Rehabilitation Loan Program</b> Provide no-interest rehabilitation loans to homeowner households with incomes at or below HUD’s moderate-income limits	CDBG and HOME	Assist 9 households	Assisted 9 households
<b>Homeownership Assistance Program</b> Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing	CDBG, HOME, and Housing Trust Fund (HTF)	Assist 18 households	Assisted 30 households

## Homeless Services Centralized Intake System

In April 2012, the City of Alexandria Continuum of Care began the process of developing a Homeless Services Centralized Intake System for individuals and families. The Homeless Services Centralized Intake System efficiently and effectively assesses the needs of persons seeking shelter and screens for diversion services creating an opportunity to address the housing crisis with targeted assistance while averting unnecessary entry into the shelter system.

## HOMELESS PERSONS

**5-Year Goals:** Provide programs and services to prevent homelessness; coordinate programs and services to address the individual needs of homeless individuals and families; provide emergency shelter facilities and transitional housing; and provide transitional and permanent supportive housing for homeless families and individuals

The City’s public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system designed to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

A Continuum of Care document was developed by the Homeless Coordinating Committee (HSCC), now known as The Partnership to Prevent and End Homelessness in the City of Alexandria, referred to as The Partnership, and is revised each

year for submission to HUD so that agencies and organizations serving the homeless in Alexandria will be eligible for federal homeless-services funding. In preparation for the development of each year’s Continuum of Care, The Partnership conducts a one-day “point-in-time” count of the homeless in a variety of settings.

The City Council has also adopted a 10-Year Plan to End Homelessness, including Chronic Homelessness.

*For more information on The Partnership see the City’s Draft FY 2012 CAPER. See page vii for information on accessing the complete document.*

### HUD Performance Measure:

**Provide decent housing with improved affordability and/or accessibility**

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>Eviction Storage Program</b> Provide for the transportation and up to 60 days storage of possessions of 50 households that are about to be evicted and that lack a suitable place to store such items	CDBG	Assist 45 households	Assisted 34 households
<b>Transitional Housing Program</b> Provide 60 homeless households residing in shelters or overcrowded situations with budget/housing counseling and emergency housing payments to move into affordable Housing	CDBG	Assist 40 households	Assisted 33 households
<b>Winter Shelter Program</b> Provides shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living outdoors presents serious health hazards through exposure	CDBG, Local, and Private	Assist 319 persons	Assisted 284 persons
<b>Transitional Housing</b> Continue to provide five transitional housing programs—four facility based and one tenant-based	ESG, SSG, State, Private, and Client Fees	Total Units: 36	Total Units: 36
<b>Emergency Shelter</b> Continue to provide beds for emergency shelter	ESG, SSG, CDBG, City and Private Funds	Total Beds: 176	Total Beds: 176
<b>Safe Haven</b> Continue to provide permanent supportive housing for the chronic homeless	Federal and City Funds	Total Beds: 12	Total Beds: 12

## ELERLY AND FRAIL ELDERLY PERSONS

**5-Year Goal:** Promote housing stability for elderly renters and homeowners and enable elderly persons to age successfully in place

During FY 2012, the City continued to promote housing affordability to assist lower-income elderly and frail elderly renters and homeowners. The following programs continued to be offered through the City:

**Rent Relief Program -** Provides rent assistance to income eligible elderly renters who are not participating in programs subsidized with federal or state funds.

**Property Tax Relief Program -** Provides forgiveness or deferral of real property taxes for income eligible elderly homeowners who are over age 65 and/or who are permanently disabled. Other guidelines may apply.



### HUD Performance Measure: Provide decent housing with improved affordability and/or accessibility

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>Rent Relief</b> Relieve the housing cost burden for income eligible and/or disabled renters	General Fund	Assist 80 households	Assisted 99 households
<b>Real Property Tax Relief</b> Relieve the housing cost burden for income-eligible elderly and/or disabled homeowners per year	General Fund	Assist 1,282 households	Assisted 1,302 households

## PERSONS WITH PHYSICAL AND SENSORY DISABILITIES

**5-Year Goal:** Promote housing stability and accessibility for disabled renters and homeowners with incomes at below HUD’s moderate-income limits

The City’s objectives involving the use of resources to rehabilitate existing ownership and rental housing for accessibility purposes is intended to increase the supply of accessible housing and to improve quality of life without creating undue financial burden for persons with disabilities whose

incomes are at or below HUD’s moderate-income limits. The City’s Rental Accessibility Modification Program (RAMP) provides grants to assist with the costs associated with retrofitting rental units, as well as other costs that may be incurred should

a landlord require that the unit be returned to its original state when the household relocates. The Property Tax Relief Program provides forgiveness or deferral of real property taxes for income eligible homeowners who are permanently disabled. Other guidelines may apply.

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>RAMP</b> Support accessibility modifications in existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD’s moderate income limits	CDBG and HTF	Assist 4 households	Assisted 3 households
<b>Real Property Tax Relief</b> Relieve the housing cost burden for income eligible disabled homeowners per year	General Fund	Assist 75 households	Assisted 69 households

## PERSONS AFFECTED BY MENTAL ILLNESS, INTELLECTUAL DISABILITIES AND SUBSTANCE USE DISORDERS

**5-Year Goal:** Deliver compassionate best-practice services that measurably improve the quality of life for Alexandrians affected by mental illness, intellectual disabilities and substance use disorders

Alexandria Community Services Board and Sheltered Homes of Alexandria operate permanent supportive housing programs that are open to persons who need supportive housing in 8 group homes and 34 supervised

apartments with a combined capacity of 128 beds. Another 56 transitional and permanent supportive housing beds that include 3 family households units are also available through programs that specifically target homeless persons

in 1 group home and 23 supervised apartments.

**HUD Performance Measure:**  
Provide decent housing with improved affordability and/or accessibility

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>Mental Health Group Homes/Supervised Apartments</b> Continue to provide housing for persons with mental illnesses, intellectual disabilities or substance use disorders	Federal, State, and City Funds	Total Units: 41	Total Units: 41

## PERSONS WITH HIV/AIDS

**5-Year Goal:** continue to address the housing and supportive service needs of persons living with HIV/AIDS and their families

During FY 2012 Northern Virginia Family Services (NVFS) continued to offer long-term tenant-based rental assistance to persons living with AIDS. This program provides vouchers to eligible households living in the City of Alexandria as well as other Northern Virginia jurisdictions. NVFS also continued to offer short-term housing assistance and other housing services including housing and financial counseling and emergency utility assistance, which are provided on a regional basis and are available to Alexandrians living with HIV/AIDS.

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>HOPWA Long-Term Tenant Based Rental Assistance</b> Maintain long-term tenant-based rental housing Vouchers to provide rent subsidies to income eligible Persons living with HIV/AIDSs and their families	HOPWA	Assist 6 households	Assisted 10 households
<b>HOPWA Short-Term Housing Assistance</b> Maintain tenant-based rental housing vouchers to Provide rent subsidies to income eligible persons Living with HIV/AIDS and their families	HOPWA	Assist 8 households	Assisted 5 households

**NON-HOUSING COMMUNITY DEVELOPMENT**

5-Year Goal: Improve Alexandria’s economy and create jobs through a variety of economic development activities

The City provides the infrastructure services and other economic development incentives to attract businesses that will create jobs in low-income neighborhoods. The City’s economic development efforts are directed toward building a stable economy and a diversified business base capable of supporting job growth commercial development, professional and retail trades, and tourism activities. During the reporting period, *JobLink* continued to provide employment services to all persons seeking employment, including welfare

recipients, ex-offenders, under-employed and unemployed persons. Also during FY 2012, the City and Alexandria Economic Development Partnership (AEDP) continued to encourage revitalization to provide employment and commercial services, technical assistance, small business financing opportunities, state tax credits and grants. A related activity is the Mount Vernon Avenue Façade Improvement Grant Program, which utilizes private monies to provide grant funding to

business and commercial property owners to enable them to improve the appearance of their buildings. Under the Fair Housing program, tests were performed by testing teams, which included one African American and one White tester. No evidence of disparate treatment was found in three condominium buildings and five communities selling single family homes and town-homes.

**HUD Performance Measure: Provide Economic Opportunity**

Objectives and Performance Measures			
Objectives	Source of Funds	FY 2012 Expected Accomplishments	FY 2012 Actual Accomplishments
<b>Employment Services</b> Provide job training to citizens including persons with incomes at or below HUD’s moderate-income limits	Federal, State, and Local	Persons: 3,102	Annual Units: 4,859
<b>Fair Housing Testing</b> Continue to conduct fair housing testing to determine the presence of discrimination in the housing industry	CDBG	1 round of testing	1 round of testing

**EVALUATION OF PAST PERFORMANCE**



The City of Alexandria did well in exceeding or meeting its program goals during FY 2012. For example, activities that exceeded annual goals include: 200% in preserving rental units through acquisition and rehabilitation of affordable housing; 160% in providing homeownership assistance; 156% in providing job training to low income residents; 123% in relieving the housing cost burden for income-eligible elderly and/or disabled homeowners; and 101% in relieving the cost burden of income eligible and/or disabled renters. Activities that met annual goals include: 100% in conducting fair housing testing; and 100% in providing transitional housing programs. Other activities that did well but did not meet 100% of the annual goal include: 92% in relieving the housing cost burden for income eligible elderly and/or disabled homeowners —due to the sale of homes or transfer of Real Property Tax Relief recipients to the Disabled Veterans Exemption Program; 89% in providing shelter and services to homeless persons living outdoors and exposed to serious health hazards; 83% in providing assistance to households residing in shelters to move into affordable housing—households that met eligibility requirements were assisted through other federal programs; 75% in supporting accessibility modifications in existing privately-owned rental housing units occupied by eligible disabled renters— one project initiated during the reporting period is still in progress; and 75% in providing storage of items and transportation for households about to be evicted —applications were fewer than anticipated.

*For more information on other program goal accomplishments see FY 2012 CAPER. See page vii for information on accessing the complete document.*

## HOME EXPENDITURES, PROGRAM INCOME, AND MATCHING FUNDS

Priority Need Category	HOME Programs	Amount Expended
Administrative Expenses	Home Administration	\$81,932
Low- and Moderate-Income Homebuyers	Homeownership Assistance Program (21 Households Assisted)	\$983,797 (HOME Grant - \$659,560; HOME Program Income-\$159,347; General Fund Match - \$164,890)
Extremely Low-, Low-, and Moderate-Income Renters	HOME Housing Development Assistance Program (166 HOME Units)	\$494,447 (HOME Grant - \$395,558; General Fund Match—\$98,889)
<b>Total</b>		<b>\$1,560,176</b>

## CDBG EXPENDITURES AND PROGRAM INCOME

Priority Need Category	CDBG Programs	Amount Expended
Administrative Expenses (including Fair Housing)	CDBG Program Administration Fair Housing Testing	\$263,692
Extremely Low-, Low-, and Moderate-Income Homeowners	Homeownership Assistance Program (1 household Assisted)	\$162,990 (CDBG Grant—\$142,249; CDBG Program Income—\$20,741)
Persons at Risk of Homelessness	Transitional Assistance Program, Eviction Storage Program, Winter Overflow	\$79,629
Extremely Low-, Low-, and Moderate-Income Renters	RAMP (includes architectural fees) (1 Household Assisted)	\$82,506
Extremely Low-, Low-, and Moderate-Income Homeowners	Home Rehabilitation Loan Program (9 Loans Granted)	\$575,342 (CDBG—\$218,534; CDBG Program Income—\$356,808)
<b>Total</b>		<b>\$1,164,159</b>

### CDBG and HOME Geographic Distribution

The geographic area served by programs supported with CDBG and HOME funds during City FY 2012 was the entire City of Alexandria, which includes areas of minority concentration.



### Public Comment Period

The Draft FY 2012 CAPER was made available for public comment beginning Thursday, September 13, 2012 and ending Thursday, September 27. A staff-level public hearing was held on Monday, September 24 in the City Hall, Sister Cities Conference Room, located on the first floor of Alexandria City Hall, 301 King Street, Alexandria, Virginia, beginning at 6 p.m. Copies of the Draft CAPER was made available for review beginning Thursday, September 13 at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday and ending Thursday, September 27. The Draft CAPER was also made available on the City's website at [www.alexandriava.gov/Housing](http://www.alexandriava.gov/Housing) and for review at the following libraries:

BEATLEY CENTRAL LIBRARY: 5005 Duke Street, Alexandria  
 BARRETT BRANCH LIBRARY: 717 Queen Street, Alexandria  
 BURKE BRANCH LIBRARY: 4701 Seminary Road, Alexandria  
 DUNCAN BRANCH LIBRARY: 2501 Commonwealth Avenue, Alexandria

The Draft CAPER was is a format accessible to persons with disabilities, upon request. Written comments could be delivered to the Office of Housing or emailed to [cindy.metcalfe@alexandriava.gov](mailto:cindy.metcalfe@alexandriava.gov).

# Introduction

In May 2010, the City of Alexandria adopted its fourth Five-Year Consolidated Plan for Housing and Community Development, which established priorities and objectives for housing and community development needs for the period July 1, 2010 - June 30, 2015, along with a One Year Action Plan outlining the specific activities to be carried out during the first year of that period, July 1, 2010 - June 30, 2011. Subsequent One Year Action Plans are required for each of the remaining four years. The Five-Year Consolidated Plan was approved, by the U.S. Department of Housing and Urban Development (HUD) on October 21, 2010. For each year covered by the Consolidated Plan, a year-end report, known as the Consolidated Annual Performance and Evaluation Report (CAPER), must be submitted to HUD to report on the year's financial and programmatic accomplishments. The CAPER describes the use of federal, state, City and private funds to provide affordable housing and support services for extremely low-, low- and moderate-income residents of the City in furtherance of the Consolidated Plan. This CAPER combines narrative reporting with financial reports, and covers the City's housing and community development activities for the period July 1, 2011 to June 30, 2012 (City FY 2012), the second year of the Consolidated Plan period.

## **Section I, Summary of Progress in Carrying Out the Consolidated Plan and One-Year Action Plan**

summarizes the City's progress in meeting the objectives formulated in the Five-Year Consolidated Plan and the One-Year Action Plan for the year ending June 30, 2012. This section discusses the sources and amounts of federal funding available and used, activities undertaken, number of households or persons assisted, and the geographic distribution of expenditures during the reporting period. Information on the use of non-federal funds is also included.

**Section II, Activities to Meet Priority Needs** identifies the specific funding sources accessed, amounts expended and activities undertaken to address the needs of six priority household groups established in the City's Five-Year Consolidated Plan: extremely low-, low-, and moderate-income renters; low- and moderate-income homeowners; low- and moderate- income homebuyers; homeless persons and those threatened with homelessness; and non-homeless persons with special needs. Part II also identifies the funding sources and activities for federally-funded economic development activities.

**Section III, Other Actions Taken** discusses the actions taken on several issues of particular concern to HUD; public policies that impact the availability of affordable housing; how the institutional structure addresses gaps in the delivery system for providing affordable and supportive housing; intergovernmental cooperation; public housing improvements; public housing resident initiatives; efforts regarding lead-based paint hazard reduction; code enforcement; efforts to promote fair housing, and actions to reduce poverty.

**Section IV, Summary of CDBG and HOME Expenditures and HOME Requirements** summarizes the City's expenditure of CDBG and HOME funds and receipt of program income for the reporting period, provides information on the City's affirmative marketing efforts and outreach efforts with regard to women and minority businesses and contractors, and describes inspection results for any rental units that may have been supported with HOME funds during the reporting period.

**Section V, Self-Evaluation** is a self-evaluation of the City's experience with the Consolidated Planning process, as well as with administering federally-funded programs and of the City's status in implementing a Performance Measurement System.

## Preparing the CAPER

The CAPER was prepared according to instructions issued by HUD. Preparation of the report, coordinated by the Office of Housing, was a collaborative effort on the part of agencies responsible for affordable housing and other community development programs in the City, including the Alexandria Health Department; the City's Department of Code Administration; the City's Finance Department; the City's Department of Community and Human Services; and the Alexandria Redevelopment and Housing Authority (ARHA). Nonprofit housing, homeless shelter, supportive housing providers and community development organizations were also consulted in preparing the report.

The incomes of beneficiaries included in the CAPER were categorized based on HUD-established income limits, which are updated each year. Effective December 1, 2011 the HUD-established median family income for the Washington, D.C. metropolitan area is \$107,500 and the HUD income limits for various targeted household groups are as follows:

<b>TABLE A</b>								
<b>2012 Income Limits (Effective December 1, 2011)</b>								
<b>Income Category</b>	<b>Number of Persons</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Extremely Low (30% of median)</b>	\$22,600	\$28,500	\$29,050	<b>\$32,250</b>	\$34,850	\$37,450	\$40,000	\$42,600
<b>Low (Section 8 very low income limits; 50% of median)</b>	\$37,650	\$43,000	\$48,400	<b>\$53,750</b>	\$58,050	\$62,350	\$66,650	\$70,950
<b>Tax Credit (60% of median)</b>	\$45,180	\$51,600	\$58,080	<b>\$64,500</b>	\$69,660	\$74,820	\$79,980	\$85,140
<b>Moderate (Section 8 low income limits)</b>	\$49,200	\$56,200	\$63,250	<b>\$70,250</b>	\$75,900	\$81,500	\$87,150	\$92,750
<b>Homeownership Assistance Program Limits Only (Mathematical 80% AMI)<sup>4</sup></b>	\$60,200	\$68,800	\$77,400	<b>\$86,000</b>	\$92,880	\$99,760	106,640	113,520
<b>100% Area Median Income</b>	\$75,250	\$86,000	\$96,750	<b>\$107,500</b>	\$116,100	\$174,700	\$133,300	\$141,900
*2012 Median Family Income, Washington, D.C. Metropolitan Statistical Area (MSA): \$107,500								

Comments or questions concerning this report should be directed to the Alexandria Office of Housing. The Office of Housing can be reached in writing at 421 King Street, Suite 200, Alexandria, Virginia, 22314, by phone at (703) 746-4990; or by e-mail to [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov).

<sup>4</sup> HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs from 80% of area median to the mathematical 80% of the median.

# Section I.

## Summary of Progress in Carrying out the Consolidated Plan and Action Plan

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### A. Summary of Five-Year Goals and Objectives

A majority of the housing and community development activities benefiting low- and moderate-income persons undertaken during City FY 2012 were a continuation of programs and services from prior years. These continued activities are consistent with the goals set forth in the City FY 2011-2015 Consolidated Plan for Housing and Community Development, which was adopted by City Council on May 11, 2010 and approved by the U.S. Department of Housing and Urban Development on October 21, 2010. Eight primary goals of the City's Consolidated Plan addressed during the current reporting are listed below.

#### City Primary Goals

##### 1. Renters Households

Preserve and maintain the existing supply of affordable rental housing and achieve a net increase; and promote compliance with applicable landlord-tenant laws and regulations by both landlords and tenants. Activities undertaken related to the needs of renter households in Alexandria with incomes at or below HUD's moderate-income limits are described in Section II.A.

##### 2. Homeowners Households

Improve living conditions and maintain affordability for existing homeowners within HUD's moderate-income limits. Activities undertaken related to the needs of Alexandria homeowners with incomes at or below HUD's moderate-income limits are described in Section II.B.

##### 3. Homebuyers Households

Provide education, training and affordable homeownership opportunities to City residents and employees working within the City with incomes at or below the HUD moderate-income limits. Activities undertaken related to the needs of homebuyer households in Alexandria with incomes at or below HUD's moderate-income limits are described in Section II.C.

##### 4. Persons who are Homeless or Threatened with Homelessness

Provide programs and services to prevent homelessness; coordinate programs and services to address the individual needs of homeless individuals and families; provide emergency shelter facilities and transitional housing; and provide transitional and permanent supportive housing for homeless families and individuals. Activities undertaken related to the needs of homeless persons and those threatened with homelessness are described in Section II.D.

##### 5. Elderly and Frail Elderly Households

Promote housing stability for elderly renters and homeowners and enable elderly persons to age successfully in place. Activities undertaken related to the elderly and frail elderly households are described in Section II.E.1.

##### 6. Persons with Physical Disabilities

Promote housing stability and accessibility for disabled renters and homeowners with incomes at or below HUD's moderate-income limits. Activities undertaken related to non-elderly persons with disabilities are described in Section II. E.2.

##### 7. Persons Affected by Mental Illness, Intellectual Disabilities and Substance Abuse

Deliver compassionate best-practice services that measurably improve the quality of life for the neediest Alexandrians affected by mental illness, intellectual disabilities, and substance abuse. Activities undertaken related to persons affected by mental illness, intellectual disabilities or substance abuse are described in Section II.D.

##### 8. Persons Living with HIV/AIDS

Continue to address the housing and supportive service needs of persons living with HIV/AIDS and their families. Activities undertaken related to persons living with HIV/AIDS are described in Section II.F.2.

## **B. Available Resources and Distribution of Investment**

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This section summarizes the efforts of the City and other entities to carry out the City's FY 2012 One-Year Action Plan. It discusses the total amount of funds used during the year, the types of activities undertaken, the distribution of funds among the activities undertaken, non-federal funds leveraged, matching funds contributed, and the geographic areas served. Performance in each of these areas is compared to the targets established in the City's FY 2012 Action Plan. A detailed description of each of these items in relation to the priority needs categories identified in the One-Year Action Plan is provided in Section II.

### **1. Federal Funds Used and Pattern of Investment**

For the period July 1, 2011 through June 30, 2012, over \$38 million in federal funding was available to the City and other entities in Alexandria through new awards and carryover monies. City agencies were awarded or had available to them over \$9 million; the Alexandria Redevelopment and Housing Authority (ARHA) had available about \$28 million in new monies and continuing assistance; and over \$1 million was granted or available to other entities.

Federal funding for housing and community development activities was received under 28 programs during the reporting period. City entities received funding under 16 of these federal programs. ARHA received funding under 2 of the programs and private non-profits received funding under 9 of the federal programs. One federal program provided funding to both the City and private non-profit. Details on the distribution of federal resources are provided in Section II under each of the program/activities category.

Approximately \$34 million in federal funds were expended during the reporting period. Nearly all of the remaining funds have been budgeted for particular programs or committed to specific projects, but have not yet been expended. The majority of the total federal funds expended (81%) supported rent subsidies, primarily provided through Section 8 vouchers. The table below shows the actual percentage distribution of federal funds received and expended among the activities undertaken by the City, by other entities and in total.

## Distribution of Extended Activity

Actual Percentage Distribution of Federal Funds Received and Expended among the Activities Undertaken by the City, by other Entities and in Total

Type of Activity*	City Expenditures	Expenditures by Other Entities	Total Expenditures
Acquisition	6%	0%	0%
New Construction	0%	0%	0%
Rehabilitation	10%	4%	2%
Tenant/Rental	0%	94%	71%
Homebuyer Assistance	13%	0%	8%
Homeless Services	10%	1%	4%
Homeless Shelter (Operating)	0%	0%	0%
Support Facilities and Services	15%	1%	5%
Planning	5%	0%	1%
Other (Fair Housing, Economic Development, Non-Housing Community Development)	41%	0%	9%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## 2. Leveraging of Non-Federal Resources

Approximately \$26 million in state, local and private funds were spent in conjunction with federal monies. Approximately 24% of these leveraged resources originated from private sources, 7% were state monies, 65% were local resources, and less than 4% were other state, city or private funds. The majority of non-federal resources spent in conjunction with federal funds benefited tenants, homeless persons and those threatened with homelessness, homebuyers, and persons with mental disabilities and/or substance abuse. In addition to the state, local and private monies spent in conjunction with federal funds, \$3,303,385 in local revenue was foregone to support housing and community development activities included in this report that did not involve federal monies.

