

City of Alexandria, VA

Draft CFY 2018 Action Plan

For Housing and Community Development

Office of Housing

March 2017

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Alexandria Fiscal Year (CFY) 2018 Action Plan serves as the application for the Federal Fiscal Year (FFY) 2017 allocations of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships program funds. The CFY 2018 Action Plan covers the period beginning July 1, 2017 to June 30, 2018. It describes how City programs and activities will be carried out to promote the third year of the City's FY 2016- 2020 Consolidated Plan goals to address the housing and community development needs of the low- to moderate-income populations, homeless and special needs populations, and any target areas the City has identified. The U.S. Department of Housing and Urban Development (HUD) currently cannot provide grant amounts to the City; therefore, the grant numbers in this document are estimates. The City will adjust the estimates when HUD releases the CFY 2018 actual grant amounts. HUD requires entitlement grantees to submit an Annual Action Plan if they receive any of the four federal entitlement funds:

- Community Development Block Grant (CDBG) funds, used to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.
- HOME Investment Partnerships Program (HOME) funds, used to provide decent and affordable housing, particularly housing for low-and very low income households. HOME program activities include rehabilitating, acquiring, and/or developing rental or homeowners housing; also, used to provide rental assistance to low income households.
- Emergency Solutions Grant (ESG) funds, used to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; and prevent families and individuals from becoming homeless.
- Housing Opportunities for Persons living with HIV/AIDS (HOPWA) funds, used to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

The City is an entitlement grantee under the CDBG and HOME programs, but not under the ESG and HOPWA programs. However, the City and local nonprofits receive ESG funds through the Commonwealth of Virginia's allocation and HOPWA funds from a HUD allocation that is provided to the entire Washington, DC Metropolitan area.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City is required to use HUD's Performance Measurement System for all entitlement programs. These performance measurements include an objective/goal category (Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities), and an outcome category (Accessibility/Availability, Affordability and Sustainability). The purpose of performance measurement is to help entitlement communities better demonstrate program results, compare local outcomes to national performance, and inform their citizens and other stakeholders about the many positive outcomes of the investments made in the communities using federal, state, and local resources.

HUD's performance measurements have been incorporated into the City's FY 2018 Action Plan and can be found on page 22. The table shows the objective/goal and goal outcome to address the needs of Alexandria's low-and moderate-income renters, homebuyers, homeowners and homeless persons or persons at risk of homelessness. The needs are addressed by administering the City's CDBG and HOME-funded programs that serve households with incomes at or below 80% of HUD's area median income limits.

Through the Housing Opportunities Fund, which combines developer contributions, and local and federal funding, the City's FY 2018 Action Plan goals will continue to preserve and/or create affordable rental housing; improve living conditions/maintain affordability for low-income homeowners under the rehabilitation loan program; provide shelter for homeless persons under the Winter Shelter Program; provide homeless intervention and prevention services for persons who are homeless or at risk of homelessness under the Transitional Housing Program (TAP); provide accessibility modifications for disabled renters under the Rental Accessibility Modification Program (RAMP); provide affordable homeownership opportunities for first-time homebuyers under the Flexible Homeownership Assistance Program (FHAP); and provide fair housing testing to determine the presence of discrimination in the local housing market. The City will also continue to provide economic opportunities to create and sustain jobs for low- and moderate- income persons.

In addition, the City administers other programs and services funded through local, state, private or other federal monies to address the needs of its low -and moderate -income population. These programs and services are described in the Plan beginning on page 22.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City did very well in meeting its program goals to assist households with incomes at or below HUD's moderate-income limits during CFY 2016, the first year of the 2016-2020 Five-Year Consolidated Plan period. For example, it accomplished 211% of the TAP goal by providing security deposits and rental assistance to 41 at-risk homeless individuals; 128% of the FHAP goal by providing affordable ownership housing opportunities for 9 first-time homebuyers; 100% of the Housing Opportunities Fund goal by preserving 28 affordable housing units; 100% of the Eviction and Storage Program goal by assisting 15 households facing eviction with storage and emergency shelter; and 82% of the Winter Shelter Program goal by assisting 226 homeless households with seasonal shelter. The City also accomplished 54% of the HRLP goal by providing no-interest loans to 10 existing homeowners and 12% of the program's goal in completing 1 rehabilitation construction project. Due to delays in construction, most of the HRLP projects began at the end of the City's fiscal year and were completed during the following year. These projects will be reported during the next reporting period.