### 3. Matching Contributions

During the reporting period, three federal programs had matching fund requirements that were met with over \$4.3 million in local and private funds, as described below:

Funding Recipient	Federal Funds Expended City FY 2012	Match by Source
<b>HOME</b>		
City of Alexandria	\$1,055,118 (excludes program income)	\$263,779 City General Fund
<b>Emergency Shelter Grant Program (ESG)</b>		
Alexandria Community Shelter	\$18,163	\$778,849 City General Fund
Private Service Providers	\$170,246	\$2,453,814 Private Monies
<b>Supportive Housing Program (SHP) – Transitional Housing</b>		
Department of Community and Human Services – MH/ID/SA	\$127,962 Operating- \$20,696: Supportive Services- \$107,266	\$268,505 Client Fees-\$18,653 City General Fund - \$230,288 State - \$19,564
<b>Supportive Housing Program (SHP) - Permanent Housing</b>		
Alexandria Dept. of Community and Human Services - MH/ID/SA	\$131,641 Operating- \$36,124 Supportive Services- \$95,517	\$164,283 City General Fund - \$138,909 Client Fees-\$25,374
Sheltered Homes of Alexandria (SHA)	\$143,031 Operating- \$30,787 Supportive Services- \$112,244	\$362,903 Client Fees-\$35,614 City General Fund-\$327,289
<b>TOTAL MATCH</b>		<b>\$4,292,133</b>

#### **4. Geographic Area Served**

Assistance provided through the CDBG and HOME programs during the reporting period was available to any eligible household residing within City limits. For homeownership assistance only, eligible households also included those with a household member working within the City limits. All homes purchased were required to be within the City limits.

#### **5. Actions Taken to Carry Out One-Year Action Plan**

The City has actively endeavored to carry out the priority activities of the second year of the City's FY 2011-2015 Consolidated Plan as identified in the Action Plan for the period July 1, 2011 through June 30, 2012 and described in Section II of this report. Certificates of Consistency are provided to ARHA, City Departments, and private non-profit providers whose funding applications are found to be consistent with the Consolidated Plan. In City FY 2012, a Certificate of Consistency was provided to the ARHA for their Family Self-Sufficiency program and 5 Year and Annual PHA Plan; and to Northern Virginia Urban League for the HUD Housing Counseling Grant.

### **C. Provision of Affordable Housing: Households and Persons Assisted**

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A total of 380 extremely low-, low- and moderate-income households were served through housing-related activities supported in whole or part by federal CDBG or HOME program funds in the City of Alexandria. Of these, 28 extremely low-, low- and moderate-income households were assisted in ways that meet HUD's definition of "assisted" for CAPER purposes<sup>2</sup>, which included 5 homeowner households, 22 homebuyer households and 1 renter household. The remaining 352 beneficiaries were homeless households served through the Transitional Assistance Program (33 households and 92 individuals: 91 individuals had extremely low-, and 1 had a low-income), the Winter Shelter program coordinated by Carpenter's Shelter (285 households and 284 individuals who had extremely low-incomes), and the Eviction Assistance and Furniture Storage Program (34 households and 93 individuals, in which 89 had extremely low-incomes, 2 had very low-incomes, and 2 low-incomes).

Of the 28 households meeting HUD's criteria for assistance, 46% (13) had extremely low or low incomes and 79% (22) were female-headed. A comparison of actual accomplishments to the goals established for the reporting period may be found in Appendix I, Part I.

Persons with "worst case" housing needs<sup>3</sup> were assisted through the City's Transitional Assistance Program, Eviction Storage, and Emergency Shelter Grants. These programs are detailed in Section II, "Programs and Services for Homeless Persons and Persons Threatened with Homelessness."

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<sup>2</sup> For the purpose of identification of goals, HUD defines an assisted household or person as one who, during the period covered by the One-Year Action Plan, received benefits through federal funds, either alone or in conjunction with the investment of other public or private funds. A renter is benefited if the household or person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance as a newly assisted household. An existing homeowner is benefited during the year if the home's rehabilitation is completed, and a first-time homebuyer is assisted if the home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional (12-24 months) or permanent housing. A non-homeless person with special needs is considered as being benefited only if the provision of supportive services is linked to the acquisition, rehabilitation or new construction of a housing unit and/or the provision of rental assistance during the year.

<sup>3</sup> HUD defines worst-case housing needs as low-income households that are paying more than 50% of their income for rent, living in seriously substandard housing (defined to include homeless people), or involuntarily displaced.

City support in meeting the housing needs of elderly persons and persons with disabilities was primarily provided through programs administered by the City's Department of Community Human Services. Additional City assistance was provided through the Rent Relief Program, which is administered by the City's Department of Community and Human Services, Center for Economic Development, Office of Community Services, and through the Real Property Tax Relief Program for the Elderly and Disabled, which is offered through the City's Finance Department. These programs are detailed in Section II, "Programs and Services for Non-Homeless Persons with Special Needs."

# Section II.

## Activities to Meet Priorities

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In its One-Year Action Plan for City FY 2012, the City established priorities for providing housing assistance to seven categories of persons:

- ◆ extremely low- and low-income renters;
- ◆ moderate-income renters;
- ◆ low- and moderate-income homeowners;
- ◆ low- and moderate-income homebuyers;
- ◆ homeless persons and those threatened with homelessness;
- ◆ non-homeless persons with special needs (includes the elderly and frail elderly; persons with physical disabilities; persons with mental illness, intellectual disabilities and/or substance abuse); and
- ◆ persons living with or affected by HIV/AIDS.

This section of the CAPER describes the activities undertaken, programs used, and amount of federal, state, local and/or private funds committed and expended to assist each of these priority household groups during the reporting period. Note that the discussion of extremely low- income, low-income and moderate-income renters has been combined to avoid repetition, given that the programs discussed may provide housing to all three income categories.

## Renters

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### A. Programs for Extremely Low-, Low- and Moderate- Income Renters

**Five-Year Goals and Objectives:** The primary goal of the City's housing and supportive services is to promote self-sufficiency and progression from assisted rental housing to eventual homeownership. For renter households at the upper end of the low- to moderate-income range, homeownership is a primary strategy and is discussed in detail under programs for homebuyers in Section II.C. Acquisition and rehabilitation are primary strategies for assisting extremely low-, low- and moderate-income renters. The maintenance and preservation of the City's 1,150 Resolution 830 publicly assisted rental-housing units is another strategy for assisting these target groups. Support facilities and services are a primary strategy for extremely low- and low-income renter households and a secondary strategy for moderate-income households, as households in these income groups often need various forms of non-housing related assistance.

**One-Year Accomplishments:** During City FY 2012, ARHA continued to operate its public and replacement-housing program, and continued to administer the Section 8 Housing Choice Voucher program. Private housing providers operated 2,560 housing units with project-based Section 8, Section 236, assistance under the Tax-Exempt Bond and/or Low Income Housing Tax Credit Programs, or from state and/or local sources.

**Use of Resources:** The following resources were expended during this reporting period to assist extremely low-, low- and moderate-income renters to obtain and retain affordable permanent housing:

City FY 2012 Expenditures to Assist Extremely Low-, Low- and Moderate-Income Renters			
	SOURCE	RECIPIENT	\$EXPENDED
<b>Federal</b>	Section 8 Vouchers	ARHA	\$ 21,000,000
	Section 8 Moderate Rehabilitation	ARHA	\$ 1,200,000
	Public Housing Operating Fund	ARHA	\$ 5,200,000
	Public Housing Capital Fund	ARHA	\$ 750,000
	HOME Funds (Brent Place)	City	\$ 395,558
	<b>Federal Subtotal</b>		<b>\$ 28,545,558</b>
<b>City</b>	Housing Trust Fund – James Bland Offsite Units	City	\$ 1,506,936
	General Fund - Community Lodgings, Inc. (Predevelopment)	City	\$ 15,488
	General Fund (HOME Match)	City	\$ 98,889
	General Fund - James Bland Offsite Units	City	\$ 2,683,411
		<b>City Subtotal</b>	
	<b>GRAND TOTAL</b>		<b>\$ 32,850,282</b>

**Programs/Activities:** City FY 2012 programs and/or activities for extremely low-, low- and moderate-income renters are as follows:

<p><b>Program/Activity: Public Housing and Public Housing Replacement Units</b></p> <p><b>Provider(s):</b> ARHA, except for one complex owned by Freeman and Mays located on ARHA-owned land.</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Renters</p> <p><b>Provider(s):</b> ARHA and Freeman and Mays (owner of one complex on ARHA-owned land)</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Renters</p> <p><b>Program/Activity Description:</b> Federally-assisted public housing units and other publicly-assisted units developed or acquired to replace such units - In accordance with Resolution 830, 1,150 such units are maintained in the City, of which 839 are Public Housing units, 109 are Section 8 Moderate Rehabilitation units, 60 are Low-Income Housing Tax Credit (LIHTC) units, 90 are Section 8 New Construction units reserved for elderly income eligible renters, and 52 are units reserved for voucher holders in an ARHA-owned property.</p> <p><b>Funds Expended (By Source):</b> Total- \$11.3 million [(January - December 2011)- Section 8 Moderate Rehabilitation - \$1.2 million; Public Housing Capital Fund - \$0.75 million; Public Housing Operating Fund - \$5.2 million]; James Bland Replacement Units - \$1,506,936 (City of Alexandria Housing Trust Fund); James Bland Replacement Units -\$2,683,411 (City General Fund)</p> <p><b>Service Accomplishments:</b> Units Available -1,150 (Average turnover for Public Housing and Section 8 Moderate Rehabilitation units is 12-15 per year). Purchased 14 James Bland replacement housing units.</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.</p>
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**Program/Activity: Section 8 Housing Choice Voucher Program**

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Tenant-based rental housing subsidies for income-eligible households renting private-market units

**Funds Expended (BY Source):** Section 8/Housing Voucher - \$21 million (January -December 2011)

**Service Accomplishments:** Vouchers Allocated - 1,926 (Average Turnover is 3%)\*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

*\*The number of units under lease may be limited to less than 1,926 based on budget constraints. The estimated number of vouchers that can be funded is 1,550 with existing funding levels.*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

**Program/Activity: Affordable Rental Housing Development Initiatives**

**Provider(s):** City Office of Housing and Private Entities

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Initiative to develop or preserve affordable rental units depending on availability of funds.

**Funds Expended (By Source):** TOTAL - \$509,935 [HOME Funds: (Brent Place-\$395,558, HOME Match - \$98,889), General Fund- \$15,488 (CLI Predevelopment Cost for 612 Notabene Drive)]

**Service Accomplishments:** Construction and/or Rehabilitation Work Completed - Brent Place -166 units

Note: ARHA purchased 24 units at Pendleton Park Apartments with LIHTC and ARHA funds as a preservation project.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None.

**Program/Activity: Affordable Rental Housing Set-Aside Units in New Developments**

**Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing

**Target Population:** Low- and Moderate-Income Renters

**Program/Activity Description:** In accordance with established City policies and practices, new housing developers provide affordable set-aside sales or rental units to income-eligible households, either on a mandatory (pursuant to Zoning Ordinance when bonus density or height are involved) or voluntary basis.

**Funds Expended (By Source):** N/A.

**Service Accomplishments:** Rental Units Under Construction: Carlyle Block O – 6 Units; Rental Units Previously Pledged Pending Construction: Hoffman 11 and 12 – 56 Units; Stevenson Avenue – 9 Units; Lane Development – 32-38 Units. New Units Pledged: Mt. Vernon Village Center – 28 Units; Braddock Metro Place – 10 Units; The Delaney – 23 Units.

**Geographic Distribution:** See Appendix III, Figure 3

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Section 8 Security Deposit Loan Program**

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Revolving loan fund established during City FY 2002 and partially funded with City Housing Trust Fund monies that provides loans for security deposits to Section 8 voucher program participants

**Funds Expended (By Source):** TOTAL - \$0

**Service Accomplishments:** Section 8 Security Deposit Loans Made - 0

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Supportive Services for ARHA-Assisted Households**

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Social services for ARHA residents

**Funds Expended (By Source):** Public Housing \$233,000

**Service Accomplishments:** Continued social services for ARHA residents

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Supportive City services are available for all ARHA residents.

*For more information on the development and or preservation of affordable rental (and sales) housing, see Sections III.A and III.F below. For information on assistance with accessibility modifications for income-eligible renters with disabilities see Section II.E.*

*The City's Office of Housing handled 1,215 landlord/tenant complaints during City FY 2012.*

## Homeowners

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### B. Programs for Extremely Low-, Low- and Moderate-Income Homeowners

**Five-Year Goals and Objectives:** Rehabilitation is the primary strategy for assisting low- and moderate-income homeowners. The City continued to spend funds to assist these owners, primarily through its Home Rehabilitation Loan Program. The City estimated that 50 housing units would be rehabilitated during the five-year period of the City FY 2011-2015 Consolidated Plan.

**One-Year Accomplishments:** Over the one-year period, no-interest rehabilitation loans were granted to 9 and obligated to 9 income-eligible homeowners through the Home Rehabilitation Loan Program, and the City completed the rehabilitation of 5 units. Rebuilding Together Alexandria (RTA) assisted 89 elderly, disabled and/or lower-income homeowners

**Use of Resources:** The following resources were expended to assist extremely low-, low- and moderate-income homeowners during the reporting period:

City FY 2012 Expenditures to Assist Extremely Low-, Low- and Moderate-Income Homeowners			
	SOURCE	RECIPIENT	\$ EXPENDED
<b>Federal</b>	Community Development Block Grant (CDBG) Program	City	\$ 218,534
	Community Development Block Grant (CDBG) Program/ Program Income	City	\$ 356,808
	<b>Federal Subtotal</b>		<b>\$ 575,342</b>
<b>State</b>	Energy Efficiency and Conservation Block Grant/Neighborhood (EECDG)/Stabilization Program (NSP)	RTA	\$ 78,186
	<b>Federal Subtotal</b>		<b>\$ 78,186</b>
<b>City</b>	City Housing Trust Fund	RTA	\$ 50,000
	City General Fund through the Community Partnership Fund	RTA	\$ 7,846
	<b>City Subtotal</b>		<b>\$ 57,846</b>
<b>Private</b>	Private Monies and In-Kind Donations	RTA	\$ 638,373
	<b>Private Subtotal</b>		<b>\$ 638,373</b>
<b>GRAND TOTAL</b>			<b>\$ 1,349,747</b>

**Programs/Activities:** City FY 2012 programs and/or activities for existing low- and moderate-income homeowners are as follows:

FY 2012 Programs/Activities for Existing Low-and Moderate-Income Homeowners	
<b>Program/Activity: Home Rehabilitation Loan Program</b>	
<b>Provider(s):</b> City of Alexandria Office of Housing	
<b>Target Population:</b> Extremely Low- to Moderate-Income Homeowners	
<b>Program/Activity Description:</b> Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy-efficiency improvements and may sometimes include historic preservation activities.	
<b>Funds Expended (By Source):</b> TOTAL -\$575,342 [CDBG - \$218,534; CDBG Program Income - \$356,808;]	
<b>Service Accomplishments:</b> Loans Granted – 9 homeowners; Rehabilitation Work Completed – 5 properties; Loans Obligated – 9 homeowners. For information on marketing and outreach efforts undertaken in connection with this activity, see Section IV.B. <i>For demographic data on beneficiaries of CDBG/HOME expenditures, see Appendix I.</i>	
<b>Geographic Distribution:</b> Citywide - (see Figure 1 in Appendix III).	
<b>Leveraging of Federal Funds:</b> None	

**Program/Activity: Rebuilding Together Alexandria - National Rebuilding Day Activities**

**Provider(s):** Rebuilding Together Alexandria (RTA)

**Target Population:** Low-to Moderate-Income Elderly, Low-to Moderate-Income Disabled, or Low-to Moderate-Income Homeowners

**Program/Activity Description:** Provides home improvement and repair services to lower-income elderly and/or disabled or lower-income City homeowners, primarily using volunteer labor. Also provides repairs to non-profit facilities.

**Funds Expended (By Source):** TOTAL - \$774,405 [City Housing Trust Fund - \$50,000; City General Fund through the Community Partnership Fund - \$7,846; Energy Efficiency and Conservation Block Grant(EECDG)/Neighborhood Stabilization Program (NSP) - \$78,186;City General Fund through the City's Office of Aging and Adult Services - \$0; Private Monies-\$311,547; In-Kind Donations - \$326,826]

**Service Accomplishments:** Households Assisted – 89; Shelter Facilities Assisted - 4. All 85 households were extremely low- to moderate-income households. Of the 85 households, 16 were non-elderly (elderly is defined as age 62 and over), and 47 reported disabilities. *Does not include the 64 units at ACHC via City's EECBG funds.*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

## Homebuyers

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### C. Programs for Low- and Moderate- Income Homebuyers

**Five-Year Goals and Objectives:** Providing affordable homeownership opportunities for low- and moderate-income residents is one of the City's highest housing priorities, and home purchase assistance activities for first-time homebuyers is a primary strategy. The Five-Year Consolidated Plan includes housing rehabilitation in connection with conversion from rental to homeownership as a secondary strategy for assisting homebuyers. Other City strategies to assist these target groups include homeownership counseling services and the provision of price discounts in new developments.

**One-Year Accomplishments:** Over the one-year period, the City assisted 30 households under its Homeownership Assistance Program (HAP), assisted 2 households under its Moderate Income Homeownership Program (MIHP), and continued to maintain its objective of educating low-and moderate-income buyers in the homebuying process. Additional assistance to participants in these programs was made possible through VHDA's Sponsoring Partnerships and Revitalizing Communities (SPARC) and Home Stride programs.

**Use of Resources:** The following resources were expended during the reporting period to assist low- and moderate-income homebuyers:

**City FY 2012 Expenditure to Assist  
Low- and Moderate- Income Homebuyers**

	<b>SOURCE</b>	<b>RECIPIENT</b>	<b>\$EXPENDED</b>
<b>Federal</b>			
	Community Development Block Grant (CDBG) Program	City	\$ 142,249
	Community Development Block Grant (CDBG) Program/ Program	City	\$ 20,741
	Income	City	\$ 659,560
	HOME Program	City	\$ 159,347
	HOME Program Income		
	<b>Federal Subtotal</b>		<b>\$ 981,897</b>
<b>City</b>			
	Housing Trust Fund	MIHP Homebuyers	\$ 60,153
	Housing Trust Fund	EHIP Homebuyers	\$ 70,135
	General Fund (HOME Match)	Homebuyers	\$ 164,890
	Housing Trust Fund	Housing Counseling	\$ 56,430
	<b>City Subtotal</b>		<b>\$ 351,608</b>
<b>Private</b>			
	Non-SPARC, VHDA Mortgages	MIHP Homebuyers	\$ 468,790
	Non-SPARC, HAP Mortgages	HAP Homebuyers	\$ 4,710,625
	<b>Private Subtotal</b>		<b>\$ 5,179,415</b>
	<b>GRAND TOTAL</b>		<b>\$ 6,512,920</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2012 for low- and moderate-income homebuyers are listed below:

**FY 2012 Programs/Activities for  
Low-and Moderate-Income Homebuyers:<sup>5</sup>**

**Program/Activity: Homeownership Assistance Program (HAP)**

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Low- to Moderate- Income Homebuyers

**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$50,000 for downpayment and closing cost assistance to first-time homebuyer households with low and moderate incomes.

**Funds Expended (By Source):** TOTAL - \$1,146,787 [CDBG -\$162,990 (CDBG Grant - \$142,249; CDBG Program Income - \$20,741); HOME - \$983,797 (HOME Grant - \$659,560; HOME Program Income-\$159,347; General Fund Match - \$164,890);]

**Service Accomplishments:** Households Assisted – 30 [For demographic data on beneficiaries of CDBG/HOME expenditures, see Appendix I.]

**Geographic Distribution:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$1,376,664 in non-federal funds, including VHDA SPARC mortgage financing, VHDA, and the Employee Homeownership Incentive Program (\$10,000 for HAP buyers).

<sup>5</sup> For information on marketing and outreach efforts undertaken in connection with City homeownership activities, see Section IV.B under "Affirmative Marketing of HOME Projects and Programs," which provides information applicable to all City-sponsored homeownership programs (including HAP, MIHP and the Northern Virginia Homeownership EXPO).

**Program/Activity: Moderate Income Homeownership Program (MIHP)**

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Homebuyers with Incomes between Homeownership Assistance Program Levels and City-established maximum income limits

**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$30,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes between the HUD moderate limits and a City-established maximum income limit. MIHP-eligible law enforcement officers are eligible for the HAP assistance limit (\$50,000 this reporting period). For resident purchasers of apartments under conversion to condominium ownership, the City provides up to \$40,000 in downpayment assistance. Income limits for the MIHP program for this reporting period were \$75,300 for one person households, \$86,000 for two-person, and \$96,800 for households of three or more.

**Funds Expended (By Source):** City HTF - \$60,153

**Service Accomplishments:** Households Assisted – 2

**Geographic Distribution:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: VHDA Mortgage Financing/ VHDA SPARC Mortgage Financing**

**Provider(s):** Virginia Housing Development Authority (VHDA) in cooperation with the City of Alexandria Office of Housing

**Target Population:** Homebuyers with Incomes from Low to MIHP Program limits

**Program/Activity Description:** First-trust mortgage financing for participants in the City's HAP and MIHP programs at interest rates below that of VHDA's first-time

**Funds Expended (By Source):** Total - \$0

Two additional MIHP homebuyers received \$468,790 in non-SPARC, VHDA first trust financing and 30 HAP homebuyers received \$4,710,625 in non-SPARC, VHDA first trust financing.

**Service Accomplishments:** Households Assisted – 0

**Geographic Distribution:** Citywide.

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Community Homeownership Revitalization Program (CHRP)**

**Provider(s):** City of Alexandria, Office of Housing

**Target Population:** Homebuyers with Incomes from Low to MIHP Program Limits City's

**Program/Activity Description:** This is the second year that VHDA has made funding available through the Community Homeownership Revitalization Program (CHRP) and these funds must be targeted to specific areas that are the focus of local revitalization efforts. The City's NSP target areas where these funds may be used include the Hume Springs community and two Census Tracts, 515102001.03 and 515102004.01, in the City's West End. These areas include the South Van Dorn Street area and the communities on the west side of I-395 along the southern portion of Beauregard Street.

**Funds Expended (By Source):** The City received \$900,000 in CHRP funds in FY 2012

**Service Accomplishments:** Household Assisted – 2

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Homeownership Assistance Program (HAP) and Moderate Income Homeownership (MIHP) loan program, as well as Homeownership Counseling Program, providing leverage for these resources.

**Program/Activity: Employee Homeownership Incentive Program (EHIP)**

**Provider(s):** City

**Target Population:** Employees of the City and the Alexandria City Public Schools, and other designated entities

**Program/Activity Description:** Provides up to \$10,000 in loan funds with deferred payment interest to assist employees of the City, ACPS, and other designated entities to purchase homes in the jurisdiction. These funds can be combined with other City homeownership assistance to which the recipient is eligible.

**Funds Expended (By Source):** City Housing Trust Fund - \$80,000

**Service Accomplishments:** Households Assisted – 8 (4 of which participated in the HAP/MIHP programs.)

**Geographic Distribution:** Citywide

**Program/Activity: Homeownership Counseling Services**

**Provider(s):** Housing Counseling Services, Inc. under contract with the City of Alexandria Office of Housing

**Target Population:** Homebuyers with Incomes up to 100% of area median income

**Program/Activity Description:** Homeownership training and counseling for first-time homebuyers

**Funds Expended (By Source):** City Housing Trust Fund - \$56,430

**Service Accomplishments:** Households Trained – 151 (144 English and 7 Spanish)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Affordable Sales Housing Units in New Developments**

**Provider(s):** Private developers; administered by the City's Office of Housing

**Target Population:** Homebuyers with Incomes from Low to City-Established Levels

**Program/Activity Description:** In accordance with established City policies and practices, new housing developers provide affordable set-aside sales or rental units to income-eligible households, either on a mandatory (pursuant to Zoning Ordinance when bonus density or height are involved) or voluntary basis.

**Funds Expended (By Source):** Amount of developer subsidies used to support this program is not known until a project has been completed.

**Service Accomplishments:** Sales Units Completed – 0

**Geographic Distribution:** Citywide; See Figure 3 in Appendix III

*Additional information on the City's efforts to encourage the development and preservation of affordable sales (and rental) housing units is provided in Section III.A below.*

# Homeless Persons

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## D. Emergency Shelter, Transitional Housing and Services for Homeless Persons and Persons Threatened with Homelessness

### Goals and Objectives:<sup>6</sup>

- **Prevention and Intervention Services:** The City continues to focus on the prevention of homelessness by stabilizing “at-risk” families in their existing housing with financial rent or mortgage assistance and counseling. The Department of Community and Human Services will continue to stress prevention as a viable alternative to shelter placements and administer the City’s current programs (Homeless Intervention and the Emergency Shelter Fund) and services designed to prevent homelessness.

Outreach and assessment are important components of the City’s Continuum of Care. Identification and engagement are critical in efforts to bring the chronic homeless population into mainstream programs. The Homeless Services Coordinating Committee now known as The Partnership to Prevent and End Homelessness in the City of Alexandria supports the continuation of these services.

- **Transitional Housing:** Transitional housing provides critical financial and supportive services for formerly homeless persons moving through the Continuum toward permanent housing. Plans call for continuation of existing facility-based, family-based and financial assistance programs.
- **Emergency Shelter:** The City is served by three permanent year-round emergency shelters providing a total of 159 beds. During the months of November through March a hypothermia program provides an additional 67 beds for persons unwilling or unable to access the residential shelters. In addition, specialized services are provided to victims of domestic violence and youth.
- **Permanent Supportive Housing Targeting Persons with Mental Health, Intellectual Disabilities and/or Substance Use Disorders:** The City will continue to offer permanent supportive housing and services to persons with mental health, intellectual disabilities and/or substance use disorders. The City and other entities will continue to expend resources on existing supportive housing for persons with mental health, intellectual disabilities and/or substance use disorders.
- **Permanent Housing:** Funding for persons in need of rental assistance and/or public housing is and will continue to be provided by the Alexandria Redevelopment and Housing Authority (ARHA). Homeless persons and those threatened with homelessness may also seek assistance through programs offered by the City to extremely low-, low- and moderate-income renters.

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<sup>6</sup> These priorities and objectives are from the Five-Year Consolidated Plan for July 1, 2010 through June 30, 2015. They may be different than the priority needs as determined in the Partnership to End and Prevent Homelessness Continuum of Care for any given year.

**One-Year Accomplishments:** FY 2012 service accomplishments for activities benefiting persons who are homeless or threatened with homelessness are summarized beginning on page 22.

**Use of Resources:** The following resources were expended to provide emergency shelter, transitional housing and supportive services for homeless persons and those threatened with homelessness during the reporting period:

City FY 2012 Expenditure to Provide Emergency Shelter, Transitional Housing, and Supportive Services for Homeless Persons and Those Threatened with Homelessness			
	SOURCE	RECIPIENT	\$EXPENDED
<b>Federal</b>	Emergency Shelter Grant (ESG)	Service Providers	\$ 170,246
	Supportive Housing Program (SHP)	AACH	\$ 143,238
	Supportive Housing Program (SHP) [Safe Haven]	City (DCHS)	\$ 54,608
	Supportive Housing Program (SHP) [Permanent Supportive Housing]	City (DCHS)	\$ 402,634
	Community Development Block Grant (CDBG) [Eviction/TAP/Winter Shelter]	City (DCHS)	\$ 79,629
	U.S. Department of Agriculture	Carpenter's Shelter	\$ 24,720
	Rapid Re-Housing (HPRP)	City (DCHS)	\$ 51,769
	<b>Federal Subtotal</b>		<b>\$ 926,844</b>
<b>State</b>	Homeless Intervention Program (HIP)	City (DCHS)	\$ 246,000
	Shelter Support Grant (SSG)	Service Providers	\$ 295,197
	Homeless Services Pilot Program	AACH	\$ 85,000
	Child Service Coordinator Program	Service Providers	\$ 9,420
	Childcare for Homeless Children	Carpenter's Shelter	\$ 17,900
	VA Dept. of Correction	Guest House	\$ 151,696
	VA Dept. of Behavioral Health and Disabilities	City (DCHS)	\$ 282,550
	Family Violence Prevention Funds	City (DCHS)	\$ 18,945
	<b>City Subtotal</b>		<b>\$ 1,106,708</b>
<b>City</b>	City General Fund	Service Providers	\$ 2,234,991
	City Youth Fund	Carpenter's Shelter	\$ 10,000
	City Emergency Shelter Fund	Housing Providers	\$ 167,096
	Community Partnership Fund	Service Providers	\$ 169,800
	<b>City Subtotal</b>		<b>\$ 2,581,887</b>
<b>Private</b>	Donations and/or Grants	Emergency Shelters	\$ 2,277,329
	United Way	Carpenter's Shelter	\$ 176,485
	<b>Private Subtotal</b>		<b>\$ 2,453,814</b>
<b>Other</b>	Other Funds	Housing Providers	\$ 86,963
	Other Funds	DCHS	\$ 879,484
	<b>Other Subtotal</b>		<b>\$ 966,420</b>
	<b>GRAND TOTAL</b>		<b>\$ 8,035,673</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2012 for homeless and persons threatened with homelessness are listed below.

FY 2012 Programs/Activities for the Homeless and Persons Threatened with Homelessness
<b>Homeless Management Information System (HMIS)</b>
<p style="text-align: center;"><b>Program/Activity: Homeless Management Information System (HMIS)</b></p> <p><b>Provider(s):</b> City of Alexandria Department of Community and Human Services, and private homeless services providers</p> <p><b>Target Population:</b> Persons who are Homeless, Formerly Homeless or Threatened with Homelessness</p> <p><b>Program/Activity Description:</b> Computerized data collection system designed to capture client-level information on the characteristics and service needs of men, women and children experiencing homelessness; FTE position as HMIS System Administrator</p> <p><b>Funds Expended (By Source):</b> TOTAL – \$122,958 (City General Fund)</p> <p><b>Service Accomplishments:</b> Funded infrastructure upgrade to Service Point 5 for Alexandria’s Continuum of Care’s; end-user training; Hiring of Full-time System Administrator; System Administrator Training; reports training</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> N/A</p>
<b>Prevention and Intervention</b>
<p style="text-align: center;"><b>Program/Activity: Homeless Intervention Program (HIP)</b></p> <p><b>Provider(s):</b> City of Alexandria Department of Human Services (DHS)</p> <p><b>Target Population:</b> Persons Threatened with Homelessness</p> <p><b>Program/Activity Description:</b> Provides financial assistance with rent/mortgage arrearages and with current or future rent/mortgage payments to families and single residents of the City facing immediate eviction or foreclosure due to circumstances beyond their control.</p> <p><b>Funds Expended (By Source):</b> TOTAL – \$369,229 [State Fund - \$246,000; City General Fund - \$123,229]</p> <p><b>Service Accomplishments:</b> Households - 91 (consisting of 257 persons)</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> None</p>
<p style="text-align: center;"><b>Program/Activity: Emergency Shelter Fund – Rental Assistance</b></p> <p><b>Provider(s):</b> City of Alexandria Department of Community and Human Services</p> <p><b>Target Population:</b> Persons Threatened with Homelessness</p> <p><b>Program/Activity Description:</b> Provides short-term rental assistance to prevent homelessness</p> <p><b>Funds Expended (By Source):</b> TOTAL - \$202,970 [City Emergency Shelter Fund - \$167,096; private donations solicited by DCHS staff to provide rental assistance - \$35,874*]</p> <p><b>Service Accomplishments:</b> 1,556 persons served (from 629 households)</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Not Applicable - No federal funds expended on this activity</p>
<p><i>The City’s Department of Community and Human Services solicited \$35,874 in private donations from local charities during the reporting period, which was used as noted above to provide rental assistance.</i></p>
<p><i>During the reporting period, outreach, assessment, case management and counseling services continued to be provided as part of the service delivery of the City’s emergency shelters by the City’s Department of Community and Humans Services, the Alexandria Health Department and the Office of Housing, in conjunction with shelter staff. Emergency assistance and food programs supported by Catholic Charities also continued.</i></p>

## Guest House

### Program/Activity: Guest House Program

**Provider(s):** Friends of Guest House

**Target Population:** Female ex-offenders who are homeless

**Program/Activity Description:** Provides ten transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency. After-care services track the progress and provide follow-up services for six to twelve months after discharge. Outreach works with women not in residential program but who need housing, among other referrals.

**Funds Expended (By Source):** TOTAL - \$450,113 [City Community Partnership - \$45,000; Arlington County - \$46,181; Fairfax County - \$31,272; Virginia Department of Corrections \$151,696 Private Funds - \$175,964]

**Service Accomplishments:** Persons Served -125 (37 of whom were Alexandrians); 1 Unit

**Geographic Distribution:** Citywide (clients are accepted from throughout Virginia)

**Leveraging of Federal Funds:** No Federal monies utilized in connection with this activity

## Transitional Housing

### Program/Activity: Adopt-A-Family Program

**Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Utilizes scattered market-rate rental units.

**Funds Expended (By Source):** TOTAL - \$333,443 [SHP - \$143,238; State SSG - \$24,805; State Homeless Service Pilot Program (HSPP) - \$85,000; City Community Partnership Fund-\$30,400; Other Private Monies - \$50,000]

**Service Accomplishments:** Persons Served – 36 individuals in 13 families; 11 Units

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** No Federal monies utilized in connection with this activity

### Program/Activity: Community Lodgings, Inc.

**Provider(s):** Community Lodgings, Inc.

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transition in place housing, case management and other supportive services to help homeless families transition from homelessness to self-sufficiency.

**Funds Expended (By Source):** Total- \$520,904 [State SSG -\$45,350 Childcare for Homeless Children (CCHC) - \$17,900; Child Service Coordinator Grant (CSCG) - \$4,790; City General Fund - \$63,125; Community Partnership: \$23,000 and Private Monies - \$366,739]

**Service Accomplishments:** Persons Served – 59 people (23 families); 14 Units

### Program/Activity: Turning Point - Salvation Army Transitional Housing Program

**Provider(s):** Salvation Army

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Six units available.

**Funds Expended (By Source):** Total - \$94,757 (Federal ESG - \$2,094; State SSG - \$8,716; Private \$83,947)

**Service Accomplishments:** Units Available- 6

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged approximately \$92,636 in non-federal funds.

**Program/Activity: Carpenter's Shelter Transitional Housing Program**

**Provider(s):** Carpenter's Shelter

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons leaving emergency shelter at Carpenter's Shelter transition from homelessness to self-sufficiency.

**Funds Expended (By Source):** Included in budget figures provided for Carpenter's Shelter under Emergency Shelter above

**Service Accomplishments:** - 11 (in 4 households; 6 children); 4 Units

**Geographic Distribution:** Transitional housing provided at Lynhaven Apartments, 3513-25 Commonwealth Ave.

**Leveraging of Federal Funds:** See Carpenter's Shelter item under Emergency Shelter above

**Program/Activity: Transitional Assistance Program (TAP)**

**Provider(s):** City of Alexandria Department of Community and Human Services

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing

**Geographic Distribution:** Citywide

**Funds Expended (By Source):** Total - \$27,781 [CDBG]

**Service Objective:** Persons Served - 92 (from 33 households)

[For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]

**Leveraging of Federal Funds:** None

**Emergency Shelter**

**Program/Activity: ALIVE! House**

**Program/Activity:** ALIVE! House

**Provider(s):** ALIVE! House

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides emergency shelter to homeless families and single women

**Funds Expended (By Source):** TOTAL - \$79,379 [SSG - \$13,319; City of Alexandria - \$14,000; Private Monies - \$52,060]

**Service Accomplishments:** Beds Available - 14; Persons Served - 15 (from 5 families)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** None

**Program/Activity: Carpenter's Shelter**

**Program/Activity:** Carpenter's Shelter

**Provider(s):** Carpenter's Shelter

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides emergency shelter and supportive services for the homeless

**Funds Expended (By Source):** TOTAL - \$1,890,813 [Federal ESG - \$114,689; U.S. Department of Agriculture (USDA) - \$24,720; State SSG - \$96,331, State Child Services Coordinator Program - \$4,630, City Community Partnership Fund - \$71,400; City Youth Fund - \$10,000; Workplace Giving/United Way - \$144,553; Other Private Monies - \$1,424,490]

**Service Accomplishments:** Beds Available in Shelter Program - 80; Persons Served in Shelter Program - 319 (consisting of 39 families: 75 children and 191 singles); Persons Serviced through David's Place (Drop-In Center for Unsheltered Homeless) - 363

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$1,751,404 in non-federal funds.

**Program/Activity: Alexandria Community Shelter (ACS)**

**Program/Activity: Alexandria Community Shelter (ACS)**

**Provider(s):** New Hope Housing, Inc. (NHH) manages the Alexandria Community Shelter, under contract with the City of Alexandria.

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Shelter case managers coordinate supportive services with Alexandria Department of Community and Human Services staff, including Behavioral Health Services, Rapid Re-Housing Services, Child Care and Child Welfare Services and Employment Services.

**Funds Expended (By Source):** TOTAL - \$909,820 [Federal ESG - \$18,163; State SSG - \$83,333; City General Fund - \$778,849; Private Monies - \$29,475

**Service Accomplishments:** Beds Available - 65; Persons Served – 251 people served including 23 families

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$891,657 in non-federal funds.

**Program/Activity: Alexandria Women’s Shelter**

**Program/Activity: Alexandria Women’s Shelter**

**Provider(s):** City of Alexandria Department of Community and Human Services

**Target Population:** Victims of Domestic Violence

**Program/Activity Description:** Provides emergency shelter to victims of domestic violence

**Funds Expended (By Source):** TOTAL - \$444,432 [State SSG - \$ 15,987; State Family Violence Prevention - \$18,945; City General Fund-\$ 400,000; \$9,500 donations]

**Service Accomplishments:** Beds – 17; Women and Children Served - 111 (from households 61 women/ 50 children )

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** None

**Program/Activity: Winter Shelter Program**

**Provider(s):** Carpenter’s Shelter, Church of St. Clements, Alexandria Community Shelter, Fairlington Methodist Church and Alfred Street Baptist Church

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living outdoors presents serious health hazards through exposure

**Funds Expended (By Source):** TOTAL - \$189,712 [New CDBG - \$20,000; Federal ESG - \$35,300; SSG - \$7,356; City General Fund – \$36,344; Private Funds – 58,780; In-Kind - \$31,932]

**Service Accomplishments:** Persons Served - 285 (from 284 households) [For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$134,412 in non-federal funds.

**Alexandria Fund for Community and Human Services**

*The City continued to support the housing and supportive services needs of homeless persons from special needs populations through the competitive Alexandria Fund for Community and Human Services. Since City FY 1999, these funds have been awarded annually to support non-profit organizations meeting the shelter, counseling and service needs of homeless families and youth.*

**Assistance from Rebuilding Together Alexandria (RTA)**

*One emergency shelter facility received repair and renovation assistance from Rebuilding Together Alexandria (RTA). As most of the beneficiaries of this activity were elderly homeowners, the program is discussed in Sections II.A and II.E.1.*

### **Homeless Services Centralized Intake System**

*In April of 2012, the City of Alexandria Continuum of Care began the process of developing a Homeless Services Centralized Intake System for individuals and families. The Homeless Services Centralized Intake System efficiently and effectively assesses the needs of persons seeking shelter and screens for diversion services creating an opportunity to address the housing crisis with targeted assistance while averting unnecessary entry into the shelter system.*

### **Other Supportive Services**

#### **Program/Activity: Eviction Assistance and Furniture Storage Program**

**Provider(s):** City of Alexandria Department of Community and Human Services

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items.

**Funds Expended (By Source):** TOTAL - \$31,848 [New CDBG-\$31,848]

**Service Accomplishments:** Persons Assisted - 93 (from 34 households) *[For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None

#### **Program/Activity: Renter's Assistance Plus Program/Homelessness Prevention and Rapid Re-Housing Program (HPRP)**

**Provider(s):** City of Alexandria Department of Community and Human Services (DCHS)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Utilizing any existing HPRP carry-over funds to provide case management to those FY2011 clients who were rapidly rehoused.

**Funds Expended(By Source):** TOTAL: \$51,769

**Service Accomplishments:** Persons Assisted - 32 (from 16 households)

**Geographic Distribution:** Citywide

**Leveraging of Funds:** None

### **Permanent Supportive Housing**

*For information on permanent supportive housing programs available to homeless persons with special needs, please refer to the discussion of supportive housing facilities and services targeted to individuals with mental illness/ intellectual disabilities and substance abuse problems that follows in Section II.E.7*

## Permanent Housing

### Program/Activity: Transitional/Permanent Supportive Housing for Homeless Persons

**Provider(s):** City Department of Community and Human Services and Sheltered Homes of Alexandria, Inc. (SHA)

**Target Population:** Homeless Persons/Threatened with Homelessness with Mental Health, Intellectual Disabilities and/or Substance Use Disorders

**Program/Activity Description:** Provides transitional and affordable permanent supportive housing to clients with mental illness, mental retardation and/or chemical dependency and who are homeless or at risk of homelessness.

**Funds Expended (By Source):** TOTAL - \$1,198,325 [Department of Housing and Urban Development - \$402,634 (includes Federal SHP/Permanent Housing Program - \$274,672; Federal SHP/Transitional Housing Program - \$127,962); City General Fund - \$696,486; Other - \$99,205]

**Service Accomplishments:** Number of Persons Served – 51; Beds Available – 39 in 21 housing

#### The following five projects received federal funding:

	Homeless	At Risk	Population	Setting	Persons Served
Aspen	x		MI/Sub. Abuse	Townhouse	6
Windsor	x	x	Sub. Abuse (men only)	Group Home	13
Notabene / Family Condos	x		MI/Sub. Abuse	Condos, 10-unit Apartment Building	13
Columbus and Wythe	x		MI/Sub. Abuse	Two-unit Apartment Building	8
Canterbury/ Mayflower	x		MI/Sub. Abuse	Condos (owned by SHA)	11

### Program/Activity: Safe Haven Facility

**Provider(s):** City Department of Community and Human Services

**Target Population:** Homeless persons in the City who are mentally ill and/or who are mentally ill and have substance abuse problems who are homeless or chronically homeless

**Program/Activity Description:** Provides affordable permanent housing to individuals with mental illness or mental illness with substance abuse who are homeless or chronically homeless.

**Funds Expended (By Source):** TOTAL - \$1,117,437 [Federal Supportive Housing Program - \$54,608; Virginia Department of Behavioral Health and Disabilities - \$282,550; Other - \$780,279]

**Service Accomplishments:** Provided affordable permanent housing to 18 homeless or chronically homeless individuals.

**Geographic Distribution:** Eligibility is Citywide. Property Location: 115 N. Patrick Street

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$1,062,829 in non-federal funds.

*Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households as discussed in Section II.A.*

## Continuum of Care

The Continuum of Care represents a community's coordinated approach for developing a plan that identifies the needs of homeless persons and for providing a range of shelter, housing options, and supportive services in order to prevent homelessness and/or move people from homelessness into permanent housing. Using a community-based process, each jurisdiction's Continuum of Care committee coordinates and prioritizes its applications for federal funding for homeless and supportive services (including funding for persons with special needs). The Continuum of Care process, initiated in 1997, works in tandem with the Consolidated Planning process that the City has undertaken since 1995. The gaps analysis for the Continuum of Care has been integrated into the One-Year Action Plan reports sent to HUD, and each applicant for federal funding for homeless and supportive services must receive a Certificate of Consistency stating that the intended project is consistent with the City's Consolidated Plan. The Certificate of Consistency requires that the particular homeless assistance program addresses those priorities identified in the Consolidated Plan and meets it in a manner that is consistent with the Plan.

The City's Homeless Services Coordinating Committee (HSCC) was renamed as The Partnership to Prevent and End Homelessness in the City of Alexandria aka The Partnership and is made up of public and private homeless services providers, advocates and community representatives develops the long-term strategic plan and manages the continuous effort to address identified needs of persons experiencing homelessness; increase the availability and accessibility of existing housing and services; and broaden the opportunities for linkages with mainstream housing and services resources. The Partnership is co-chaired by the Department of Community and Human Services, Director of the Office of Community Services and a non-profit representative, which, as of the end of the reporting period, was the Executive Director of Carpenter's Shelter, a nonprofit homeless agency in the City of Alexandria.

The Partnership also prepares and submits to HUD the annual McKinney-Vento Homeless Assistance Act Supportive Housing Program (SHP) competitive grant application, which identifies the priority of homeless services needs in the City. The Partnership completed the City's FY 2012 gaps analysis utilizing data captured in the Point-In-Time count of homeless persons conducted throughout the Washington metropolitan area on January 25, 2012.

## City's Ten-Year Plan to End Chronic Homelessness

### **Program/Activity: Ten-Year Plan to End Chronic Homelessness**

**Provider(s):** City Department of Community and Human Services and Carpenter's Shelter

**Target Population:** Homeless Persons/Threatened with Homelessness with Mental Health, Intellectual Disability and/or Substance Use Disorders

**Program/Activity Description:** Provides mental health assessment and early intervention work to youth, ages 6 to 18, at Carpenter's Shelter.

**Funds Expended (By Source):** TOTAL - \$10,000 (City Funding via grant from Alexandria Fund for Human Services.

**Service Accomplishments:** Continued a \$10,000 grant from the City's Youth Fund and deployed a Home Based worker (0.5 FTE) to provide 20 hours a week of mental health assessment and early intervention work to youth at Carpenter's Shelter

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds were expended on this activity.

## **E. Housing for Non-Homeless Persons with Special Needs**

The City has set an overall high priority for continuing assistance to all types of persons in this category. The City will continue to provide appropriate housing and/or supportive services for individuals with special needs (and their families, where applicable).

### **1. The Elderly and Frail Elderly**

**Goals and Objectives:** Extremely low- and low-income elderly renters are a high priority for the City. Rental assistance and supportive facilities are primary strategies for addressing their needs for affordable housing, recognizing that elderly/frail elderly persons frequently have limited income and/or earning ability and need financial assistance to afford the high cost of housing, and/or supportive housing, in the City.

Home rehabilitation also continued as a primary strategy for assisting elderly homeowners to remain in their homes. Elderly homeowners with incomes at or below HUD's moderate-income limit and whose homes required safety and accessibility modification were offered assistance through the City's Home Rehabilitation Program (see Section II.B). The City continued to promote housing affordability for low-income elderly homeowners through the Real Property Tax Relief Program for the Elderly and Disabled.

The City continued to provide supportive services to the elderly (both renters and homeowners) such as companion services (chore aides), home delivered meals, minimal health screening, and exercise and health promotions programs in several publicly supported housing facilities.

**One-Year Accomplishments:** During FY 2012, 99 households were assisted under the Rent Relief Program, and 1,302 households were assisted under the Real Property Tax Relief Program for the Elderly and Disabled. Public and assisted housing properties continued to provide 598 affordable housing units designated for income-eligible elderly (or disabled) persons. Note: There could be elderly or disabled people in units not designated for this purpose.