4. Summary of Citizen Participation Process and consultation process

During the fall of 2016, the City sponsored a public hearing to obtain citizen input on the development of the Draft CFY 2018 Action Plan. Notices of the public hearing were advertised in English through The Washington Post and in Spanish through the El Tiempo newspapers. The public hearing was advertised on the City's website and in the City's four public libraries, and the information was provided to interested parties through emails. Staff consulted with various City departments, nonprofit organizations and agencies to assess the housing, homeless, and community services needs of the City's extremely low- to moderate-income households. Consultations with staff were conducted through meetings, phone calls and or emails.

The Draft CFY 2018 Action Plan, which incorporates the Citizen Summary, are being made available to the public during the HUD-required, 30-day public comment period. Two additional public hearings will be conducted to obtain public comments on the developed Draft Plan: one to be held at the Alexandria Housing Affordability Advisory Committee meeting on April 20 and one to be held before the City Council on April 22. Notices of the spring public hearings and the availability of the Draft CFY 2018 Action Plan are placed on the City's website and in The Washington Post in English and El Tiempo in Spanish newspapers. In addition, notices are sent to the City's four public libraries, through the City's eNews, and to groups, agencies, and organizations that provide housing or services to low- and moderate- income Alexandrians. Comments are solicited from the City of Alexandria Partnership to Prevent and End Homelessness (the City's continuum of care partners), the Alexandria Redevelopment and Housing Authority, and other individuals or parties who had previously participated in the development of the Consolidated Plan or asked to receive information.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received during the Fall 2016 Public Hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Eric Keeler	Office of Housing
HOME Administrator	Eric Keeler	Office of Housing

Table 1 – Responsible Agencies

Narrative (optional)

The City's Office of Housing prepares the Five-Year Consolidated Plans and Action Plans. The Consolidated Plans are updated by developing the Action Plans and submitting them to HUD. The development of the CFY 2018 Action Plan was a joint effort with staff from the City's departments and local private and public organizations that provide affordable housing and homeless and community services to extremely low-to moderate-income households and persons with special needs. These departments and organizations included, but not limited to, the City's Department of Community and Human Services (DCHS); Alexandria Redevelopment and Housing Authority (ARHA); and the Partnership to Prevent and End Homelessness in the City of Alexandria.

The Office of Housing administers the CDBG and HOME programs and, upon City Council approval, and may award a portion of these funds through an application process to subrecipients in the form of grants or loans. Through partnerships, the City is able to preserve and create affordable housing or implement intervention and prevention services programs to assist low-income and homeless households. State, local, private, and other federal funds are expended in conjunction with the federal entitlement grants for housing and community development activities. The Office of Housing is also responsible for monitoring subrecipients to ensure compliance with all applicable program requirements.

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Alexandria used a variety of methods to consult with representatives from agencies, groups, organizations, and others who participated in developing the CFY 2018 Action Plan. The consultation methods consisted of emails, meetings, one-on-one interviews, and phone conversations.

A public hearing was held on September 22, 2016 to obtain input on the development of the CFY 2018 Action Plan. Notices of the public hearing and a request for input from the public was emailed to approximately 250 individuals, agencies and organizations that are listed on the City’s Interested Parties list and that have expressed interest in receiving Action Plan notices and related documents. A request for public input and notice of the public hearing was also placed in The Washington Post in English and El Tiempo in Spanish newspapers.

During April 2017, the City will hold two public hearings on the Draft CFY 2018 Action Plan, one at the Alexandria Affordable Housing Advisory Committee meeting held on April 20, and one before City Council on April 22.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), which functions as the Continuum of Care (CoC) group, collaborate with community providers to submit the annual HUD CoC Competition and the Virginia Department of Housing and Community Development Housing Solutions Grant applications to the appropriate agencies. Programs that are funded with these grants provide housing and services for individuals and families who are experiencing or at risk of homelessness. The HMIS lead agency, which is the City's DCHS, conducts an annual Point-in-Time (PiT) Count of sheltered and unsheltered persons experiencing homelessness on a designated night each January and includes the results in the applications. Data gathered during the PiT also provide The Partnership with information needed for appropriate allocation of homeless federal, state, and local funds.