**Use of Resources:** The following table describes the funding that was expended in City FY 2012 to provide supportive housing for elderly and disabled persons. Some expenditure that also assisted non-elderly persons with disabilities and/or non-elderly extremely low- or low-income households are included here, in items marked with an asterisk, because they cannot easily be separated from expenditures for elderly persons. As shown in the section immediately following the table ("Local Revenue Foregone"), a portion of the assistance provided by the City to the elderly and/or disabled took the form of local revenue foregone, rather than a direct expenditure of funds.

City FY 2012 Expenditure to Assist Low-, Moderate-, and Middle-Income Homeowners			
	SOURCE	RECIPIENT	\$EXPENDED
<b>City</b>	General Fund (Rent Relief Program)	Rent Relief Participants	\$ 342,550
<b>Private</b>	Private Donations	Rebuilding Together Alexandria	\$ 311,547*
<b>GRAND TOTAL</b>			<b>\$ 654,097</b>
Local Revenue Foregone			
Real Property Tax Relief for the Elderly and Disabled			\$ 3,303,385 *
* Reflects a total expenditure that not only benefited elderly persons, but also non-elderly disabled and/or non-elderly extremely low- or low-income persons.			

**Programs/Activities:** Programs and/or activities that took place during City FY 2012 for the elderly and frail elderly are listed below.

City FY 2012 Programs/Activities for the Elderly and Frail Elderly
<p align="center"><b>Program/Activity: Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons</b></p> <p><b>Provider(s):</b> ARHA and private rental property owners  <b>Target Population:</b> Low- and Moderate-Income Elderly Renters  <b>Program/Activity Description:</b> 170 public housing units at Ladrey Highrise, 38 public housing units at Park Place 90 Section 8 (public housing replacement) units at Annie B. Rose House, 300 Section 8 units at Claridge House, and 8 units at Beasley Square (all of which were included in assisted rental housing figures provided in Section I.A) continued to house income-eligible elderly renters.  <b>Funds Expended (By Source):</b> Included under "Public Housing and Replacement Public Housing Units" in Section I.A (excludes Claridge House)  <b>Service Accomplishments:</b> Affordable Rental Units Reserved for Income-Eligible Elderly (or Disabled) Persons – 598  <b>Geographic Distribution:</b> Citywide  <b>Leveraging of Federal Funds:</b> Included under "Public Housing and Replacement Public Housing Units" in Section I.A.</p>
<p align="center"><b>Program/Activity: Rent Relief Program</b></p> <p><b>Provider(s):</b> City of Alexandria Department of Community and Human Services  <b>Target Population:</b> Income-Eligible Elderly and/or Disabled Renters  <b>Program/Activity Description:</b> Provides financial assistance to income-eligible renters (currently household income cannot exceed \$25,600) who are aged 65 or older or have a complete total disability and are not receiving a rental subsidy. Benefit levels vary based on income.  <b>Funds Expended (By Source):</b> City General Fund - \$342,550  <b>Service Accomplishments:</b> Served 99 households; 109 persons (57 elderly persons, 52 persons with disabilities).  <b>Geographic Distribution:</b> Citywide  <b>Leveraging of Federal Funds:</b> Not Applicable - No federal funds expended on this activity</p>

**Program/Activity: Real Property Tax Relief Program for the Elderly and Disabled**

**Provider(s):** City of Alexandria Department of Finance

**Target Population:** Income-Eligible Elderly and/or Disabled Homeowners

**Program/Activity Description:** Provides forgiveness or deferrals (until sale of the property) of real property taxes for income-eligible persons who are age 65 or over or permanently disabled. Qualifying incomes were as follows:

	Income
Full abatement	Up to \$40,000
50% abatement	\$40,001 - \$55,000
25% abatement	\$55,001 - \$72,000
Tax Referral	Not to exceed \$72,000

Note: Gross combined income includes the income of both spouses as well as any income in excess of \$10,000 per year of other relatives living in the home. The assets of the household may not exceed \$540,000 (excluding the house and one acre of adjoining property).

**Funds Expended (By Source):** City Revenue Foregone - \$3,303,385 [Tax Exemptions - \$3,246,100; Tax Deferrals - \$57,285]

**Service Accomplishment:** Households Served –1,302 [Of the 1,302 households served 568 had incomes of \$31,600 or less; 238 had incomes from \$31,601 to \$40,000; 293 had incomes eligible for 50% abatement and 203 had incomes eligible for 25% abatement (see above). Of all households served, 1,240 were elderly with or without disabilities and 62 were non-elderly disabled.]

**Leveraging of Federal Funds:** Not Applicable - No Federal funds were expended on this activity

*Of the total 85 households assisted under Housing Rehabilitation and Modification Program provided by Rebuilding Together Alexandria, 69 households were elderly (see section II.B).*

**Other Activities for the Elderly and Frail Elderly**

**City's Home Rehabilitation Loan Program**

Rehabilitation work was completed for four elderly City homeowner households through the City's Home Rehabilitation Loan Program (see Section I.C). This work, which often involves accessibility modifications, improves the ability of elderly citizens to age in place and ensures that their existing affordable housing is safe.

**The City's Division of Aging and Adult Services in the Center for Adult Services**

A variety of service providers are involved in serving seniors' needs. The City's Division of Aging and Adult Services in the Center for Adult Services oversees the City's programs for elderly persons. The Division seeks to maintain a range of supportive services for all senior needs and adults with disabilities, and works with the Alexandria Redevelopment and Housing Authority (ARHA) to serve the needs of seniors and adults with disabilities in public housing. The Department of Community and Human Services, Office of Community Services, administers the City's Rent Relief Program for the elderly and persons with disabilities.

**Ladrey and Annie B. Rose Public Housing**

Allowing seniors to "age in place" in Ladrey and Annie B. Rose is an ongoing concern for all providers of senior services in the City. To ensure the coordination of services to these residents the Ladrey/Rose Care Coordination Committee and the Successful Aging Committee meets monthly. A host of City and community service providers meet together to share resources and to collaborate on the best plan of service for individual residents.

**Supportive Services for Extremely Low- and Low-Income Elderly or Disabled Residents of Publicly-Assisted Housing**

To provide more effective supportive services to extremely low- and low-income elderly or disabled residents of publicly-assisted housing, the City’s Department of Community and Human Services collaborate with the Alexandria Redevelopment and Housing Authority (ARHA) and the non-profit Senior Services of Alexandria to implement ARHA’s Senior Services Outreach Program, which offers an array of services to elderly and disabled residents of Ladrey Highrise, the Annie B. Rose House and other public housing units. ARHA’s Senior Service Coordinator continues to work in concert with social services staff, local government and private agencies including churches, civic groups, and other community entities to ensure timely delivery of services to elderly or disabled ARHA residents. Referrals are made to address residents’ medical, dental, mental health, legal, food, clothing, personal care, financial management, and social and spiritual needs.

**Affordable Assisted Living**

The City’s Strategic Plan for Aging 2012 – 2017, under the Department of Community and Human Services, was adopted by City Council on April 10, 2012. The Plan includes an affordable housing recommendation to develop a mixed-income affordable assisted living facility in the City. Stakeholders that contributed to the Plan included representatives from the community, businesses, the faith community, volunteer organizations, City staff, and experts in the field of aging.

**2. Non-Homeless Persons with Physical and Sensory Disabilities**

**Five-Year Goals and Objectives:** Removing barriers to daily living continues to be a primary strategy for assisting disabled City residents. For low- and moderate-income homeowner households with a disabled or mobility-impaired member, the City’s primary means of implementing this strategy is through home rehabilitation. The City’s Home Rehabilitation Loan Program continued to offer accessibility improvements for mobility-impaired persons in owner-occupied homes Citywide. Assistance to support accessibility modifications for renter households is provided through the City’s Rental Accessibility Modification Program (RAMP).

**One-Year Accomplishments:** Four grants were obligated and three grants was completed during the reporting period under the Rental Accessibility Modification Program (RAMP).

**Programs/Activities:** Programs and/or activities that took place during City FY 2012 for persons with physical and sensory disabilities are listed below.

City FY 2012 Programs/Activities for Persons with Physical and Sensory Disabilities
<p style="text-align: center;"><b>Program/Activity: Rental Accessibility Modification Program (RAMP)</b></p> <p><b>Provider(s):</b> City of Alexandria Office of Housing</p> <p><b>Target Population:</b> Extremely Low- to Moderate-Income Disabled Renters</p> <p><b>Program/Activity Description:</b> Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City’s Housing Trust Fund for more minor modifications. Income-eligible renter households are also able to receive up to \$1,800 through VHDA for minor modifications.</p> <p><b>Funds Expended (By Source):</b> TOTAL - \$84,541 (CDBG – \$82,506; HTF- \$2,035)</p> <p><b>Service Accomplishments:</b> CDBG RAMP Grants Obligated - 2; CDBG RAMP Completed: 1; VHDA RAMP Grant Completed: 0. Mini Ramps Obligated – 2; Mini Ramp Completed - 2. Funds expended included architectural fees.</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> None</p>

<ul style="list-style-type: none"> <li>• <b>Disabled Households</b></li> </ul> <p>Of the total 89 households assisted under Housing Rehabilitation and Modification Program provided by Rebuilding Together Alexandria, 47 households were disabled (see section II.B).</p>
<ul style="list-style-type: none"> <li>• <b>Non-Elderly Disabled Households</b></li> </ul> <p>As noted in Section II.E.1, expenditures made by the City to support the Rebuilding Together Alexandria’s National Rebuilding Day activities and the City’s Rent Relief Program, as well as revenue foregone through the City’s Real Property Tax Relief Program for the Elderly and Disabled, benefited 69 income-eligible households with non-elderly disabled members.</p>
<ul style="list-style-type: none"> <li>• <b>Marketing and Outreach Efforts</b></li> </ul> <p>For information on marketing and outreach efforts to increase the participation of persons with physical and sensory disabilities in City homeownership activities, see Section IV under “Affirmative Marketing of HOME Projects and Programs,” which describes actions applicable to all City-supported homeownership assistance programs.</p>
<ul style="list-style-type: none"> <li>• <b>Persons with Disabilities Workforce</b></li> </ul> <p>The JobLink Division of the City’s Department of Community and Human Services has assisted 489 persons with disabilities since its inception in March 1999. During FY 2012, 153 persons with disabilities were assisted bringing a total of 642 since its inception. A wide range of disabling conditions, including sight and hearing impairments, neurological, and orthopedic impairments are reflected among participants. The Department’s full-time Employment Training Specialist for persons with disabilities assists individuals in determining their employment goals, coordinating work readiness and skills training, as well as assists in locating, obtaining and retaining meaningful jobs. The Employment Resource Room is fully accessible for persons with disabilities, containing a wide variety of adaptive equipment and assistive technology. An Assistive Technology Specialist is available to assist individuals in utilizing the specialized equipment.</p>

### 3. Persons with Mental Health, Intellectual Disabilities and/or Substance Abuse

**Five-Year Goals and Objectives:** The City’s primary strategy for persons with mental health, intellectual disabilities and/or substance use disorders is to continue to provide supportive services and housing opportunities through the City’s Department of Community and Human Services.

**One-Year Accomplishments:** Over FY 2012, Mental Health, Intellectual Disabilities and Substance Abuse in the City’s Department of Community and Human Services, provided housing opportunities with case management and supportive services to 161 eligible non-homeless residents per year.

**Use of Resources:** The following resources were expended to provide supportive housing to persons with mental health, intellectual disabilities, and/or substance use disorders:

**City FY 2012 Expenditure for  
Supportive Housing to Persons with Mental or  
Developmental Disabilities and/or Substance Abuse Problems**

	SOURCE	RECIPIENT	\$EXPENDED
<b>Federal</b>	Federal Block Grant: Alcohol/Drug Treatment for Women	City	\$ 50,929
	<b>Federal Subtotal</b>		<b>\$ 50,929</b>
<b>State</b>	Virginia Department of Behavioral Health and Developmental Services	City	\$ 448,217
	<b>State Subtotal</b>		<b>\$ 448,217</b>
<b>City</b>	General Fund	DCHS	\$ 6,100,445
	<b>City Subtotal</b>		<b>\$ 6,100,445</b>
<b>Private</b>	MH/ID/SUD Client Fees	DCHS	\$ 2,130,452
	<b>Private Subtotal</b>		<b>\$ 2,130,452</b>
<b>GRAND TOTAL</b>			<b>\$ 8,730,043</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2012 for non-homeless persons with mental health, intellectual disabilities and/or substance use disorders are listed below.

**FY 2012 Programs/Activities for  
Non-Homeless Persons with Mental Health, Intellectual Disabilities  
and/or Substance Use Disorders**

**Program/Activity: Residential Services Programs  
(Transitional/Permanent Supportive Housing Group Homes and Supervised Apartments)**

**Provider(s):** City Department of Community and Human Services and Sheltered Homes of Alexandria, Inc. (SHA)

**Target Population:** Extremely Low- to Moderate-Income Renters with Mental Health, Intellectual Disabilities and/or Substance Use Disorders

**Program/Activity Description:** Provides transitional and affordable permanent supportive housing to clients with mental health, intellectual disabilities and/or substance use disorders through group homes and supervised apartments, most of which are owned by SHA.

**Funds Expended (By Source):** TOTAL - \$8,730,043 [Federal Block Grant: Alcohol/Drug Treatment Women - \$50,929; State MH/ID/SUD Services - \$448,217; City General Fund - \$6,100,445; Client Fees - \$2,130,452]

**Service Accomplishments:** Persons Assisted – 161

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with federally-supported residential services programs leveraged \$7,752,407 non-federal funds.

#### 4. Persons Living with HIV/AIDS

**Five-Year Goals and Objectives:** The City endeavors to address the housing and supportive services needs of persons living with HIV/AIDS and their families through the Alexandria Health Department, the City's Department of Community and Human Services - Mental Health, Intellectual Disabilities and Substance Abuse (MH/ID/SA), the INOVA Juniper Program, Northern Virginia Family Services, and other public and non-profit organizations.

The federal Housing Opportunities for Persons with AIDS (HOPWA) program represents a major source of funding for this purpose. HOPWA funds are awarded to the entire Washington, D.C. metropolitan area as a whole through the District of Columbia's Administration for HIV/AIDS, which has been designated by the federal administering agency, the Department of Housing and Urban Development (HUD), as the entity that must apply for and receive HOPWA grant funds for the region. In Northern Virginia, these funds are managed and distributed by the Northern Virginia Regional Commission (NVRC) and are made available to persons living with HIV/AIDS in three categories of assistance: short-term housing assistance; group home operation support and technical assistance, for which related services are provided on a regional basis; and long-term rental assistance, for which funding is allocated to individual jurisdictions.

HOPWA Funds Grant Management Oversight of Sponsor Activities Undertaken
<p><b>How Recipients were Chosen.</b> The Northern Virginia Regional Commission (NVRC) distributed HOPWA funds to program sponsors (subcontractors). The selection of the subcontractors is through either a competitive application process or through contract renewal of existing contracted agencies with satisfactory performance. HOPWA funds in the Virginia area are used to provide housing information services, project and tenant-based rental assistance, short-term rent mortgage and utility assistance, support services and operating costs. The HOPWA tenant-based rental assistance program was awarded by contract amendment to Northern Virginia Family Services (NVFS), the regional tenant-based rental assistance provider. NVRC retains control over the regional tenant-based rental assistance list. Through a contract with NVRC, NVFS has issued HOPWA assistance to 22 households under the Long-Term Housing program and have been working with two households under the Short-Term Housing program. Persons who received the HOPWA assistance either referred themselves or were referred by social workers, case managers or patient advocates.</p> <p><b>Leveraging Resources.</b> HOPWA funds were used to leverage over \$820,000 for a variety of sources, which served to bolster provision of the administrative oversight, the tenant-based rental assistance program, and the Short-term Rent, Mortgage and Utility (STRMU) assistance program. Approximately \$6,000 of the leveraged funds were used to underwrite ongoing supportive services cost at a local transitional housing vendor, which is operating two units set aside for HIV/AIDS individuals with children.</p>

**One-Year Accomplishments:** During FY 2012, 10 households were assisted under the HOPWA Long-Term Tenant-Based Rental Assistance program, 5 households were assisted under the HOPWA Security Deposit program, 7 households were assisted under the HOPWA Short-Term Housing and Housing-Related Assistance program. One household was assisted at the Agape House, and 204 persons were assisted under the Supportive Services for Persons Living with AIDS program.

**Use of Resources:** The following resources were expended during the reporting period to assist with the housing and case management needs of persons living with HIV/AIDS and their families:

City FY 2012 Expenditure for Persons Living with HIV/AIDS and their Families			
	SOURCE	RECIPIENT	\$EXPENDED
Federal	HOPWA	NVFS Long-term Tenant Based	\$ 90,243
		NVFS Short-term Housing	\$ 9,185
		NVFS Security Deposit	\$ 5,152
	Ryan White Care Act Section 811	AGAPE House	\$ 105,000
		Alexandria Health Department	\$ 540,062
		AGAPE House	\$ 129,900
		<b>Federal Subtotal</b>	
	<b>GRAND TOTAL</b>		<b>\$ 879,542</b>

**Programs/Activities:** Programs and/or activities that took place during City FY 2012 for persons living with or affected by HIV/AIDS are listed below.

City FY 2012 Programs/Activities for Persons Living with or Affected by HIV/AIDS
<p><b>Program/Activity: HOPWA Long-Term Tenant-Based Rental Assistance for Persons With HIV/AIDS</b></p> <p><b>Provider(s):</b> Northern Virginia Family Services (NVFS) Target</p> <p><b>Population:</b> Persons Living with HIV/AIDS</p> <p><b>Program/Activity Description:</b> Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program</p> <p><b>Funds Expended (By Source):</b> TOTAL – HOPWA Assistance - \$807,505 (including \$90,243 for Alexandria)</p> <p><b>Service Accomplishments:</b> Households Assisted - 72 including 10 Alexandrians</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.</p>
<p><b>Program/Activity: HOPWA Security Deposits/ 1<sup>st</sup> Month Rent (TBRA) for Persons with HIV/AIDS</b></p> <p><b>Provider(s):</b> Northern Virginia Family Services (NVFS)</p> <p><b>Target Population:</b> Persons Living with HIV/AIDS</p> <p><b>Program/Activity Description:</b> Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program</p> <p><b>Funds Expended (By Source):</b> TOTAL - HOPWA Assistance - \$60,406 (including \$5,152 in Alexandria)</p> <p><b>Service Accomplishments:</b> Households Assisted – 41, including 5 Alexandrians</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.</p>

**Program/Activity: HOPWA Short-Term Housing Assistance and other Housing-Related Services for Persons Living With or Affected by HIV/AIDS**

**Provider(s):** Northern Virginia Family Services (NVFS)

**Target Population:** Persons Living With or Affected by HIV/AIDS

**Program/Activity Description:** Short-term housing assistance (including short-term/emergency rent or mortgage assistance and emergency utility assistance) and other housing-related services (including housing and financial counseling, and emergency utility assistance) provided regionally to persons living with or affected by HIV/AIDS, which are available to eligible Alexandria residents

**Geographic Distribution:** Regional services are available to Alexandria residents on a citywide basis

**Funding (By Source):** TOTAL - \$84,944 (including \$9,185 in Alexandria)

**Service Objective:** Alexandria Residents Assisted with Short-Term Housing Assistance - 90, including 7 to Alexandria

**Leveraging of Federal Funds:** None

**Program/Activity: Agape House**

**Program/Activity: Agape House**

**Provider(s):** Wesley Housing Development Corporation

**Target Population:** Homeless Persons with HIV/AIDS

**Program/Activity Description:** Housing for homeless persons with HIV/AIDS

**Geographic Distribution:** Fairfax County, VA – Facility is open to Alexandria residents citywide

**Funding Expended (By Source):** Total - \$234,000 (Section 811 Contractual Rental Assistance - \$105,000; HOPWA-\$129,900)

**Service Accomplishment :** Overall Apartments Available – 12; Households – 12, including 1 Alexandrian

**Leveraging of Federal Funds:** None

**Supportive Services for Persons Living With or Affected by HIV/AIDS**

**Provider(s):** Alexandria Health Department; Dep. of Community and Humans Services - Mental Health, Intellectual Disabilities and Substance Abuse (MH/ID/SA); Northern Virginia AIDS Ministries (NOVAM); K.I. Services; INOVA Juniper Program; Wholistic Family Agape Ministries Institute (WFAMI); Alexandria Neighborhood Health Services, Inc (ANHSI)

**Target Population:** Persons Living With or Affected by HIV/AIDS

**Program/Activity Description:** Includes primary medical care (subcontracted to ANHSI), drug assistance, public health nurse case management, dental services, for low-income persons with HIV/AIDS provided by the Alexandria Health Department, as well as non-housing-related services (including medical, dental, mental health, prescription drug assistance, health insurance premium and co-pay assistance, case management and/or legal services) available to persons living with HIV/AIDS throughout Northern Virginia with the support of Ryan White CARE Act funds provided by the INOVA Juniper Program. MH/MR/SA also provides HIV testing as well as testing-related counseling and education.

**Funds Expended (By Source):** TOTAL - \$540,062 (Health Department Ryan White Comprehensive AIDS Response Act [CARE])

**Service Accomplishments:** Alexandria residents provided Primary Medical Care and other services by Alexandria Health Department – 204. Alexandria residents were also assisted with primary medical care, drug assistance, case management, education and prevention related services by K. I. Services, INOVA Juniper Program, and WFAMI.

**Geographic Distribution:** Available to Alexandria residents Citywide

**Leveraging of Federal Funds:** None

*MH/MR/SA also offered psychotherapy, substance abuse counseling, intensive case management, psychiatric evaluation, medication monitoring, and outreach to persons living with HIV/AIDS.*

## F. Economic Development Activities

**Five-Year Goals and Objectives:** The primary goal of the City's economic development activities is to improve Alexandria's economy and create jobs through a variety of economic development activities.

**Use of Resources:** See Program Activity Box.

Economic development strategies employed in City FY 2012 focused on the continuing planning efforts for the revitalization of the Mt. Vernon Avenue and northern Route 1 commercial corridors.

### *State Enterprise Zone*

Since 1994, a portion of the Potomac West area has been a state-designated Enterprise Zone within which technical assistance, infrastructure development and small business financing opportunities, as well as state tax credits and grants are provided to businesses to foster employment and commercial opportunities for adjacent neighborhoods. The designated area includes the Mt. Vernon Avenue and Route 1/Jefferson Davis Highway commercial corridors (which are located north of East Windsor Avenue to the east of Mt. Vernon and north of Curtis Avenue to the west of Mt. Vernon), as well as the adjacent residential neighborhoods, which includes five low-mod block groups: 201203.1; 201203.2; 201203.3; 201204.1; 201204.2

Portions of AEDP's organizational funding were used to continue the joint efforts of the City and AEDP to attract, expand, and retain business opportunities in the State-designated Enterprise Zone. During the reporting period, AEDP continued to host the Alexandria Small Business Development Center (SBDC) and added resources to the program to provide technical assistance to the neighborhood small businesses with a focus on improving management skills, productivity and profitability. This was accomplished by continuation of a monthly workshop and 'brown bag' series to augment individual counseling services provided to area businesses.

AEDP began a targeted outreach initiative with Arlandria business owners in FY2011 led by a part-time contract employee and assisted by a full time AEDP staff member which was continued through FY2012. The pair conducted interviews with the majority of business owners in Arlandria, listening to their perspectives, business challenges, and recommendations. They used the interviews as an opportunity to share information about incentives and resources available through AEDP, the City of Alexandria and the Commonwealth of Virginia. .

Based on the positive responses that they received from the business owners during the interview process and from City Council, AEDP moved forward with efforts to initiate an Arlandria business association, as recommended in the 2003 Arlandria Action Plan. The Arlandria-Chirilagua Business Association (ACBA) was officially organized in fall 2011. ACBA is incorporated in the Commonwealth of Virginia and has approximately 25 paying members, nine board members, and two officers. Membership in ACBA is open to businesses, non-profits, and individuals, and the mission statement is as follows: The Arlandria-Chirilagua Business Association's mission is to promote prosperity and visibility of our members. We strive to embrace the diversity and vibrancy of our business community, and to serve as an advocate, representative, and educator for businesses within the community of Arlandria-Chirilagua in Alexandria, Virginia.

ACBA and AEDP, in collaboration, hosted one educational seminar ("How to improve your retail brand"), one networking event ("Celebrate your Love for Business"), and four community events in FY2012. The community events included a partnership with DASH to provide free transportation between Arlandria & Del Ray for the annual Del Ray Halloween Parade; an outreach event with the Alexandria Bicycle and Pedestrian Advisory Committee to provide free bike lights to local residents; an "ACBA Kick-Off" Event with businesses, residents, city officials, and in collaboration with Casa Chirilagua and Del Ray Performing Arts Center; and "A Celebration of Latino Film" as part of the Alexandria Film Festival.

ACBA hosts monthly membership meetings on the fourth Tuesday of every month at 5pm. The meetings take place at member businesses, and focus on issues of interest such as identifying ways that the entire Arlandria community can work together to prepare for and capitalize on tourism traffic generated by the new Del Ray/Arlandria Trolley.

ACBA has a new website ([www.Alexandria-ACBA.org](http://www.Alexandria-ACBA.org)), a Facebook and Twitter account (@VisitArlandria), and was awarded a 2012 matching grant of \$15,000 from the City of Alexandria Marketing Fund for a \$30,000 project. ACBA is using the grant to improve its website and fund a direct mailer that promotes the Arlandria business community. The mailer includes a neighborhood map with a corresponding business directory, ad space for local businesses, and a community calendar. The mailer was designed by Reingold, Inc.—one of Alexandria’s newest marketing firms, located in Del Ray.

The Façade Improvement Program, which is funded and administered by AEDP in collaboration with the City’s Department of Planning and Zoning (DPZ), utilizes private monies to provide grant funding to business and commercial property owners to enable them to improve the appearance of buildings in order to ensure that Alexandria communities continue to be an attractive location for customers, businesses, and residents. Each grant assists with half the cost of an improvement project up to \$5,000 and is disbursed to the property/business owner upon completion of the work. During the reporting period, four projects were completed, representing more than \$32,000 in investment- -\$11,511.40 in grant monies and the remainder from the private sector.

**Programs/Activities:** Economic development activities that took place during City FY 2012 are listed below.

<b>City FY 2012 Economic Development Activities</b>
<p><b>Program/Activity: Revitalization of Mount Vernon Avenue and Northern Route 1 Commercial Corridors</b></p>
<p><b>Responsible Entity(ies):</b> Alexandria Economic Development Partnership (AEDP) and the City of Alexandria</p> <p><b>Target Population:</b> Citywide. Currently Mt. Vernon Ave, King Street, Queen Street, and Northern Route 1 (within Potomac West Neighborhood Strategy Area)</p> <p><b>Program/Activity Description:</b> Encourages revitalization to provide employment and commercial opportunities in a target area, which is part of the City's State Enterprise Zone, where businesses can benefit from employment training/placement services, technical assistance, small business financing opportunities, state tax credits and grants. Related activities include the Mount Vernon Avenue Facade Improvement Grant Program, which utilizes private monies to provide grant funding to business and commercial property owners to enable them to improve the appearance of their buildings.</p> <p><b>Funds Expended (By Source):</b> Total – \$523,339 [Capital Improvement Program (CIP): Alexandria Economic Development Partnership - \$40,339; Alexandria Marketing Fund – \$15,000; Department of Recreation, Parks, and Cultural Activities- \$218,000 on the Four Mile Run Park Expansion; Department of Transportation and Environmental Services - \$250,000 for the Reed pedestrian safety project].</p> <p><b>Service Accomplishments:</b> Continue to convene an implementation advisory group to help implement the recommendations of the 2003 Arlandria Plan and, as it relates to economic development, to prioritize projects in the Plan for CIP funding, considering goals such as economic development, incentives for redevelopment, public safety, and community identity. Specific accomplishments included completion of Phase 1 of the Four Mile Run Park Expansion Project, Grand opening of the Four Mile Run Park Community Building, Completion of pedestrian safety improvements at Mt. Vernon Avenue/W. Reed intersection, Creation and incorporation of the Arlandria – Chirilagua Business Association, Completion of two façade grant projects, Technical assistance provided to 11 businesses and City Council approval of the Mt. Vernon Village Center DSUP for a mixed-use development that includes 53,000 of retail, 450 market-rate apartments and 28 affordable housing apartments.</p> <p><b>Geographic Distribution:</b> Mt. Vernon Ave. and Northern Route 1 (within Potomac West Neighborhood Strategy Area)</p> <p><b>Leveraging of Federal Funds:</b> Not Applicable - No federal funds expended on this activity</p>
<p><i>The City also provided training and services to enable low-income Alexandrians obtain jobs (see Section II. G below).</i></p>

## **G. Non- Housing Community Development Activities**

The following sections provide information on City community development programs and services undertaken during City FY 2012 (including public facilities and services, infrastructure improvements, and actions to reduce poverty), which will serve low- and moderate-income persons or other target groups addressed in this document (e.g., special needs populations) or persons in the 25% of Alexandria's Census Block Groups with the highest percentages of low-income households, as shown in Appendix III, Figure 1.

**Five-Year Goals and Objectives:** Among the non-housing community development needs and priorities identified in the City's Consolidated Plan are public facility improvements and public service needs. Meeting these needs is an important aspect of the City's long-term and short-term objectives regarding community development.

**Use of CDBG Resources:** No CDBG funds were expended during the reporting period for non-housing community development activities in the City.

**Programs/Activities:** The following non-housing community development activities took place during City FY 2012:

City FY 2012 Programs/Activities for Non-Housing Community Development Activities
<b>Program/Activity: Code Administration</b>
<p><b>Provider(s):</b> City of Alexandria Code Administration</p> <p><b>Target Population:</b> Citywide, including top quartile of low/mod Census block groups</p> <p><b>Program/Activity Description:</b> Includes continued monitoring of properties throughout the City for compliance with building, fire and maintenance codes; and continued implementation of the Spot Blight Abatement program through which the City works with property owners to correct conditions that have caused their properties to be deemed detrimental to the health, safety and welfare of the community or, if necessary, intervenes to abate the violations with associated costs placed as a lien against the property or recouped from the sale of the property.</p> <p><b>Funds Expended (By Source):</b> Program costs covered by Code Administration General Fund budget - The City's estimated cost to provide these services in the City target areas identified above is between \$60,934 to \$95,208 in the block groups</p> <p><b>Service Accomplishments:</b> Cases Resolved – 1</p> <p><b>Geographic Distribution:</b> Citywide, including top quartile of low/moderate Block Groups</p> <p><b>Leveraging of Federal Funds:</b> Not Applicable - No federal funds expended on this activity.</p>
Employment and Training
<b>Program/Activity: Employment Services</b>
<p><b>Provider(s):</b> City of Alexandria DHS</p> <p><b>Target Population:</b> Consumers include Low- and Moderate-Income Households</p> <p><b>Program/Activity Description:</b> JobLink, the City's one stop career center provides employment services to all persons seeking employment. This includes welfare recipients, persons with disabilities, refugees, ex-offenders, youth, under-employed and unemployed. As a certified One-Stop Career Center, JobLink assists job seekers with employment counseling, career assessment, education, training, job search, job placement and job retention. Additionally, JobLink operates the Virginia Initiative for Employment not Welfare (VIEW) program, Workforce Investment Act (WIA) (Adult Employment, Dislocated Worker and youth) Supplemental Nutrition Assistance Program Employment Training, Youth Employment (<i>TeensWork!</i>), Virginia Refugee Resettlement Program, Disabilities Employment, and Community Digital Divide Initiative (CDDI). These programs generally include job training and supportive services in addition to the above-mentioned complement of employment services.</p> <p><b>Funds Budgeted (By Source):</b> TOTAL- \$3,585,167 [Federal - \$2,670,746; State-\$199,260; City-\$715,161]</p> <p><b>Service Accomplishments:</b> Persons – 4,859</p> <p><b>Geographic Distribution:</b> Citywide</p> <p><b>Leveraging of Federal Funds:</b> Federal monies utilized in connection with this activity leveraged \$914,421 in non-federal funds.</p>

# Section III.

## Other Actions Taken

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### A. Actions to Foster and Maintain Affordable Housing

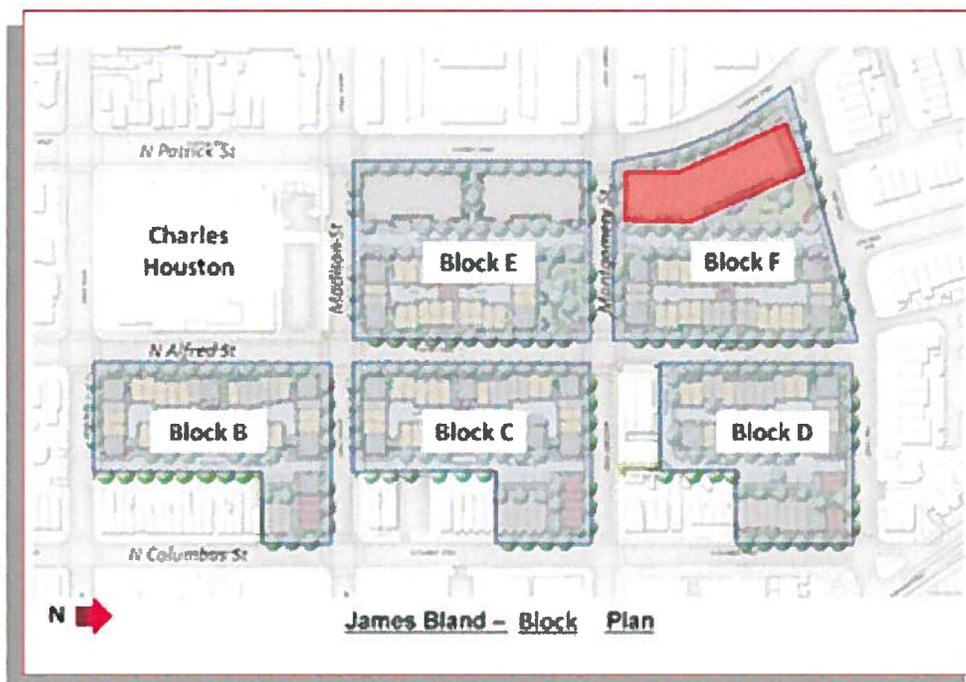
#### 1. Resolution 830

The City considers preservation of existing assisted rental housing stock one of its highest affordable housing priorities. Under Resolution 830, the City and ARHA have a joint commitment to preserve and maintain, at a minimum, 1,150 publicly-assisted rental housing units. This resolution assures that none of the 1,150 public housing that were in existence when Resolution 830 was adopted in 1982 will be lost unless a replacement unit is provided. For more information on the development and preservation of these units, see Section III.G (“Fostering of Public Housing Improvements”) below.

**James Bland and James Bland Addition aka Old Town Commons.** During FY 2012, construction on the first phase, Block B (18 public housing units) and second phase, Block C (18 public housing units) of the redevelopment work were completed. Block B received tax credit funding in 2009 and Block C received credits in 2010. In addition to the 36 units of public housing in these phases, 76 market rate townhome units (37 units in Block B and 39 units in Block C) were built.

Demolition of Block E was completed in FY 2012 and is currently under construction with 44 public housing units, 44 market rate condominium units and 17 market rate townhomes. Blocks D and F have been combined and are scheduled for demolition during FY 2013. Block D, which was awarded low income housing tax credits by VHDA in the spring of 2011 plans for the construction of 12 ARHA units and 35 townhomes. Block F, which was awarded low income housing tax credits by VHDA in 2012, plans for the construction of 42 ARHA units, 32 condominiums, and 27 townhomes. When this final phase is completed, 134 of the units will have been replaced on-site. In FY 2011, another 44 replacement units were previously replaced at the recently developed Alexandria Crossing, and two units were replaced offsite. During FY 2012 ARHA acquired the final 14 offsite replacement public housing units. The \$4.2M in acquisition and rehabilitation cost for the 14 units was provided by the City. As of early April all of the units were occupied by holders of Housing Choice Vouchers issued for the relocation of Bland residents. The units, called “Miller Homes” are located throughout the City.

## James Bland Redevelopment Site Map



### 2. Affordable Housing Development/Preservation

**Dedicated Real Estate Tax Revenue and General Obligation Bonds.** Beginning in FY 2006, Alexandria dedicated one cent on the real property tax rate for affordable housing. In FY 2006, Council also authorized the issuance of general obligation bonds for affordable housing, with debt service on the bonds to be paid from the dedicated real property tax. The dedicated tax revenues were subsequently reduced, and the allocation for City FY 2011 and FY 2012 was 0.6 cents per \$100 of value. The Housing Master Plan process continued with \$37,752 of dedicated real estate tax revenue expended during the reporting period. Debt Service at \$1.5M on previously issued \$15M in bonds was expended. Tax revenues in the amount of \$1,172,801 and \$1.5M in Bonds, which was previously discussed under Res. 830, were used toward the purchase and rehabilitation of replacement units for James Bland.

**Housing Opportunities Fund (HOF).** Established in February 2002, the HOF has consisted of HOME funds (including match), City General Fund, and City Housing Trust Fund monies, for the purpose of promoting the development and preservation of affordable sales and rental housing units in the City. Projects supported with HOME monies through the Housing Opportunities Fund may leverage supplemental funding from state, local and/or private resources.

During FY 2012, an estimated \$2.5 million in Housing Opportunities Fund (HOF) monies was available to assist with new construction, rehabilitation, and other efforts to provide or preserve affordable housing. HOF activity during FY 2012 included the following:

- i. Brent Place. Settlement on the City's 2010 approved HOME funds loan to Brent Place (\$494,447) for an elevator modernization project was deferred when the owner decided to pursue an FHA refinancing. The City loan was closed simultaneously with the FHA loan during the reporting period. Work on the elevator systems commenced immediately thereafter and are still in progress.
- ii. Community Lodgings, Inc. (CLI). In June 2012, City Council approved a \$300,000 HOME loan to assist CLI with gap financing for renovation of 612 Notabene Drive. The renovation plans for the 10-unit building (6 two bedrooms and 4 one bedrooms) include: new windows and doors, HVAC system replacement, an electrical and plumbing upgrade, a new roof, bathroom and kitchen upgrades, common area updates and new flooring. Eight units will be designated as "High HOME" units and two units will be designated as "Low HOME" units for the duration of the 15-year HOME affordability period.

**Other Efforts to Provide or Preserve Affordable Housing**

- i. Pendleton Park. In 2011, Third Baptist Church Housing Corporation, owner of Pendleton Park Apartments, a 24 unit development which was the City's last remaining Section 236-funded project, was placed under contract to ARHA for preservation as affordable housing. The transfer of the property occurred during the reporting period. ARHA funded the purchase and rehabilitation of Pendleton Park with low income housing tax credits which were approved in May 2011 (no City funds were required). As a result, the project remains affordable for another 30+ years. ARHA and/or the seller will apply for enhanced vouchers that HUD can provide (subject to funding availability) eligible residents when Sec. 236 contracts are terminated.
- ii. James Bland Offsite Units. The City provided \$4.2M in City funds to ARHA to acquire and rehab the final 14 offsite replacement public housing units of James Bland. The units, called Miller Homes, are located through the City. See Section III. For more information on the redevelopment of James Bland.

**3. The American Recovery and Reinvestment Act of 2009 (ARRA)**

The HPRP provided \$51,769 in FY 2012 for housing stability projects within the Department of Community and Human Services - Office of Community Services. These funds continue to support renters in danger of losing their residences, as well as homeless individuals ready to relocate into permanent housing. During FY 2009, the City was authorized to receive \$335,003 in Community Development Block Grant Recovery (CDBG-R) Program funding and \$512,215 in federal stimulus funding under the Homeless Prevention and Rapid Re-Housing Program (HPRP). CDBG-R was completed in City FY 2011.

**4. Developer Housing Contributions**

The City's ability to secure affordable housing units under its zoning ordinance is governed by Section 15.2-2304 of the Virginia State Code. The City-established Developer Housing Contribution Policy Work Group adopted suggested developer contribution levels in a report received by Council in June 2005. While affordable housing contributions are voluntary except where bonus density is provided

the development community members of the work group pledged to encourage their colleagues to abide by the conclusions of the report.

**The contributions adopted by the work group’s report and accepted by Council are as follows:**

<b>Commercial development</b>	<b>Voluntary contribution of \$1.50 per square foot of gross floor area (gfa)</b>
Residential Tier 1 (density, floor area ratio (FAR), height at base level permitted by Zoning Code/Master Plan)	Voluntary contributions: Rental: \$1.50 per square foot of permitted gfa Sales: \$2.00 per square foot of permitted gfa
Residential Tier 2 (density, FAR, or height increase allowed with Special Use Permit)	Voluntary contribution of Tier 1 amount plus \$4 per additional square foot of gfa made possible by SUP
Residential Tier 3 (bonus density, FAR or height)	Voluntary contributions of Tier 1 and Tier 2 amounts (if applicable) plus 1/3 of additional units made possible by bonus provisions of Zoning Ordinance. Zoning Ordinance to be amended to include specific requirements for units to be provided for projects covered by bonus provisions.

**Housing Trust Fund.** During FY 2012, the City received \$350,000 in developer contributions to the Housing Trust Fund. In addition, \$11,989 was received in interest and \$670,600 in loan repayments. In addition to supporting some of the Housing Opportunities Fund (HOF) activities and ongoing programs such as the Moderate Income Homeownership Program (\$60,153), Homeownership Counseling (\$56,430), Employee Homeownership Incentive Program (\$87,584), and James Bland Replacement units (\$1,503,936). HTF funding was also expended during FY 2012 to fund property improvements carried out by Rebuilding Together Alexandria (\$50,000). Expenditures include monies carried over from prior years.

<b>Pending and Completed Developer-Provided Affordable Housing Units as of FY 2012</b>
<b>Units Previously Pledged Pending Construction</b> 56 Units at Hoffman, Blocks 11 and 12 9 Units at Stevenson Avenue 32-38 Units by Lane Development
<b>Units Under Construction</b> 6 Units at Carlyle, Block O
<b>New Units Pledged</b> 28 Units – Mt. Vernon Village Center 10 Units – Braddock Metro Place 23 Units – The Delaney

## **5. Alexandria Housing Development Corporation (AHDC)**

The Alexandria Housing Development Corporation (AHDC) is a non-profit housing development corporation, established by the City in FY 2004, to identify and develop opportunities for affordable housing preservation and production within the City. Although the corporation is an independent entity, the City is still the primary source of its operating funding (\$200,000 in General Fund in FY 2012), pending AHDC's achievement of self-sufficiency. During FY2012, AHDC continued its successful operation of The Station at Potomac Yard, a mixed-use project which includes 64 units of affordable (44) and workforce (20) rental housing, and the operation of the Arbelo, Lacy Court, and Longview Terrace apartments, comprising 119 affordable units. In addition, it continued its participation in the NSP program, in collaboration with the City and Rebuilding Together Alexandria, acquiring one foreclosed homes which were rehabilitated and tested during the reporting year. A buyer of the property has been identified and closing on the resale is scheduled for City FY 2013. The City continues to work closely with AHDC and in providing one final purchase, one a VHDA REO and the other a Wells Fargo First-Look property.

## **6. Continuing Focus on Affordable and Workforce Housing Development and Preservation**

In FY 2012, the City continued various activities to explore and expand the tools and resources available for affordable and workforce housing development and preservation.

**Housing Master Plan (HMP).** Pursuant to the recommendations of The Affordable Housing Initiatives Work Group (AHIWG), which were presented to Council in June 2009, a Housing Master Planning process was launched in April 2010. During FY 2011, the Housing Master Plan process reviewed Homeless and Special Needs Housing; Housing Economics: Funding; Land Use, Zoning and Development tools (multiple sessions); Designing for Affordable Housing; and the ARHA Strategic Plan and Priority Housing Units/Resolution 830. In January 2011, a very successful Allocation Exercise was held, with Advisory Group members and the public working together to express their ideas concerning where affordable housing should be located within the City. A framework of the preliminary Draft Plan, Recommendations, and a summary of the Implementation Strategy were presented to the advisory group in spring of FY 2011 for its feedback. During FY 2012 the Plan development continued. In the spring, the Advisory Group; Planning Committee; and City Council held work sessions with staff on the HMP. The Draft Plan will be completed in the fall, followed by public outreach process for questions and comments.

The outreach process will culminate with public housing and action by Planning Commission and City Council. All HMP meetings include public participation, and meeting materials are posted on a City website ([alexandriava.gov/HousingPlan](http://alexandriava.gov/HousingPlan)) to encourage citizen engagement.

The Beauregard Small Area Plan was approved by Planning Commission and City Council in the spring of 2012. The plan provides 800 committed affordable and workforce rental units (599 new and 201 existing). This is equal to 32% of the units to be demolished, 20% of the net new units, and 12% of the total new units produced. The committed units will be affordable to households with incomes ranging from 40% to 75% AMI; remain committed affordable for a term of 30 years with the possibility of an additional 10 years; will be monitored for compliance by the City; will be energy efficient; and in part be accessible for persons with disabilities.

The City continued to solicit citizen participation in small area development plans and/or other planning efforts which include a significant component of or impact to affordable housing through the establishment of various Stakeholders Groups. In FY 2012, these groups included the Braddock Metro Implementation Advisory Group, the Beauregard Corridor Area Planning Group, and the Arlandria Implementation Group.

The Office of Housing is also providing support to ARHA's strategic planning effort. Launched in June 2010, this initiative will be completed in late 2012. Among other topics, ARHA's Strategic Plan will review the agency's organizational and financial capacity, opportunities for increased resident self-sufficiency; the capital needs of ARHA's portfolio and potential redevelopment options and strategies.

## **B. Actions Taken to Address Obstacles to Meet Underserved Needs**

The City's FY 2011-2015 Consolidated Plan noted that the primary obstacle faced by the City in addressing the housing and community development needs of lower-income households and persons with special needs is the limited availability of resources. The primary actions taken to address this situation since FY 2006 are the dedication of real estate taxes and the authorization of general obligation bonds for affordable housing. These initiatives, and the projects funded from these sources as well as the Housing Opportunities Fund, during FY 2012, are described above under Affordable Housing Development/Preservation. The real estate tax dedication was reduced in FY 2010 from one cent to 0.7 cents per \$100, and again in FY 2011 to 0.6 cents per \$100.

## **C. Actions to Remove Barriers to Affordable Housing**

The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to support affordable housing in new developments, except where they are in exchange for bonus density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary. A Developer Contribution Work Group was convened in FY2011 to review and revise the current voluntary formula and to potentially recommend changes to provision of affordable housing in the event of bonus density. The group's findings will be presented to City Council in late 2012, and will be incorporated into the Housing Master Plan.

In addition, the continued constraints on the City's fiscal resources due to the recession have limited opportunities for the City's participation in the preservation and production of affordable housing. This situation leaves a number of market affordable as well as a number of expiring affordable properties at risk. The limits on City funding are further exacerbated by anticipated cuts in federal programs like CDBG and HOME, as well as severely reduced developer contributions due to a slowdown in development activity.

**Barriers encountered under the HOPWA Program** include a lack of affordable housing for low-income residents (people with income below 50% of area median), which is still a major problem in the region. Working with area landlords has also been a problem. Some landlords' unwillingness to accept HOPWA subsidies or a general fear by landlords of government programs has made it more difficult for HOPWA clients to find housing. The ability of clients to be successful in the rental housing market also has been

problematic. Poor credit history and past rental problems have made it difficult for clients to be approved for lease-up.