Through memoranda of understanding, a system of care is coordinated between the homeless providers and institutions to prevent the discharge of persons into homelessness. These institutions include health care, mental health, foster care and youth facilities. Housing needs of these homeless persons are then assessed through the Centralized Assessment System, operated by DCHS, where appropriate placement is made with a homeless services provider.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As a member of The Partnership, the City's Office of Housing staff meets with the Partnership Governing Board members to determine the allocation of the Emergency Solutions Grant (ESG) funding and provides input on developing performance standards and policies and procedures governing the administration of the Homeless Management Information System (HMIS). ESG recipients are monitored and a report of program progress toward The Partnership's strategic plan goals is submitted to The Partnership members. The Partnership's Gaps & Needs Committee reviews HMIS data and monitors HMIS procedures. Funding may be reallocated as needed.

ESG Allocation. The City and local nonprofits receive ESG funds from the Virginia Department of Housing and Community Development (VDHCD) through a competitive grant process. In 2014, VDHCD issued a CoC collaborative application, combining the ESG, Homeless Solutions Grant, and the Homeless Prevention Program. Provider agencies within The Partnership collaborated to prepare and submit the competitive grant application, which demonstrated community needs and existing resources. Funding was awarded to the CoC group to continue its efforts to address homelessness while using such strategies as homeless prevention, rapid re-housing, and shelter operations, as well as data collection applicable to CoC planning and HMIS. As part of the funding allocation process, VDHCD encourages CoC input into allocation of all grant funding, including ESG.

Performance Standards and Outcomes. The Partnership members have adopted written performance standards and outcomes for ESG-funded programs such as the rapid rehousing, emergency shelter, and homeless prevention programs. Quarterly reports partially generated through HMIS are submitted to VDHCD to provide program specific performance outcome information.

HMIS Policies and Procedures. The Partnership designated the City's DCHS as the HMIS Lead Agency. DCHS staff developed the HMIS Policy and Procedures manual, which the Partnership approved. Members of The Partnership that receive federal or state funding to provide homeless services are required to meet the minimum HMIS participation standards as defined in the manual.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1. Agency/Group/Organization	The Partnership to Prevent and End Homelessness in the City of Alexandria
Agency/Group/Organization Type	Services-homeless
What section of the Plan was addressed by Consultation?	Section AP-10 and Section AP-65.
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Partnership members were consulted through email and phone call conversations and through a Partnership meeting. Members were consulted to describe efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. Members were also consulted to determine how the City will allocate its ESG funds, develop performance standards and evaluate outcomes of projects and activities assisted by ESG state funds, and to determine the development of funding, policies and procedures for the operation and administration of HMIS. Members were consulted to determine the CFY 2018 program objectives in meeting the needs of homeless persons identified in Section AP-20, and also to determine homeless and other special needs activities for CFY 2018 as identified in Section AP-65.
2. Agency/Group/Organization	Alexandria Redevelopment and Housing Authority
Agency/Group/Organization Type	Redevelopment and Housing Authority
What section of the Plan was addressed by Consultation?	Section AP-60 (Public Housing)
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ARHA staff were consulted by phone call conversations and emails to determine its actions to address the needs of public housing current and future residents during CFY 2018, and also to determine how the agency would plan to encourage residents to become more involved in management, participate in homeownership programs, and become self-sufficient.
3. Agency/Group/Organization	Office of Housing
Agency/Group/Organization Type	City

What section of the Plan was addressed by Consultation?	Sections AP-90 (Program Spent Requirements) and AP-55 (Affordable Housing Needs).
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Office of Housing staff were consulted through personal one-on-one conversations, phone calls, emails, and group meetings. The consultations were performed to determine Housing's CFY 2018 goals in meeting affordable housing needs for low- and moderate-income renters, homeowners, and homebuyers; preserving and developing affordable housing units in the City; and addressing fair housing issues.
4. Agency/Group/Organization	Department of Community and Human Services (DCHS)
Agency/Group/Organization Type	City
What section of the Plan was addressed by Consultation?	AP-10 (Consultation) and AP-20 (Annual Goals and Objectives)
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DCHS staff were consulted by phone call conversations, emails, and through The Partnership meetings--DCHS is the lead agency for The Partnership. DCHS was consulted to determine its actions to address the CFY 2018 needs of homeless persons and persons who are at-risk of becoming homeless.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Alexandria Redevelopment and Housing Authority (ARHA) Strategic Plan 2015-2020	Alexandria Redevelopment and Housing Authority	The Consolidated/Strategic Plan and ARHA goals both aim to meet affordable housing and related needs of the community.
Analysis of Impediment to Fair Housing Choice (AI)	City of Alexandria's Office of Housing	The AI and Consolidated/Strategic Plan acknowledge that in Alexandria, location, supply and accessibility of affordable housing are some of the greatest barriers to housing choice.
Strategic Plan to Prevent and End Homelessness in Alexandria (PPEH) 2014-2020	The City of Alexandria Department of Community and Human Services	The Strategic PPEH plan goals are to reduce and prevent homelessness and increase affordable housing. These goals are incorporated into the Consolidated/ Strategic Plan.
City of Alexandria Housing Master Pan 2013	City of Alexandria's Office of Housing	Some of the Housing Master Plan's initiatives are to identify zoning tools, land-use tools, and strategies to incorporate affordable housing into the development and redevelopment efforts in the City. These initiatives are also included in the Consolidated/ Strategic Plan.

City Council Strategic Plan 2017-2022	City of Alexandria	<p>The Consolidated/Strategic Plan and City Council Strategic Plan goals overlap as they both</p> <p>Support non-profits and ARHA to provide committed affordable housing by:</p> <ul style="list-style-type: none"> • Developing tools and strategies to create and maintain deeply subsidized committed affordable units; • Conducting Fair Housing Testing and Training; • Securing committed affordable housing through the development process; • Creating a comprehensive one stop workforce development shop; • Implementing strategies to execute federal, state, and local goals toward functionally ending chronic homelessness by the end of 2017; and • Identifying and supporting homeless youth and transitional age youth (18-24) in Alexandria by implementing best practices developed by The Department of Housing and Urban Development and partnering with The Alexandria City Public Schools and Health Department.
The Strategic Plan on Aging, 2013-2017	City of Alexandria's Department of Community and Human Services	A goal for the Consolidated/Strategic Plan and the Strategic Plan on Aging is to increase safe, decent and affordable housing opportunities for very low-income elderly and frail elderly residents of the City of Alexandria.
The Metropolitan Washington Council of Governments Region Forward Plan (MWCOG)	MWCOG	The Region Forward Plan focuses on helping the Metropolitan Washington region meet future challenges in creating affordable housing as well as maintaining aging infrastructure. Meeting the challenges to create affordable housing is also a goal listed in the Consolidated/ Strategic Plan.

Beauregard Small Area Plan	City of Alexandria	A goal indicated in the Plan is to ensure that over time, at least 32% of the existing 2,475 market affordable units to be demolished, are replaced with new and existing committed affordable and workforce units. The Consolidated/Strategic Plan is to promote and preserve affordable units.
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Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Alexandria’s Citizen Participation Plan is designed to ensure that Alexandria’s low-and moderate-income residents have an understanding of their role in the development, implementation, and assessment of housing and community development activities, and to encourage their participation in the development of the Action Plans.

Each fall, the City sponsors a public hearing to obtain the citizens’ input on the development of the upcoming Action Plans. During the early spring, the draft Action Plans are made available to the public for the HUD-required, 30-day public comment period, during which the plans can be accessed through the City’s website at alexandriava.gov/Housing and at four City public libraries. The City also provides a public hearing notice along with a Citizen Summary of the Action Plans to agencies, organizations and individuals listed on the City’s Interested Parties List. The Interested Parties List includes those who have expressed interest in receiving notices or documents pertaining to the Action Plans. During the spring, two additional public hearings are conducted, one by the Alexandria Affordable Housing Advisory Committee, and one by the Alexandria City Council.