**Actions taken in response to barriers** are that HOPWA subcontractors have initiated plans to educate local landlords on the HOPWA program and benefits. A list of properties that accept HOPWA subsidies was compiled to assist clients who are seeking housing. Plans are underway to provide financial training classes to clients so they may become financially stable. Northern Virginia Regional Commission (NVRC) continues to partner with non-profit agencies to identify suitable housing for HOPWA clients.

In conjunction with subcontractors and local support organizations, NVRC continues to assess clients' needs by obtaining and providing information on relevant issues affecting people living with HIV/AIDS. One focus group was conducted to learn more about housing needs for individuals recently released from detention.

**Northern Virginia Housing Expo 2012.** Barriers to first time homebuyers, renters, and existing homeowners are becoming more prevalent for low-income households. Many low and moderate income first time homebuyers have a lack of confidence and understanding of owning a home, and are facing an increasing cost of a down payment. Renters are facing evictions and are unfamiliar with tenant rights and responsibilities while many homeowners do not know how to make home repairs. In response to these barriers, the Northern Virginia Affordable Housing Alliance in cooperation with the Cities of Alexandria and Falls Church, the Town of Herndon, and Arlington, Fairfax and Loudoun Counties hosted a regional housing fair—the Northern Virginia Housing Opportunities Expo during FY 2012. The event showcased opportunities for both renters and first-time homebuyers, as well as existing homeowners, with incomes up to 100% of the area median income, and provided information such as the homebuying process, affordable housing opportunities, affordable financing, and home repairs. The Expo provided workshops in English, Spanish, Vietnamese, Korean, and Amharic and was attended by approximately 600 people.

**Housing Master Plan.** In April 2010, the City began the development of a comprehensive, Citywide Housing Master Plan based on recommendations from the Affordable Housing Initiatives Work Group (AHIWG) June 2008 interim report. The process is designed to provide a road map for future preservation and production efforts. Through community engagement and education to achieve consensus regarding needs and opportunities, it is anticipated that the Plan will enhance the geographic distribution of a range of housing options throughout the City and increase opportunities for development of public, affordable, and workforce housing. This effort is described in additional detail in Section III.6.

**The Beauregard Small Area Plan** was approved by Planning Commission and City Council in the Spring of 2012. The plan provides 800 committed affordable and workforce rental units (599 new and 201 existing). This is equal to 32% of the units to be demolished, 20% of the net new units, and 12% of the total new units produced. The committed units will be affordable to households with incomes ranging from 40% to 75% AMI; remain committed affordable for a term of 30 years with the possibility of an additional 10 years; will be monitored for compliance by the City; will be energy efficient; and in part be accessible for persons with disabilities.

## **D. Affirmatively Furthering Fair Housing**

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices in the rental housing, real estate sales and mortgage lending markets. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to conciliate the case between the Fair Housing Testing Program and the respondent. The City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

During FY 2012, a report on fair housing testing was submitted to Council indicating the results of testing for discrimination in new homes sales on the basis of race. Tests were performed by testing teams which included one African American and one White tester. No evidence of disparate treatment was found in three condominium buildings and 5 communities selling single family homes and townhomes.

Also in FY 2012, City staff provided on-site fair housing training for three property management companies to meet the individual needs of management companies and real estate firms in the City. These trainings were offered along with the City's annual Apartment Managers Seminar, which provided training for property managers and owners. The Office of Housing also provided counseling on matters related to fair housing and made written materials with information on landlord-tenant and fair housing laws available to the public. During the reporting year, expenditures of CDBG administrative funds for the Fair Housing Testing Program totaled \$30,724.

**Analysis of Impediments to Fair Housing Choice and Actions Take.** The City conducted an Analysis of Impediments which was adopted in April 2010 and included as an attachment to the City's 2010-2015 Consolidate Plan.

## **E. Actions to Develop the Institutional Structure**

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy is well developed and involves a variety of public and private entities. This formal structure is very effective in implementing activities and programs to address community needs. The City government, public agencies such as ARHA, and the network of private provider agencies which offer housing and/or supportive services in collaboration with public agencies aggressively pursue opportunities that will provide additional resources for particular steps on the continuum of services.

Effective in FY 2011, the City's Department of Human Services, the DMHM RSA, and the Office on Women consolidated into a new Department of Community and Human Services with the goal of providing more efficient and cost-effective services. More information regarding the goal and services of the consolidation can be found in the City's FY 2011 to 2015 Consolidated Plan, Section 4.5.7 (Institutional Structure).

## **F. Coordination Between Public and Private Housing and Social Service Agencies**

City departments continued to work collaboratively various non-profit organizations to address the affordable housing and supportive housing needs of City residents, including homeless persons and other persons with special needs.

The Alexandria Council of Human Service Organizations (ACHSO) operated in FY 2012 with the mission to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. The council provided networking opportunities through quarterly meetings and committees. Members worked closely with colleagues from other sectors and fields of interest, creating opportunities for meaningful collaboration. Quarterly meetings also offered professional development through training and in-depth education programs.

The Partnership to Prevent and End Homelessness aka The Partnership, previously known as the Homeless Services Coordinating Committee (HSCC), is a collaborative group that includes public and private agencies providing services to homeless individuals in the City of Alexandria. The Partnership, which oversees and coordinates the delivery of prevention and homeless services and implements the Strategic Plan to Prevent and End homelessness in the City of Alexandria, continued to ensure the planning, coordination and implementations of an effective continuum of care to eliminate homelessness in the City.

To implement the City's NSP activity efficiently and in a cost-effective manner, the City of Alexandria partnered with two local nonprofit entities, the Alexandria Housing Development Corporation (AHDC) and Rebuilding Together Alexandria (RTA). The City assembled a management team, as required under the program, with representatives from each of these organizations, as well as from the Department of Code Administration, the Office of Real Estate Assessments, a real estate agent, a mortgage lender, and a homeownership counselor. The management team met as foreclosure opportunities were identified to evaluate the properties and to develop appropriate scopes of work and budgets.

## **G. Fostering of Public Housing Improvements**

ARHA continued the implementation of its Capital Fund Program to make physical and management improvements in public housing. Accomplishments during this reporting period included:

- The substantial rehabilitation of 60 affordable units at Quaker Hill that (Section 8 voucher holders) were developed as replacement units for the old Cameron Valley public housing.
- Inclination on-site redevelopment of phases II of James Bland Public Housing.
- Rehabilitation work, funded through the Stimulus Public Housing Capital Fund, to Ladrey High-rise (new roof), Scattered Sites (new windows, doors, site improvements), Samuel Madden, Andrew Adkins (new windows, site improvements, new roofing), Ramsey Homes (new windows, roofing, site improvements), and upgrading of exterior lighting a various public housing sites.

## **H. Public Housing Resident Initiatives**

ARHA continued to provide programs and/or activities to increase participation by residents and improve the quality of life for assisted residents. The following activities took place during the reporting period:

- Residents at the Ladrey High-rise continued to maintain a garden with the help of participants in the Youth Leadership Program.
- The Ladrey High-rise Advisory Board (LHAB) continued to operate a food pantry in Ladrey High-rise building with the support of volunteers and staff. This program makes food available on an emergency basis to residents in need of such assistance.
- Social and Health activities/programs, such as Think Well, Feel Well, Friendly Visitor, Home Health Aide Assistance, Movie Night, Annual Christmas Ball and Religious Worship Services continued to be provided to improve the quality of life for the Ladrey High-rise residents.
- The Family Resource Learning Center (FRLC) continued to provide a variety of educational, social, and cultural activities for children of all ages. The FRLC continued to house an after school academic program, as well as starting a Book Club program. The FRLC routinely serves approximately 150 children on a weekly basis. The children received assistance with homework, projects, and reports. The Book Club program focused on helping the children develop better reading habits. The children were able to choose a book of their interest and write a report on the book. The children also wrote their own short stories, which were published in the ARHA newsletter.
- The Ruby Tucker Learning Center at Hopkins Tancil, which opened in FY 2009, is facilitating the development and enrichment of the young children, teenagers, and adults.
- ARHA provided Management Improvements through development of a Preventative Maintenance Program PHA-wide that approaches maintenance from a proactive perspective.

## **I. Lead-Based Paint Hazard Reduction**

The City continued to implement federally-required inspection, notification, and testing procedures for properties constructed prior to 1978 that receive federal assistance. The procedures apply to both the City's Homeownership Assistance Program (HAP) and the Home Rehabilitation Loan (HRLP) Program.

Since FY 2001, in recognition of the costs associated with compliance with the current lead-based paint requirements, the City has allowed construction costs in the HRLP to exceed the program's current assistance limit of \$90,000 per unit when necessary to address lead requirements. One of the rehabilitation loans completed during the program year included lead abatement costs that caused the loan to exceed the \$90,000 limit. The loan involved lead abatement costs in excess of the \$25,000 threshold that triggers full lead abatement. Staff continues to work with state Health Department officials and participating architects to minimize the fiscal impact of the lead-based paint rehabilitation requirements, while ensuring full compliance with the current regulatory standards. Costs associated with lead testing are covered under the HRLP with the abatement of lead-based paint hazards being included in the client's rehabilitation loan.

For units being purchased through HAP, a visual inspection is conducted to determine whether painted surfaces are intact. When deteriorated paint is identified in these units, lead-based paint risk assessments are conducted and if lead-based paint is found, such painted surfaces must be stabilized before the homeowner moves into the home.

In addition, all homebuyers under the City's HAP program are provided with the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and with disclosure forms that require the seller to disclose any knowledge of lead-based paint hazards.

The City has also established procedures for abating certain lead-based paint hazards found within the City limits. If elevated blood levels at or above 20 µg/dL are identified in children through the Health Department's lead-screening program, an environmental survey of their housing unit is conducted by the Environmental Health Division of the Health Department to assess any lead hazards, including lead-based paint. If lead-based paint readings are found which exceed legal standards, Code Administration is notified to take action and ensure compliance with lead-based paint regulations.

The Health Department tested 186 children through the lead-screening program July 1, 2011 to June 30, 2012. Of the 186 children tested, one had an elevated level on the initial lead level screening, and this case was found to be NOT elevated through confirmatory testing. When cases are detected by the Health Department, appropriate care coordination and follow-up using CDC Guidelines and Virginia Regulations are consistently implemented.

## **J. Actions to Reduce the Number of Poverty-Level Families**

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that help households improve their economic status through education, job training and job placement, and other support services. Many of the current supportive housing programs and services for extremely low- and low-income households previously described in this report, and especially those for homeless and at-risk persons, also coincide with this strategy. Many of the City's programs and services are offered in coordination with other public, private and non-profit organizations. Non-housing programs that are part of the City's anti-poverty strategy are discussed below. For more information on these programs, see Section II.H under "Employment and Training."

## **K. Other Issues of Concern to HUD**

### **1. Anti-Displacement and Relocation**

During the reporting period, the programs involving acquisition or rehabilitation supported by the City utilizing HOME or CDBG funds were the Homeownership Assistance Program (HAP) and the Home Rehabilitation Loan Program (HRLP). None of these caused displacement of any tenants. The City generally avoids using federal funds in a manner that would result in displacement. The City avoids displacement in the HAP program by not assisting the purchase of renter-occupied (or recently renter-occupied) units unless it can be documented that the reason for the tenant's move is unrelated to the sale of the property. With regard to the HRLP, assistance is only provided to owner-occupants on a voluntary basis and does not result in permanent moves from the assisted properties.

## **2. Economic Development and Job Creation/Retention Using CDBG Funds**

A City allocation of CDBG funds made in a prior year continued to support the Microenterprise Loan Program administered by ECDC. During City FY 2012 an overall total of 83 Microenterprise loans, including 9 to Alexandria residents, were issued to small businesses, 49 jobs, including 14 Alexandria resident jobs, were retained in connection with the number of loans created, 124 jobs, including 24 Alexandria resident jobs, were created in connection with the loans completed, 112 jobs, including 19 Alexandria resident jobs, were filled by low-to-moderate income persons, and 107 loans, including 16 Alexandria resident loans, were actually completed.

# Section IV.

## Summary of CDBG and HOME Expenditures and HOME Requirements

### A. CDBG Expenditures Program Income

CDBG funds were used in the amounts shown in the chart below to address the Consolidated Plan priority needs. A more detailed description of the use of these monies appears in Section II, A-G, and in Appendix I.

CDBG Funds Used During City FY 2012			
Priority Need Category	CDBG Program(s)	Amount Expended	Percent of Total Expended
Extremely low-, low-, and moderate-income homeowners	Home Rehabilitation Loan Program	\$575,342	49%
Low- and moderate- income homebuyers	Homeownership Assistance Program	\$162,990	14%
Persons at Risk of Homelessness	Transitional Assistance Program, Eviction Storage Program, Winter Overflow Shelter	\$79,629	7%
Administrative Expenses (including Fair Housing)	Program Administration, Fair Housing Testing	\$263,692	23%
Extremely low-,low-, and moderate-income renters	RAMP(includes fees)	\$82,506	7%
<b>Total</b>		<b>\$1,164,159</b>	<b>100%</b>

During this reporting period, the City had a total of \$2,816,225 in CDBG funds available: \$1,142,519 in new entitlement grants, \$377,549 in program income, and \$1,296,157 carried over from prior years. An additional \$2,407 in client fees to offset expenditures for credit reports was used in conjunction with these monies to support the City’s CDBG-funded activities. Of the total CDBG funds available, \$1,164,159 was expended during the reporting period, leaving a balance of \$1,628,573. The level of CDBG expenditures is further discussed in Section V (“Self-Evaluation”) and in Appendix I.

#### 1. CDBG Expenditures and Accomplishments by Category of Activity

##### Public Services:

The City expended \$79,629 in CDBG funds on public service programs, which will continue in the next reporting period: Winter Shelter (284 persons assisted), Transitional Assistance Program (92 persons assisted), and the Eviction Storage Program (93 persons assisted).

**Housing Rehabilitation:**

- **Home Rehabilitation Loan.** The City expended \$575,342 in CDBG funds on the Home Rehabilitation Loan Program. There were 5 CDBG-funded loans completed and 9 loans were obligated during the reporting period. This activity will continue in the next reporting period.
- **Rental Accessibility Modification Program (RAMP).** The City expended \$82,506 in CDBG funds on the Rental Accessibility Modification Program which included architectural fees. There were 2 CDBG loans obligated during this period, and 1 loan completed. This activity will continue in the next reporting period with minimal funding.

**Homeownership Assistance:**

- **Homeownership.** The City expended \$162,990 in CDBG funds (including CDBG Program Income) for the HAP program, which provided 1 CDBG-funded loan. This activity will continue in the next reporting period with minimal funding.

**Fair Housing:**

- The City expended \$30,724 in CDBG funds for the Fair Housing Testing Program. Testing activities will continue in the next reporting period. Tests were performed by testing teams which included one African American and one White tester. No disparate treatment was found.

**Program Income:**

During the reporting period \$377,549 in CDBG program income was generated. The following programs received CDBG program income: Home Rehabilitation Loan Program (\$356,808), and Homeownership Assistance Program (\$20,741).

**B. HOME Expenditures, Program Income, and Matching Funds**

HOME FUNDS USED DURING CITY FY2012			
Priority Need Category	HOME Activities	Amount Expended	Percent of Total Expended
Low- and moderate -income homebuyers	Homeownership Assistance Program	\$983,797	63%
Administrative Expenses	HOME Administration	\$81,932	5%
Extremely low-, low, and moderate-income renters	HOF	\$494,447	32%
<b>Total</b>		<b>\$ 1,560,176</b>	<b>100%</b>

During this reporting period, the City had a total of \$2,887,976 in HOME Program funds available (\$2,392,410 in grant; \$336,635 in new matching funds; \$158,931 in program income). Of this total, \$1,560,176 in HOME funds was expended, (\$1,137,049 in entitlement grant funds, \$159,492 in program income, and \$263,635 in HOME matching funds), leaving a balance of \$1,511,098 in the HOME Funds accounts.

## **1. HOME Expenditures and Accomplishments by Tenure**

**Homeowners.** As noted below the majority of HOME funds were used for Homeownership activities.

**Low- and Moderate- Income Homebuyers.** The City expended \$983,797 to assist 21 first-time homebuyers through the HAP Program before program funds were depleted for the year. Expenditures included \$659,560 in HOME grant, \$159,347 in HOME program income, and \$164,890 in matching funds. This activity will continue in the next reporting period from program income funds.

**Renters.**

**Low- and Moderate- Income Renters.** The City expended \$494,447 to provide a rehabilitation loan to Brent Place Apartment Complex, which consists of 166 affordable HOME rental units, for rehabilitation. City expenditure included \$395,558 in HOME grant and \$98,889 in matching funds.

## **2. Affirmative Marketing of HOME Projects and Programs**

### **Affirmative Marketing of HOME Projects and Programs**

HOME-funded expenditures for City FY 2012 were primarily in the City's Homeownership Assistance Program (HAP). HAP and the locally funded Moderate Income Homeownership Program (MIHP) were marketed to potential homebuyers who live or work in the City of Alexandria through targeted outreach, such as English-as-a Second Language classes, a brochure and the Northern Virginia Housing Opportunities EXPO 2012 held in June 2012. Brochures were distributed at the Northern Virginia Housing Opportunities Expo, Office of Housing, offices and at other events, such as new employee orientations and the new teacher welcome event.

The Expo attracted approximately 600 renters, first-time homebuyers, as well as existing homeowners from throughout the Northern Virginia region. The Expo was marketed through print ads in the Washington Post, public service announcements on radio, and through on site banners and signage. Classes were held at the Expo in ten subject areas and in five languages; English, Spanish, Amharic, Vietnamese and Korean. Expo participants were provided with a variety of information on the homebuying process, preparing to rent, understanding credit, and affordable financing.

The City regularly conducted community-wide outreach and home purchase education in connection with its homeownership assistance programs. During the reporting period, this included targeted outreach to households with children, government and school employees and language minority populations, through attendance at English as a Second Language (ESL) classes, and new employee orientation sessions for City and school employees.

The Home Rehabilitation Loan Program (HRLP) was marketed through the distribution of program brochures at various locations throughout the City, and through a direct mailing to approximately

1,200 elderly and disabled people who were tax relief program participants. Outreach to the City's Division of Adult and Aging Services staff was also conducted during this review period.

### **3. Outreach to Minority and Women-owned Businesses**

**Analysis of participation by minorities and women and entities owned by the minorities and women in its HOME program.** As part of ongoing efforts by the Office of Housing to recruit minority and women contractors, the Office maintains a list of contractors and architects eligible to participate in federally-funded programs. Seventeen contractors have expressed an interest in participating in the City's HRLP. Of these seventeen, five of the contractors are male minority contractors. None of the contractors have female principals. There are five architects under contract with the City to provide architectural services to participants of the HRLP. None of the architects are minority or female owned firms.

**Statement of actions taken to improve performance in the use of minority- and women- owned businesses.** During this reporting period, the City's outreach efforts to recruit and hire minority and women owned businesses included the following activities:

- a. Working with various contacts to enhance lists of minority and woman contractors from the following agencies/organizations:
  - Alexandria Economic Development Partnership
  - Community Development Block Grant programs in the Metropolitan Washington Area
  - Purchasing Division of the City
- b. Routine contacts with new contractor companies, as they become known to the Office, with the intent to identify new minority and/or women contractors.
- c. Monthly meetings with architects that occur regularly as part of the Home Rehabilitation Loan Program and frequent contacts with other construction professionals during which staff request information with the intent to identify minority and women-owned businesses.

The City has a policy, implemented by its Purchasing Agent, to increase opportunities for participation of small, minority and women-owned firms in all aspects of procurement. Efforts made to implement the policy include education and outreach to inform potential firms of the City's procurement policies and developing solicitation lists that include qualified small and minority businesses. This written policy is included in the City's "Vendor Guide to Conducting Business with the City of Alexandria." The policy encompasses the Request for Proposal process used to obtain services needed to operate the City's housing programs, especially appraisal and legal services.

The 2004 "Alexandria Small Business Guide", published by the City, the Alexandria Chamber of Commerce, the Alexandria Chapter of the NAACP and the Small and Minority Business Task Force, Alexandria Small Business Development Center contains information on starting a business in Alexandria, City procurement procedures, business education resources, and information on how to access City departments.

### **C. Inspection of Affordable Rental Housing Assisted with HOME Funds**

During FY 2012, the Office of Housing performed annual monitorings on the Lacy Court Apartments, which was purchased by Alexandria Housing Development Corporation in FY 2011, and Community Lodgings, Inc. Elbert Avenue Apartments by evaluating initial rent, income, and tenant occupancy and conducting on-site HQS (Housing Quality Standards) inspections in accordance with HUD requirements. Lacy Court Apartments and Community Lodgings, Inc. both met the HOME Quality Housing Standards as required by HUD.

# Section V.

## Self-Evaluation

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CAPER guidelines require that the City evaluate its accomplishments in the context of the priorities and objectives, as well as the needs identified in the Consolidated Plan (and annual Action Plan updates), the City's overall experience with the administration of the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) programs, and the Consolidated Plan process. Using the number of units, number of persons assisted, incomes of those assisted and funds leveraged as program indicators when describing each of the City's respective program results, the City of Alexandria has made an impact on the identified community needs and addressed those primary goals indicated in the Consolidated Plan, as described below. For the current CAPER, the City is also required to provide an update on the status of its implementation of a performance measurement system.

### Performance Measurement System

The City has incorporated the HUD-required performance measures in the executive summary/Citizen Summary for FY 2012, which also includes highlighted and actual accomplishments during the second year of the Consolidated Plan Period. Through these measures the City and HUD will be able to gauge the effectiveness of housing and community development programs in meeting identified needs and be better able target resources as required by HUD. These performance measures were developed for the City's FY 2012 One-Year Action Plan and included both an objective category (Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities) and an outcome category (Accessibility/ Availability, Affordability and Sustainability). Although not required, the City has assigned HUD objective and outcome measures to many non-HUD funded activities.

The City's affordable rental and sales housing development initiatives are intended to provide decent affordable housing (HUD objective) for the purpose of producing affordability (HUD outcome). Progress through FY 2012, the second year of the 2011 - 2015 Consolidated Plan, reflects the following:

#### 1. Rental Assistance

- Through the City's affordable rental housing development initiatives, 176 rental housing units in two complexes were preserved to serve low-income households. Also, 14 James Bland Replacement units were purchased and rehabbed at scattered sites to serve income-eligible households.

#### 2. Homeownership Assistance

The City has made great progress in achieving affordability (HUD outcome measure) of homeownership opportunities, as described below:

- During the second year of the Five-Year Consolidated Plan period, the City assisted 30 low- and moderate-income households (meeting 160% of the annual goal) under the Homeownership Assistance Program (HAP). In the Employee Homeownership Incentives Program (MIHP), the City met 100% of the annual goal and by assisting 8 income-eligible households.
- In support of the City's efforts to provide affordable homeownership opportunities, the homeownership counseling component of the City's HAP and MIHP programs continued during City FY 2012, and 151 potential first-time homebuyers received training through the Alexandria Homeownership Training Course during the program year. The City continued its efforts to educate potential homebuyers through increased staff time allocated to its Individual Counseling Sessions. In addition, the City provided foreclosure prevention counseling and currently has access to counseling resources through its third party contract with Housing Counseling Services.

### **3. Home Rehabilitation Assistance**

Rehabilitation continues to be a primary strategy for assisting extremely low-, low- and moderate-income homeowners to remain in their homes, and is intended to achieve the HUD outcome measures of affordability and sustainability. During FY 2012, the City did well in accomplishing 100% of its year objective by granting 9 loans. The City did moderately well in completing rehabilitation work for 5 extremely low-, low- and moderate- income households, a 55% accomplishment, with 5 addition projects in progress. Staff will continue outreach in FY 2012 and will continue to target energy efficiency measures, including home weatherization services for lower-income homeowners.