Announcements of public hearings and the availability of the Action Plans are also published in two local area newspapers, one in English and one in Spanish. All public comments received are taken into consideration in the development of the Plans.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted broad community	Three public hearings scheduled. The first public hearing was held on September 22, 2016, the second is scheduled for April 20, and the third is scheduled for April 22.	No public comments were received from the public hearing on September 22.	n/a	alexandriava.gov / Housing
2	2 nd Public Meeting	Non-targeted broad community	Scheduled for April 20			
2	Other- Newspaper article	Non-targeted broad community				
3	E-mail Outreach	Interested Parties 250 emails				
4	3 rd Public Meeting	Non-targeted broad community	Scheduled for April 22			

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin Planning Economic Development Housing Public Improvements Public Services	\$805,594	\$250,000	\$360,000	\$ 1,415,594	This will be generated by the system.	CDBG funds will be used to support community development programs for low-to moderate-income households. Programs include: Home Rehab Loan Program (will serve 8 households in CFY 2018; Winter Shelter program (will serve 301 homeless persons in 278 households in FY 2018); and the Transitional Assistance Program (will serve 117 individuals in 47 households in FY 2018).
HOME	Public – Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$394,597	\$100,000	\$0	\$495,597	This will be generated by the system.	HOME funds will be used to serve persons with low-and moderate-incomes. Programs include Flexible Homeownership Assistance Program (will serve + households in FY 2018); and development or preservation of affordable units through acquisition/rehabilitation or new construction (will develop or preserve 5 housing units in FY 2018).

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME match requirements will be satisfied with local City General Funds. HOME match for CFY 2018 is anticipated to be \$93,750. The City receives ESG from the state. Match requirements for ESG will be satisfied with City General Funds, private resources, and volunteer hours.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

A number of recommended policies and actions in the form of principles, goals, strategies, tools, and funding strategies are noted in the City’s Housing Master Plan. One recommendation is to establish a policy to maximize public land for the development of affordable housing on City-owned land. This tool will continue to be studied during the Consolidated Plan years.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

The following table shows the amount of funds expected to be available in year one of this Consolidated Plan and the subsequent four years.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (formula grants)	Goal Outcome Indicator
1	Preserve and/or Create Affordable Rental Housing	2017	2018	Affordable Housing	City of Alexandria	Renter households with incomes at or below 60% AMI	HOME: \$375,000	Rental Units developed or preserved: 5
2	Provide Affordable Ownership Housing Opportunities	2017	2018	Affordable Housing	City of Alexandria	First-time homebuyers with incomes at/below 80%AMI	CDBG PI: \$50,000 HOME PI: \$100,000	Direct Financial assistance to Homebuyers: 2 Households
3	Improve living Conditions/ Maintain Affordability	2017	2018	Affordable Housing	City of Alexandria	Existing homeowners with incomes at/below 80% AMI	CDBG: \$513,937; CDBG PI: \$200,000	Homeownership Housing Rehabilitated Housing Units: 8
4	Provide Shelter Facility for Homeless Households	2017	2018	Homeless	City of Alexandria	Persons who are homeless	CDBG: \$20,000	Homeless Persons Overnight Shelter: 301 Persons Assisted (278 households)
5	Homeless Intervention and Prevention Services	2017	2018	Homeless	City of Alexandria	Persons who are homeless/at risk of homelessness	CDBG: \$50,000	Homelessness Prevention: 117 Persons Assisted (47 households)
6	Homeless Intervention and Prevention Services	2017	2018	Homeless	City of Alexandria	Persons who are homeless/at risk of homelessness	CDBG: \$1,200 Carryover	Persons Assisted: 45 individuals (20 households)
7	Provide Accessibility Modifications for Renters	2017	2018	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Disabled renter households at or below 80% AMI	CDBG: \$28,750	Other: 1
8	Provide Fair Housing Testing	2017	2018	Fair Housing	City of Alexandria	Disabled renter households at or below 80% AMI	CDBG: \$21,864	Other: 1 Round Testing
9	Planning and Administration	2017	2018	Affordable Housing	Citywide	Planning and Administration	CDBG: \$153,043; HOME: \$20,597	Other:
10	Economic Development	2017	2018	Economic Development	Citywide	Economic Development (ECDC EDG)	CDBG:	Jobs Created: 15 Jobs Retained: 22