### **4. Homelessness Prevention and Assistance**

The City continued to provide assistance to homeless persons and persons threatened with homelessness, placing a particular priority on the prevention of homelessness, outreach efforts and the provision of transitional housing for families and persons with special needs and permanent supportive housing. Most of the City's activities for homeless persons and persons at risk of homelessness provide for decent affordable housing (HUD objective) designed to produce affordability (HUD outcome). Performance has been varied among the City's activities to assist these households:

- The shelters met 100% of the annual goal by maintaining 159 beds, including ALIVE! House (14 beds), Carpenter's Shelter (80 beds), and Alexandria Community Shelter (65 beds).
- Women's Shelter continued to provide 17 beds during FY 2012 while providing emergency shelter to 111 victims, from 61 households, of domestic violence and achieving 110% of the annual objective.
- The CDBG-funded Transitional Assistance Program (TAP) assisted 33 homeless households residing in shelters with budget/housing counseling and financial assistance to move into affordable housing. During the reporting period, a number of clients projected to use the service under the TAP program requested service under the Rapid Re-Housing program, thus causing a 83% accomplishment of the TAP objective.
- The CDBG-funded Eviction Assistance and Furniture Storage Program exceeded the annual goal at 103% by assisting 93 persons from 34 households facing eviction with

transportation and up to 60 days of storage, while the CDBG-funded Winter Shelter accomplished 93% of its goal in assisted 285 persons living outside from serious health hazards exposures.

- The City's Homeless Intervention Program (HIP) did extremely well in accomplishing 115% of the annual goal by assisting 257 people from 91 households facing immediate eviction or foreclosure due to circumstances beyond their control.

## **5. Special Needs, Non-Homeless Housing and Supportive Services**

The City continued to provide assistance to non-homeless persons with special needs and is committed to providing a suitable living environment (HUD Objective) to produce affordable/ accessible housing (HUD Outcome) and supportive services for individuals and families with special needs.

- The City did very well in relieving the housing cost burden for income-eligible elderly and /or disabled homeowners. During the reporting period, the Department of Community and Human Services achieved 120% of its annual objective by providing financial assistance to 101 households through the Rent Relief Program. The Real Property Tax Relief Program operated by the City Finance Department also did very well in obtaining 106% of the annual objective by providing forgiveness or deferrals of real property taxes to 1,302 households.
- The Department of Community and Humans Services' Mental Health, Intellectual Disabilities and Substance Abuse division provided 21 permanent and supportive housing units to 51 low-income persons with mental health, intellectual disabilities, and/or substance use disorders. The Department also maintained its annual goal of providing 12 new permanent supportive housing beds in 3 housing units and assisted 18 homeless or chronically homeless households during the reporting period.

# Section VI.

## Public Participation Process and Citizens Comments

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The Consolidated Annual Performance and Evaluation Report was made available to the public for review and comment from September 13 through September 28, 2012. A total of 300 emails and 15 mail outs of the CAPER Citizen Summary were sent to organizations and individuals, including organizations listed in the City's Citizen Participation Plan, as well as other organizations and individuals that have expressed interest in receiving the Consolidated Plan and related documents. A full version of the report could be reviewed on the City's Web site. Public notices were placed in two newspapers with local readership, one English-language and one Spanish-language. The notices included information on the public hearing, how to get copies of the CAPER, locations of the City libraries and the Office of Housing where copies were on file for public review, and how to make written comments. Copies of the public notices as printed in two newspapers are provided in Appendix IV. The City's Office of Housing sponsored a public hearing on September 24, 2012 to receive public comments on the Report, as well as to receive input concerning the development of the FY 2014 Annual Action Plan.

No comments on the CAPER were made during the public hearing period.

# APPENDIX I

## PERFORMANCE/FINANCIAL REPORTS

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT SUMMARY  
OF ACCOMPLISHMENTS

CDBG FINANCIAL SUMMARY REPORTS

APPENDIX 1, PART 1

CITY OF ALEXANDRIA, VIRGINIA  
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
 FOR PLAN YEAR 2011-2012

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
1	CDBG Program Administration	CDBG	\$292,136	\$215,794	\$76,342	N/A	N/A	NA

LOCATION: NA MATRIX CODE: 21A STATUS: COMPLETED\* REG CITE: 570.206  
 PROJECT DESCRIPTION: General management, oversight and coordination of Community Development Block Grant (CDBG) program-funded activities and programs.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: General management, oversight and coordination of Community Development Block Grant (CDBG) program-funded activities and programs.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	LOW	WHITE	BLACK AF/AM	ASIAN	ALASKAN	AM IND/ PAC ISL	HAWAIIAN/ HEADED	TOTAL
7/01/11	N/A											

7/01/11 N/A Not applicable to administrative costs.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
11	HOME Program Administration	HOME	\$113,479	\$81,932	\$31,547	N/A	N/A	NA

LOCATION: N/A MATRIX CODE: 21H STATUS: COMPLETED\* REG CITE: 570.206  
 PROJECT DESCRIPTION: General management, oversight and coordination of HOME program-funded activities and programs

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: General management, oversight and coordination of HOME program-funded activities and programs

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	LOW	WHITE	BLACK AF/AM	ASIAN	ALASKAN	AM IND/ PAC ISL	HAWAIIAN/ HEADED	TOTAL
7/01/11	N/A											

7/01/11 N/A Not applicable to administrative costs.

\* This project will continue during City FY 2013. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
2	Submission of Applications for Federal Programs	CDBG	\$34,020	\$17,174	\$16,846		N/A	N/A

LOCATION: N/A MATRIX CODE: 21C STATUS: COMPLETED\* REG CITE: 570.206

PROJECT DESCRIPTION: Funding for the preparation and submission of funding applications, required Federal reports and plans.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: Preparation and submission of funding applications, required Federal reports and plans.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	BLACK AF/AM	WHITE	ASIAN	AM IND/ALASKAN	HAWAIIAN/PAC ISL	FEMALE HEADED	TOTAL
7/01/11	N/A										

Not applicable to administrative costs.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #)	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
3	Fair Housing Testing Program	CDBG	\$58,060	\$30,724	\$27,336	N/A	N/A	NA

LOCATION: Citywide LOCATION: Citywide MATRIX CODE: 21D STATUS: COMPLETED\* REG CITE: 570.206

PROJECT DESCRIPTION: This program funded the testing of rental properties, mortgage lenders, and real estate companies in the City of Alexandria to identify any discriminatory practices in the rental housing market and the sales housing market(mortgage lending and real estate sales).

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: During FY 2011 a report on fair housing testing was submitted to City Council showing that no pattern of disparate treatment against families with children was found in any of the 67 rental apartment complexes tested. Expenditures of CDBG administrative funds for the Fair Housing Testing Program totaled \$48,438.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	BLACK AF/AM	WHITE	ASIAN	AM IND/ALASKAN	HAWAIIAN/PAC ISL	FEMALE HEADED	TOTAL
7/01/10	N/A										

Not applicable to administrative costs.

\* This project will continue during City FY 2013. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID	FUNDING	FUNDS	FUNDS	EXPENDED	BALANCE	TYPE	PROPOSED	ACTUAL
(IDIS ACTIVITY #)	PROJECT TITLE	SOURCES	AVAILABLE				UNITS	UNITS
5	Home Rehabilitation	CDBG	\$1,833,680	\$575,342	\$1,258,338	HOUSING UNITS	9	9
(593)	Loan Program							

LOCATION: Citywide MATRIX CODE: 14A STATUS: COMPLETED REG CITE: 570.202

PROJECT DESCRIPTION: Under the Home Rehabilitation Loan Program, eligible households may receive zero-interest, deferred payment rehabilitation loans with a construction cost limit of \$90,000. All loans must be repaid in full in 99 years; however, loans are immediately due and payable if the owner sells or transfers the property during this period of time.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: During the reporting period, loans were obligated to 9 households and granted to 9 household, and rehabilitation work was completed on 5 properties owned by extremely low-, low- and moderate-income households. CDBG expenditures included: CDBG funds \$218,534; and program income \$356,808

-----TOTAL NUMBER OF HOUSEHOLDS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM	BLACK AF/AM	ASIAN	AM IND/ALASKAN	HAWAIIAN/PAC ISL	Other	TOTAL	HEADED
7/01/11	Low/Moderate	2	3	4	3					9	6
	Housing										

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID	FUNDING	SOURCES	AVAILABLE	EXPENDED	BALANCE	TYPE	PROPOSED	ACTUAL
(IDIS ACTIVITY #)	PROJECT TITLE						UNITS	UNITS
4	Homeownership Assistance	CDBG	\$261,401	\$162,990	\$ 98,411	HOUSEHOLDS	18	22*
(592)	Program	HOME	\$1,029,307	\$983,797	\$ 45,510			

LOCATION: Citywide MATRIX CODE: 13 STATUS: COMPLETED REG CITE: 570.201(n)

PROJECT DESCRIPTION: The Homeownership Assistance Program provides homeownership opportunities for low- and moderate-income households. Eligible households may receive up to \$50,000 for downpayment and settlement cost assistance. Purchasers must provide a minimum of \$2,000 toward the required downpayment and settlement costs. Qualified purchasers of homes may also receive below-market interest rate mortgages through the Virginia Housing Development Authority. Program funds may be used to purchase single-family homes, condominiums, or shares in cooperatives. Program funds may also be used to acquire and rehabilitate properties for resale under this program.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The Homeownership Assistance Program assisted 30 (21 assisted with HOME funds, 1 assisted with CDBG funds, and 8 assisted with HTF funds) low- and moderate-income first-time homebuyers to purchase homes. The City expended a total of \$1,017,640 on the program which included: CDBG Funds - \$162,990; CDBG Program Income - \$20,741; HOME Funds \$659,560; HOME Program Income - \$159,347; HOME Match - \$164,890 \*22 Homebuyers assisted with federal funds.

-----TOTAL NUMBER OF HOUSEHOLDS ASSISTED-----

DATE FUNDED	NATIONAL OBJECTIVE	MATH	80%	MOD	LOW	EXTM	WHITE AF/AM	ASIAN	AM IND/ALASKAN	HAWAIIAN/PAC ISL	Other	TOTAL	HEADED
07/01/11	Low/Mod Housing	6	7	8	1	1	12	8	2			22	15

\* This project will continue during City FY 2013. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED PERSONS ACTUAL PERSONS  
 7 Eviction Assistance and Furniture Storage Program CDBG \$67,685 \$31,848 \$35,837 PEOPLE 90 93

LOCATION: Citywide MATRIX CODE: 05 STATUS: COMPLETED\* REG CITE: 570.201 (e)

PROJECT DESCRIPTION: This program provides for the transportation and storage of possessions of households that are about to be evicted and that lack a suitable place to store them. Possessions may be stored for up to 60 days, giving families additional time to find replacement housing. The Department of Community and Human Services' Center for Economic Support, Office of Community Services administers the program.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: During the reporting period, the eviction storage program assisted 93 persons from 34 households by providing transportation and storage of possessions for households that were being evicted and did not have permanent replacement housing.

-----TOTAL NUMBER OF PERSONS ASSISTED-----														
DATE	NATIONAL	EXTM	LOW	MOD	LOW	WHITE	AF/AM	ASIAN	ALASKAN	AM IND/	HAWAIIAN/	FEMALE		
FUNDED	OBJECTIVE	LOW	MOD	LOW	Non-H	Hisp	0	0	0	PAC	ISL	Other	TOTAL	HEADED
7/01/11	Low/Moderate	2	2	89	13	18	57	0	0	0	0	5	75	14
	Clientele						0	0	0	0	0	0	18	

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PROPOSED PERSONS ACTUAL PERSONS  
 8 Transitional Assistance Program CDBG \$87,516 \$27,781 \$59,735 PEOPLE 60 92

LOCATION: Citywide MATRIX CODE: 05 STATUS: COMPLETED\* REG CITE: 570.201 (e)

PROJECT DESCRIPTION: Provides emergency financial assistance to homeless or overcrowded low-income households who need an affordable residence in order to make the transition from emergency shelter to self-sufficiency. Assistance is provided in the form of one-half of the security deposit and one-half of the rent for up to three months. A member of the household must be employed and must earn enough money to qualify to rent an apartment. The Department of Community and Human Services' Center for Economic Support, Office of Community Services administers this program.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The Transitional Assistance Program provided security deposits and short-term emergency rent assistance to 33 extremely-low, low- and moderate income households, consisting of 92 persons.

-----TOTAL NUMBER OF PERSONS ASSISTED-----														
DATE	NATIONAL	EXTM	LOW	MOD	LOW	WHITE	AF/AM	ASIAN	ALASKAN	AM IND/	HAWAIIAN/	FEMALE		
FUNDED	OBJECTIVE	LOW	MOD	LOW	Non-H	Hisp	0	0	0	PAC	ISL	Other	TOTAL	HEADED
7/01/11	Low/Mod Clientele	0	1	91	4	1	87	0	0	0	0	0	91	18
							0	0	0	0	0	0	1	

\* This project will continue during City FY 2013. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED PERSONS	ACTUAL PERSONS
9	Winter Shelter	CDBG	\$20,000	\$20,000	\$0	PEOPLE	319	285
(596)								

LOCATION: Carpenter's Shelter; and St. Clement, Alfred St. Baptist, Fairlington United Methodist and Blessed Sacrament Churches  
 MATRIX CODE: 05 STATUS: COMPLETED\* REG CITE: 570.201(a)

PROJECT DESCRIPTION: The Winter Overflow Shelter program is coordinated by Carpenter's Shelter and serves 50 to 60 homeless single adults and families a night. The goal of the Alexandria Winter Overflow Shelter is to provide safe and dignified shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living outdoors presents serious health hazards through exposure. Working with the Department of Community and Human Services/ Mental Health, Intellectual Disabilities and Substance Abuse division, the program also tries to establish more traditional linkages to services from other providers to promote structure and stability in the lives of clients.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: The Winter Shelter provided shelter to 284 households consisting of 285 people.

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM LOW	TOTAL NUMBER OF PERSONS ASSISTED	WHITE	BLACK AF/AM	AM IND/ ALASKAN	HAWAIIAN/ PAC ISL	Other	TOTAL	FEMALE HEADED
07/01/11	Low/Mod Clientele	0	0	285	Non-H Hisp.	70 6	192 0	3 0	0 0	1 0	279 0	0 13

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID	PROJECT TITLE	FUNDING SOURCES	FUNDS AVAILABLE	FUNDS EXPENDED	BALANCE	TYPE	PROPOSED UNITS	ACTUAL UNITS
6	Rental Accessibility Modification Program (RAMP)	CDBG	\$138,234	\$82,506	\$55,728	HOUSEHOLDS	2	1
(595)								

LOCATION: City-wide MATRIX CODE: 14A STATUS: Funds Budgeted REG CITE: 570.202

PROJECT DESCRIPTION: This activity will provide grants for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: One CDBG-funded RAMP grant was completed during the program year. Funds expended included architectural fees.

DATE FUNDED	NATIONAL OBJECTIVE	MOD	LOW	EXTM LOW	TOTAL NUMBER OF PERSONS ASSISTED	WHITE	BLACK AF/AM	AM IND/ ALASKAN	HAWAIIAN/ PAC ISL	TOTAL	FEMALE HEADED
07/01/11	Low/Mod Clientele	0	0	1	Non-H Hisp.	0 0	1 0	0 0	0 0	1 0	1 0

\* This project will continue during City FY 2013. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE HOUSING UNITS PROPOSED UNITS ACTUAL UNITS  
 12 Housing Development HOME 68 LOW MOD 68 98 Non-Hisp. 8 83 WHITE AF/AM BLACK AM IND/ HAWAIIAN/ FEMALE  
 Assistance (620) \$1,928,488 \$494,447 \$1,434,041 ASIAN ALASKAN PAC ISL OTHER TOTAL HEADED 166

LOCATION: Citywide MATRIX CODE: 12 STATUS: Completed\* REG CITE: 570.201(m)

PROJECT DESCRIPTION: This activity will support the development and preservation of affordable rental and sales housing stock. Activities to be funded may include feasibility studies, pre-development, acquisition, rehabilitation and/or construction.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE. During the program year, the City expended \$494,447 in HOME funds which included \$395,558 in HOME Grant and \$98,889 in HOME match.

-----TOTAL NUMBER OF HOUSEHOLDS ASSISTED-----

DATE	NATIONAL	OBJECTIVE	MOD	LOW	LOW	EXTM	BLACK	AF/AM	ASIAN	ALASKAN	PAC ISL	OTHER	TOTAL	HEADED	FEMALE
7/01/11		Low/Moderate		68	98	Non-Hisp.	8	83	1	0	1	73	166	114	

Hisp.

-----ACCOMPLISHMENT DATA-----

CPS PROJECT ID (IDIS ACTIVITY #) PROJECT TITLE FUNDING SOURCES FUNDS AVAILABLE FUNDS EXPENDED BALANCE TYPE PERSONS PROPOSED PERSONS ACTUAL PERSONS  
 (522 ) Rapid Re-Housing Assistance HPRP \$51,769 \$51,769 \$ 0 PERSONS TBD 32

LOCATION: Citywide MATRIX CODE: 05 STATUS: Funds Budgeted REG CITE: 570.201(e)

PROJECT DESCRIPTION: This activity will provide assistance to renters in danger of losing their residences, as well as homeless individuals ready to relocate into permanent housing by providing rental and utility assistance, security deposits, moving costs, storage, credit repair/counseling services and case management to those individuals who fall within HUD's guidelines for HPRP funding.

PROGRAM YEAR ACCOMPLISHMENT NARRATIVE: Provided rental and utility assistance, security deposits, moving costs, storage, credit repair/counseling services and case management to those individuals who fall within HUD's guidelines for HPRP funding.

-----TOTAL NUMBER OF PERSONS ASSISTED-----

DATE	NATIONAL	OBJECTIVE	MOD	LOW	LOW	EXTM	BLACK	AF/AM	ASIAN	ALASKAN	PAC ISL	OTHER	TOTAL	HEADED	FEMALE
7/01/09		Low/Moderate		4	32	Non-Hisp.	4	27	1	0	0	0	31	4	
						Hisp.		0	0	0	0	0	0	1	

\* This project will continue during City FY 2013. However, the project status is shown as "Completed" for consistency with HUD's Integrated Disbursement and Information System (IDIS), in which the City closes out ongoing activities at the end of each year and re-opens them for the next year as new activities.

**COMMUNITY DEVELOPMENT BLOCK GRANT  
FINANCIAL SUMMARY, City FY 2012  
CITY OF ALEXANDRIA, VIRGINIA**

---

**Part I: Summary of CDBG Resources**

1.	Unexpended CDBG funds at end of previous period		\$1,296,157.37
2.	Entitlement Grant from HUD-7082		\$1,142,519.00
3.	Surplus Urban Renewal Funds		\$ 0.00
4.	Section 108 Guaranteed Loan Funds (Principal Amount)		\$ 0.00
5.	Program income received by	Grantee	Sub-recipient
		(COLUMN A)	(COLUMN B)
1.	Revolving Funds	\$377,549.21	
2.	Other (identify below)		
	Sheltered Homes Project		
	Total Program Income (sum of Columns A and B)		\$ 377,549.21
6.	Prior Period Adjustments (if negative, enclose in brackets)		
7.	Total CDBG Funds available for use during this report period		\$2,816,225.60

---

**Part II: Summary of CDBG Expenditures**

8.	Total expenditures reported on Activity Summary	\$1,164,160.08
9.	Total expenditures for Planning and Administration	\$ 263,692.08
10.	Amount subject to Low/Mod Benefit Calculation	\$ 900,468.00
11.	CDBG Funds used for Section 108 principal and interest payments	\$ 0.00
12.	Total expenditures	\$ 1,164,160.08
13.	Expenditure Balance (line 7 minus line 12)	\$ 1,652,065.52

---

**Part III: Low/Mod Credit This Reporting Period**

14.	Total Low/Mod credit for multi-family housing expenditures	\$	0.00
15.	Total from all other activities qualifying as low/mod expenditures	\$	900,468.00
16.	Total (line 14 plus line 15)	\$	900,468.00
17.	Percent benefit to low/mod persons (Line 16 divided by line 10)		100%

---

**Part IV: Low/Mod Benefit for Multi-Year Certifications  
(Complete only if certification period includes prior years)**

Program years (PY) covered in certification: Federal FY 2009, 2010, 2011

18.	Cumulative net expenditures subject to program benefit calculation	\$3,442,717.50
19.	Cumulative expenditures benefitting low/mod persons	\$3,442,717.50
20.	Percent benefit to low/mod person (Line 19 divided by line 18)	100%

---

**Part V. For Public Service (PS) Activities Only****Public Service Cap Calculation**

21.	Total PS expenditures	\$	79,629.00
22.	Total PS unliquidated obligations from CAPER	\$	0.00
23.	Sum of line 21 and line 22	\$	79,629.00
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	\$	0.00
25.	Net obligations for public services (line 23 minus line 24)	\$	79,629.00
26.	Amount of Program Income received in the preceding program Year	\$	371,878.02
27.	Entitlement Grant Amount	\$	1,142,519.00
28.	Sum of lines 26 and 27	\$	1,514,397.02
29.	Percent funds obligated for Public Service Activities (Line 25 divided by line 28)		5.25%

---

**Part VI: Planning and Program Administration Cap Calculation**

30.	Amount subject to planning and administrative cap (Grant amount from line 2 plus line 5)	\$1,520,068.20
31.	Amount expended for Planning and Administration (From line 9 above)	\$ 263,692.00
32.	Percent funds expended (line 31 divided by line 30)	17.35%

---

**FINANCIAL SUMMARY INFORMATION (CDBG)**

**A. CDBG PROGRAM INCOME RECEIVED**

1. (a) Homeownership Assistance Program loan repayments this period  
\$20,741
- (b) Home Rehabilitation Loan Program repayments this period total  
\$122,630
- (c) Low and Moderate Income Housing loan repayments this period total  
\$ 0
2. No float-funded activity.
3. Loan repayments in the Homeownership Assistance Program and the Home Rehabilitation Loan Program were in revolving accounts. The Low and Moderate Income Housing Program is no longer considered a revolving account.
4. Income was generated from the sale of property this reporting period.  
\$234,178 in ARHA repayment for Hopkins Tancil

**B. PRIOR YEAR ADJUSTMENTS**

**C. LOANS AND OTHER RECEIVABLES**

1. No float-funded activity.  
No float-funded activity.

(a) **OUTSTANDING LOANS**

Housing Rehabilitation - None

ARHA Housing Rehabilitation and other Housing Authority needs -  
None

(b) **DEFERRED OR FORGIVABLE LOANS - CDBG Only:**

Homeownership Assistance Program:  
132 \$4,126,603

Home Rehabilitation Loan Program:  
Loans to 174 households - balance due of \$6,191,834

The above loans are due and payable in 99 years from the date of execution, or upon sale of the property.

- (2) No CDBG-funded loans were written off during the reporting period.
- (3) The City does not currently have a lump sum drawdown agreement with a financial institution.

4. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON CAPER

Complete the following worksheet and submit with the attachment:

UNEXPENDED BALANCE SHOWN ON CAPER (Line 13)		\$1,652,065.52
ADD:		
LOC balance(s) as of CAPER Date	(9-12-11)	\$1,710,373.30
Cash on Hand		
Grantee Program Account		\$0.00
Sub-recipients Program Accounts		\$0.00
Revolving Fund Cash Balances		\$0.00
Section 108 Accounts (in contract)		\$0.00
SUBTRACT:		
Grantee CDBG Program Liabilities (Include any reimbursements due to the Grantee from program funds)		(\$ 58,307.78)
TOTAL RECONCILING BALANCE		\$1,652,065.52
UNRECONCILED DIFFERENCE		\$ 0.00

When grantee or sub-recipients operate their programs on a reimbursement basis, any amounts due to the grantees or sub-recipients should be included in the Program Liabilities.

**E. CALCULATION OF BALANCE OF UNPROGRAMMED FUNDS**

Amount of funds available during the reporting period from line 7		\$2,816,225.60
Add: Program Income expected to be received but not yet realized		\$ 0.00
SUBTOTAL		\$2,816,225.60
Deduct: Total budgeted amount		\$2,816,225.60
UNPROGRAMMED BALANCE		\$ 0.00

# **APPENDIX II**

## **OTHER HUD REPORTS**

HOME MATCH REPORT  
HOME PROGRAM ANNUAL PERFORMANCE REPORT  
HUD TABLES 1C & 2C

# HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 12/31/2012)

Match Contributions for  
Federal Fiscal Year 2011

## Part I Participant Identification

1. Participant No. (assigned by HUD) M-11-MC51-0501	2. Name of the Participating Jurisdiction CITY OF ALEXANDRIA	3. Name of Contact (person completing this report) MILDRILYN STEPHENS DAVIS
5. Street Address of the Participating Jurisdiction 421 KING STREET, SUITE 200		4. Contact's Phone Number (include area code) 703.746.4990
6. City ALEXANDRIA	7. State VIRINIA	8. Zip Code 22314

## Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 336,635
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$ 336,635
4. Match liability for current Federal fiscal year	\$ 336,635
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$ 0

## Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
585	6/30/12	5,178.56						5,178.56
587	6/30/12	9,700.00						9,700.00
599	6/30/12	4,762.63						4,762.63
600	6/30/12	8,469.28						8,469.28
601	6/30/12	10,469.28						10,469.28
602	6/30/12	10,469.28						10,469.28
603	6/30/12	10,469.28						10,469.28
604	6/30/12	10,469.28						10,469.28
605	6/30/12	10,226.62						10,226.62
606	6/30/12	10,469.28						10,469.28
607	6/30/12	8,469.28						8,469.28



# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	This report is for period (mm/dd/yyyy) Starting 7/12/2011	Ending 6/30/2012	Date Submitted (mm/dd/yyyy) 9/28/2012
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## Part I Participant Identification

1. Participant Number M-11-MC51-0501	2. Participant Name City of Alexandria	3. Name of Person completing this report Mildrilyn Stephens Davis	4. Phone Number (Include Area Code) 703.746.4990	5. Address 421 King Street, Suite 200	6. City Alexandria	7. State VA	8. Zip Code 22314
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## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period \$129,147	2. Amount received during Reporting Period \$59,984	3. Total amount expended during Reporting Period \$189,131	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 0
--	--	---	---	--

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	0				
2. Dollar Amount	0				
B. Sub-Contracts					
1. Number	0				
2. Dollar Amount	0				
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	0				
2. Dollar Amount	0				
D. Sub-Contracts					
1. Number	0				
2. Dollar Amounts	0				

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	0
2. Businesses Displaced	0	0
3. Nonprofit Organizations Displaced	0	0
4. Households Temporarily Relocated, not Displaced	0	0

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0	0	0	0	0	0
6. Households Displaced - Cost	0	0	0	0	0	0

**HUD Table 1C**  
**Summary of Specific Housing/Community Development Objectives**

<b>Obj #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/ Objective*</b>
<b>Homeless Objectives</b>						
1 Emergency Shelters	Continue to provide beds for emergency shelter.	ESG, SSG, CDBG, City, and Private Funds	Beds	Annual: 178 5-Year: 178	FY2011: 176 FY2012:176	DH-1 SL-1
2 Winter Shelter	Continue to provide beds for Winter Shelter.	ESG, City, CDBG and Private	Beds	Annual: 67 5-Year: 67	FY2011: 67 FY2012:67	DH-1 SL-1
3 Transitional Housing	Continue to provide five transitional housing programs.	ESG, SSG; State; Private; and Client Fees	Units	Annual: 34 5-Year: 34	FY 2011: 36 FY 2012:36	DH-1 SL-2
4 Specialized Transitional-Permanent Housing	Provide 21 facility-based transitional/permanent housing units per year.	Federal Substance Abuse Block Grant; General Fund; State; Client Fees	Units	Annual: 21 5-Year: 21	FY 2011: 21 FY 2012:21	DH-1 SL-2
5 Safe Haven	Continue to provide permanent supportive housing for the chronic homeless.	Federal and City Funds	Beds	Annual: 12 5-Year: 12	FY 2011: 12 FY 2012:12	DH-1 SL-1 SL-2
6 Transitional Housing Program	Provide 60 homeless households residing in shelters or overcrowded situations with budget/housing counseling and emergency housing payments to move into affordable housing	CDBG	Households Assisted	Annual: 60 5-Year: 300 per year	FY 2011: 33 FY 2012:33	DH-1 SL-1
7 Eviction Storage Program	Provide for the transportation and up to 60 days storage of possessions of 50 households that are about to be evicted and that lack a suitable place to store such items	CDBG	Households Assisted	Annual: 50 5-Year: 280	FY 2011: 85 FY 2012:34	DH-1 SL-1
<b>Special Needs Objectives</b>						
1 Real Property Tax Relief	Relieve the housing cost burden for income-eligible elderly and/or disabled homeowners per year.	General Fund	Households Assisted	Annual: 1,510 5-Year: 1,510	FY 2011: 1200 FY 2012:1302	DH-2
2 RAMP	Support accessibility modifications in existing privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.	CDBG and HTF	Households Assisted	Annual: 3 5-Year: 15	FY 2011: 0 FY 2012: 3	DH-1 DH-2 SL-1 SL-2
3 Rent Relief	Relieve the housing cost burden for income eligible and/or disabled renters.	General Fund	Households Assisted	Annual: 80 5-Year: 80	FY 2011: 101 FY 2012: 99	DH-2
4 Mental Health Group Homes/Supervised Apartments	Continue to provide housing for persons with mental illnesses, intellectual disabilities or substance abuse problems	Federal, State, and City Fund	Units	Annual: 41 5-Year: 42	FY 2011: 41 FY 2012:41	DH-1
5 Assisted Living Facility	Develop or support the development of an assisted living facility which can accommodate elderly persons with incomes at or below HUD's moderate income limits	General Fund	One Facility	Annual: N/A 5-Year: 1	FY 2011: N/A FY 2012: N/A	DH-1 SL-1 SL-2

**HUD Table 2C**  
**Summary of Specific Housing/Community Development Objectives**

<b>Objective #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/ Objective</b>
	<b>Rental Housing</b>					
1 Public Housing	Preserve and maintain the existing supply of 1,150 public housing and replacement public housing units for households at or below HUD's moderate-income limits.	Public Housing	Units	Annual: 1,150 5-Year: 1,150	FY 2011: 1,150 FY 2012: 1,150	DH-2
2 Privately-Owned	Subject to the availability of resources, preserve and maintain the existing supply of privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits.	Federal, State, Local, and Private	Units	Annual: 2,543 5-Year: 2,543	FY 2011: 2,560 FY 2012: 2,560	DH-2
3 Section 8 Housing Choice Vouchers	Provide 1,906 tenant-based rental-housing subsidies to households that are at or below HUD's moderate-income limits.	Housing Choice Vouchers	Households	Annual: 1,634 5-Year: 1,634 per year	FY 2011: 1,597 FY 2012: 1,550	DH-2
4 Affordable Rental Initiative	Develop/preserve rental housing units affordable to households at or below the limit used for the Low Income Housing Tax Credit Program of 60% of area median income through new development or preservation of existing affordable market rate rental housing.	Federal, State, Local, Private, and Developer Contribution	Units	Annual: 20 5-Year: 100	FY 2011: 52 FY 2012: 176	DH-2
5 Affordable Rental	Secure affordable rental units in new developments.	Developer Contributions	Units	Annual: 10 5-Year: 50	FY 2011: 0 FY 2012: 0	DH-2
	<b>Owner Housing</b>					
1 HAP	Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing.	HOME, CDBG, and NSP, HTF	Units	Annual: 26 5-Year: 150	FY 2011: 28 FY 2012: 30	DH-2
2 MIHP and EHIP	Provide financial assistance to households meeting income and other eligibility criteria to secure ownership housing.	Housing Trust Fund	Units	Annual: 4 5-Year: 20	FY 2011: 6 FY 2012: 10	DH-2
3 Counseling	Educate prospective low- and moderate-income homebuyers on the home purchase process.	Housing Trust Fund	Households	Annual: 300 5-Year: 1,500	FY 2011: 156 FY 2012: 151	DH-2

**HUD Table 2C continued...**  
**Summary of Specific Housing/Community Development Objectives**

<b>Objective #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/ Objective</b>
4 Homeownership Set Aside	Secure affordable ownership units in new developments.	Developer Contribution	Units	Annual: 5 5-Year: 25	FY 2011: 0 FY 2012: 0	DH-2 DH-3
5 Home Rehabilitation	Provide no-interest rehabilitation loans to homeowner households with incomes at or below HUD's moderate-income limits.	CDBG and HOME	Units	Annual: 10 5-Year: 50	FY 2011: 7 FY 2012: 9	DH-2 DH-3 SL-2 SL-3
6 Rebuilding Together Alexandria	Improve living conditions for elderly homeowners with incomes at or below HUD's moderate-income limits occupying ownership units with physical defects and/or that are in need of accessibility modifications.	Housing Trust Fund and Private Funds	Household Served	Annual: 70 5-Year: 350	FY 2011: 86 FY 2012: 85	DH-2
	<b>Community Development</b>					
1 City Code	The City's Code Enforcement Bureau undertakes aggressive monitoring of properties throughout the City for compliance with building, fire and maintenance code.	City General Fund	Properties	Annual: 1 5-Year:	FY 2011: 0 FY 2012: 1	SL-3*
	<b>Infrastructure</b>					
1 T&ES	Improve pedestrian safety and provide better service at street crossings by providing countdown timers, accessible pedestrian signals and reducing vehicular phases to provide pedestrian intervals long enough for children, older adults and persons with disabilities. Pedestrian safety features shall be used at all signals to provide a better separation between vehicles and pedestrians.	City General Fund	Intersections in eligible areas (area benefit)	Annual: N/A 5-Year: 3	FY 2011: N/A FY 2012: N/A	SL-3*
	<b>Public Facilities</b>					
1 Parks & Rec.	Provide recreational and cultural programming to residents in areas of the City with high concentrations of households with incomes at or below HUD's moderate-income limits through the operation of three recreation centers.	City General Fund	Facilities	Annual: 3 5-Year: 3	FY 2011: 3 FY 2012: 3	E-03
	<b>Public Services</b>					
1 DHS	Provide job training to citizens including persons with incomes at or below HUD's moderate-income limits.	Federal, State, and Local	Persons	Annual: 4,250 5-Year: 4,250 per year	FY 2011: 4,605 FY 2012: 4,859	E-03
2 Fair Housing Testing	Continue to conduct fair housing testing to determine the presence of discrimination in the housing industry.	CDBG	Citywide	5 rounds of testing	FY 2011: 1 FY 2012: 1	SL-1

HUD Table 2C continued...  
Summary of Specific Housing/Community Development Objectives

Objective #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
3 Landlord Tenants Complaints	Continue to coordinate and present public education programs to improve public awareness and promote compliance with fair housing laws.  Conducts on-site fair housing training for real estate and property management professionals.	City	Citywide	Annual: 1,000  5-Year: 5,000	FY 2011: 1,176 FY 2012: 1,115	SL-1
	<b>Economic Development</b>					
1 Mt. Vernon	Encourage revitalization to provide employment and commercial opportunities in a manner to be in concept with the community's long-term vision.	Private	Mt. Vernon Avenue Area (area benefit)	N/A	FY 2011: N/A FY 2012: N/A	E-03
	<b>Neighborhood Revitalization/Other</b>					

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

\*Outcome/Objective Codes

# APPENDIX III

## MAPS

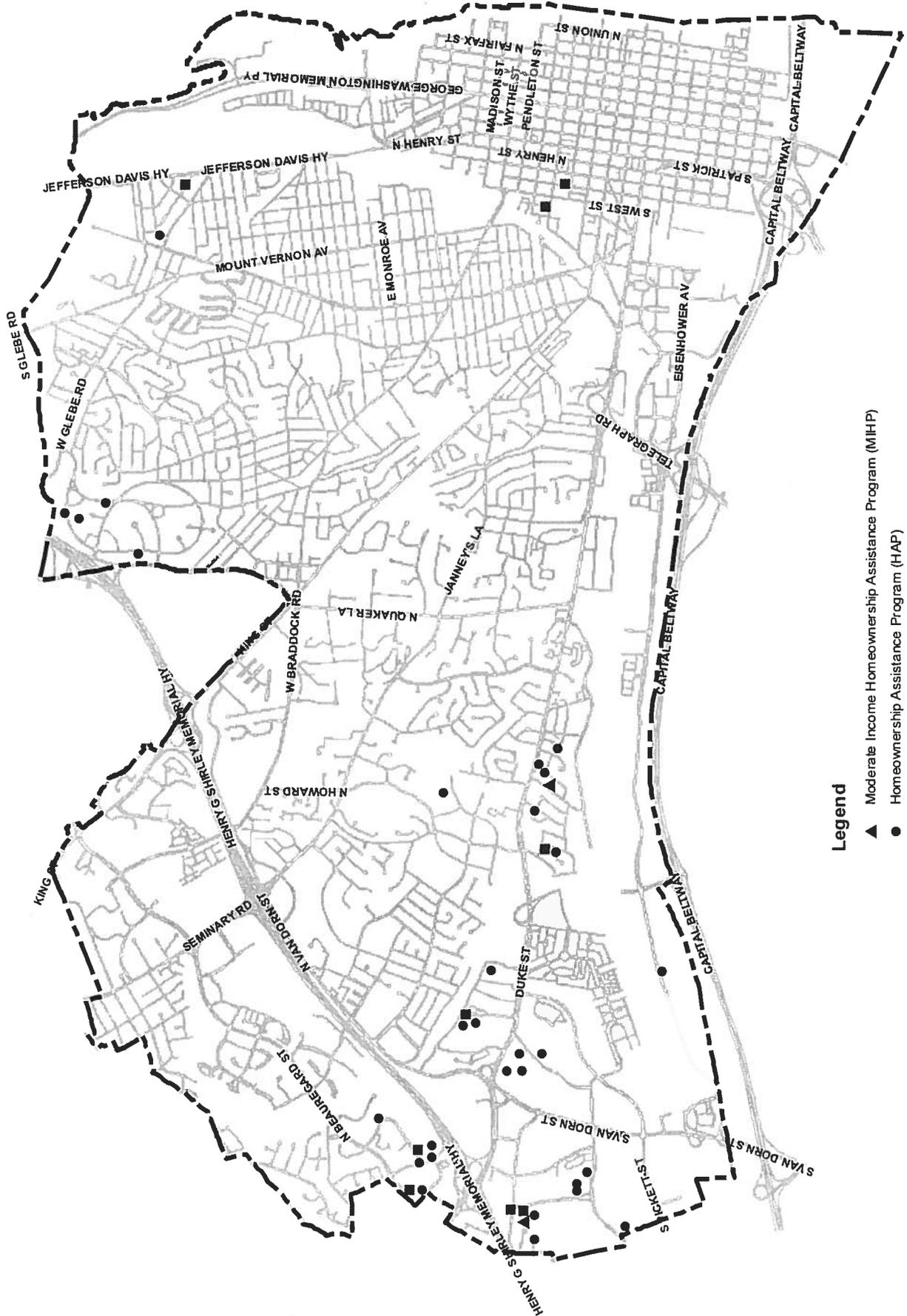
Figure 1 – LOW/MODERATE INCOME CENSUS BLOCK GROUPS

Figure 2 – GEOGRAPHIC DISTRIBUTION OF SELECTED HOUSING EXPENDITURES

Figure 3 – STATUS OF PLEDGED AFFORDABLE HOUSING UNITS AS OF JUNE 2012



Geographic Distribution of Selected Housing Expenditures



- Legend**
- ▲ Moderate Income Homeownership Assistance Program (MIHP)
  - Homeownership Assistance Program (HAP)
  - Home Rehabilitation Loan Program



**City of Alexandria, VA**  
**Status of Pledged Affordable Housing Units During 2012**



# APPENDIX IV

## PUBLIC NOTICE

Figure 1 – ENGLISH AD

FIGURE 2 – SPANISH AD



# The Examiner.

WASHINGTON

## CITY OF ALEXANDRIA, VA



### Notice of Public Hearing on Housing and Community Development

The City of Alexandria will hold a public hearing on Monday, September 24, 2012 for the purpose of obtaining public comments on two items: 1) the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the recently completed City FY 2012, and 2) the development of the One-Year Action Plan for City FY 2014. The public hearing will be held in City Hall, Sister Cities Conference Room at 301 King Street, Alexandria, Virginia, beginning at 6:00 p.m. The City will also accept written comments on these items through Thursday, September 27 at 6 p.m.

The City of Alexandria invites citizen comments on the draft CAPER, which describes progress made in carrying out the City's approved Consolidated Plan One-Year Action Plan during the recently completed fiscal year and assesses annual performance in relation to the priorities and goals established in that document. The CAPER identifies federal, state and local resources used, housing activities undertaken, and types and numbers of households assisted during the one-year period represented by City Fiscal Year 2012.

The City also invites public input on housing and development needs for the development of the One-Year Action Plan for the period July 1, 2013 to June 30, 2014, which will be submitted to the U.S. Department of Housing and Urban Development (HUD) in May 2013. The City's One-Year Action Plan identifies housing and community development activities to be undertaken to address local needs and priorities established in the five-year Consolidated Plan during a specified one-year period. The Action Plan submission will include the City's annual application for the CDBG and HOME Programs and will indicate the competitive grant programs for which the City may apply, or support applications made by other entities operating in the City.

Persons wishing to comment on the draft CAPER or provide input on the development of the Action Plan for City FY 2014 may do so in writing and/or by providing testimony at the public hearing to be held on Thursday, September 24, 2012. Staff from the City's Office of Housing and Department of Community and Human Services will be in attendance at the public hearing to receive public comments.

The draft CAPER will be available on the City's Web site (<http://alexandriava.gov/city/housing>), or may be reviewed or picked up at the Office of Housing, Suite 200, 421 King Street, Alexandria, VA from 8 a.m. to 5 p.m., Monday through Friday, beginning Thursday, September 13, 2012. Copies will also be available for review at the following City libraries:

BEATLEY CENTRAL LIBRARY:	5005 Duke Street, Alexandria
BARRETT BRANCH LIBRARY:	717 Queen Street, Alexandria
BURKE BRANCH LIBRARY:	701 Seminary Road, Alexandria
DUNCAN BRANCH LIBRARY:	2501 Commonwealth Avenue, Alexandria

Written comments may be sent or delivered to the Office of Housing, Suite 200, 421 King Street, Alexandria, Virginia 22314 or emailed to [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov). Written comments will be accepted until 5 p.m. on Thursday, September 27 2012. Comments received during this time period will, as appropriate, be addressed in the final CAPER and/or taken into account in the development of the Action Plan. Interested parties will have an additional opportunity to comment on the Action Plan when the draft documents are released in the spring.

For further information or request for reasonable accommodations, please call Cindy Metcalf at the Office of Housing at 703-746-4990 or TTY (703) 838-5056 for the hearing impaired.

September 13, 2012 738349



# CIUDAD DE ALEXANDRIA, VA

## Aviso de Audiencia Pública sobre Vivienda y Desarrollo Comunitario

La ciudad de Alexandria realizará una audiencia pública el lunes 24 de septiembre de 2012 con el propósito de recibir comentarios del público acerca de dos temas: 1) la versión preliminar del Reporte Anual Consolidado de Desempeño y Evaluación (CAPER) para el año fiscal (FY) 2012 que acaba de concluir, y 2) el desarrollo del Plan de Acción a un Año para el año fiscal 2014 de la Ciudad. La audiencia pública se realizará en el City Hall, Salón de Conferencias Sister Cities en 301 King Street, Alexandria, Virginia, a partir de las 6:00 p.m. La Ciudad también aceptará comentarios escritos sobre estos temas hasta el jueves 27 de septiembre a las 5 p.m.

La Ciudad de Alexandria invita a los ciudadanos a hacer sus comentarios acerca del CAPER preliminar, que describe el progreso logrado en la implementación del Plan Consolidado de Acción a un Año aprobado para la Ciudad, durante el año fiscal que acaba de concluir, y evalúa el desempeño anual frente a las prioridades y metas establecidas en ese documento. El CAPER identifica los recursos federales, estatales y locales utilizados, las actividades desarrolladas respecto a la vivienda, y los tipos y números de hogares asistidos durante el periodo de un año, representado por el Año Fiscal 2012 de la Ciudad.

La Ciudad también invita al público a aportar sus comentarios sobre las necesidades de vivienda y desarrollo para el desarrollo del Plan de Acción a un Año para el periodo del 1 de julio de 2013 al 30 de junio de 2014, que será presentado al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) en mayo de 2013. El Plan de Acción a un Año de la Ciudad identifica las actividades de vivienda y desarrollo comunitario que se desarrollarán para atender las necesidades y prioridades locales establecidas en el Plan de Acción Consolidado a cinco años durante un periodo específico de un año. La presentación del Plan de Acción incluirá la solicitud anual de la Ciudad para los programas CDBG y HOME e indicará los programas competitivos de subvenciones a los cuales la ciudad podrá aplicar, o las solicitudes de apoyo hechas por otras entidades que operan en la Ciudad.

Las personas que deseen hacer comentarios sobre el CAPER preliminar, o enviar sus opiniones sobre el desarrollo del Plan de Acción para la Ciudad para el año fiscal 2014, pueden hacerlo por escrito y/o presentando su testimonio en la audiencia pública que tendrá lugar el lunes 24 de septiembre de 2012. El personal de la Oficina de Vivienda y del Departamento Comunitario y de Servicios Humanos de la Ciudad asistirá a la audiencia pública para recibir los comentarios del público.

El CAPER preliminar estará disponible en el sitio web de la Ciudad, <http://alexandriava.gov/Housing>, o también se puede revisar o recoger en la Oficina de Vivienda (Office of Housing), Suite 200, 421 King Street, Alexandria, VA, de 8 a.m. a 5 p.m., de lunes a viernes, a partir del jueves 13 de septiembre de 2012. Habrá copias disponibles para revisión en las siguientes bibliotecas de la Ciudad:

BIBLIOTECA CENTRAL DE BEATLEY:	5005 Duke Street, Alexandria
BIBLIOTECA DE BARRETT:	717 Queen Street, Alexandria
BIBLIOTECA DE BURKE:	701 Seminary Road, Alexandria
BIBLIOTECA DE DUNCAN:	2501 Commonwealth Avenue, Alexandria

Los comentarios escritos pueden enviarse o entregarse en la Oficina de Vivienda (Office of Housing), Suite 200, 421 King Street, Alexandria, Virginia 22314, o enviarse por email a [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov). Se aceptarán comentarios escritos hasta las 5 p.m. del jueves 27 de septiembre de 2012. Los comentarios recibidos durante este periodo, se considerarán, según el caso, para el CAPER definitivo y/o se tendrán en cuenta para el desarrollo del Plan de Acción. Las partes interesadas tendrán una oportunidad adicional de hacer comentarios sobre el Plan de Acción cuando se publiquen los documentos preliminares en la primavera.

Para mayor información o para solicitudes razonables de acomodaciones especiales, favor llamar a Cindy Metcalf en la Oficina de Vivienda (Office of Housing) al (703) 746-4990, o al TTY (703) 838-5056 para personas con deficiencias auditivas