Table 6 – Goals Summary

1	Goal Name	Preserve and/or Create Affordable Rental Housing
	Goal Description	Through the Housing Opportunities Fund, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for the use in approved acquisition, rehabilitation, pre-development, development, and construction projects.
2	Goal Name	Improve Living Conditions/Maintain Affordability
	Goal Description	Under the Home Rehabilitation Loan Program, eligible households may receive zero-interest, deferred payment rehabilitation loans up to \$135,000 for non-condominiums and \$75,000 for condominiums to cover construction costs. All loans must be repaid in full in 99 years; however, loans become immediately due and payable if the property is sold or transferred during this time period.
3	Goal Name	Provide Shelter Facility for Homeless Households
	Goal Description	Through the Winter Shelter program, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related to conditions such as hypothermia and frostbite during cold weather months.
4	Goal Name	Homeless Intervention and Prevention Services
	Goal Description	Under the Transitional Housing Program, the City will provide security deposit and rental assistance to households experiencing or at-risk of homelessness. Also, under the Eviction Storage Program, the City will provide assistance to households that have been evicted and lack a suitable place to store their possessions.
5	Goal Name	Provide Accessibility Modifications for Renters
	Goal Description	Through the Rental Accessibility Modification Program, the City 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.
6	Goal Name	Provide Fair Housing Testing

	Goal Description	The City will conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
7	Goal Name	Planning and Administration
	Goal Description	The City will perform general management, oversight, and coordinate all HOME program-funded activities and programs.
8	Goal Name	Provide Affordable Ownership Housing Opportunities

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

During CFY 2018, the City will assist extremely low- to moderate-income families who meet HUD’s existing income limits by providing down payment and/or closing cost to 2 households for the purchase of previously assisted, resale-restricted units in the City. Affordable housing will be provided to low- to moderate-income families through the preservation and development of 5 affordable housing units in the City.

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of the eligible CDBG and HOME projects that will take place during the program year to address the City's priority needs. Specific objectives are detailed in the individual project descriptions below.

Projects #	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	Submissions & Applications for Federal Program/Public Information
4	Fair Housing Testing
5	Flexible Homeownership Assistance Program (FHAP)
6	Home Rehabilitation Loan Program
7	Rental Accessibility Modification Program (RAMP)
8	Eviction Assist and Furniture Storage Program
9	Transitional Assistance Program (TAP)
10	Winter Shelter
11	Housing Opportunities Fund

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In 2014, City Council adopted the City's first Housing Master Plan (HMP), which examines current and future housing demands for various households, including those with low- to moderate-incomes and with limited housing options in the City. The unmet need for housing units to serve the very low income population is over 3,500 units. In addition, 4,000 households with mental and/or physical disabilities face affordable housing barriers. Comments received from the public during the development of the HMP showed great concerns for the lack of affordable housing in the City. During the development of the City's FY 2016-2020 Consolidated Plan, HUD data showed a large percentage of low-to moderate-income renters, homeowners and first-time homebuyers have an affordable housing need such as eliminating housing cost burdens or eliminating substandard housing problems. During CFY 2018, the City plans to continue investing federal funds in affordable housing projects that preserve and/or develop affordable housing units. The City also plans to invest federal funds into programs that help alleviate the financial burdens of homeowners so they can make the necessary repairs to their homes, invest into programs to prevent homelessness, and invest into programs that help first-time homebuyers purchase homes in the City.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	City of Alexandria
	Goals Supported	Planning and Administration
	Needs Addressed	General Management
	Funding	CDBG: \$147,043
	Description	General management, oversight, and coordination of all CDBG program-funded activities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	City of Alexandria
	Planned Activities	Provide general management, oversight, and coordination of all CDBG - funded activities and programs
2	Project Name	HOME Administration
	Target Area	City of Alexandria
	Goals Supported	Planning and Administration
	Needs Addressed	General Management
	Funding	HOME: \$20,597
	Description	General management, oversight, and coordination of all HOME-funded activities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	City of Alexandria
	Planned Activities	Provide general management, oversight, and coordination of all HOME -funded activities and programs
3	Project Name	Submissions & Applications for Federal Program/Public Information
	Target Area	City of Alexandria
	Goals Supported	Planning and Administration
	Needs Addressed	General Management
	Funding	CDBG: \$6,000
	Description	Funding for the preparation and submittal of funding applications for required federal reports and plans.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	
	Planned Activities	Prepare and submit federal funding applications
4	Project Name	Fair Housing Testing
	Target Area	City of Alexandria
	Goals Supported	Provide Fair Housing Testing
	Needs Addressed	General Management
	Funding	CDBG: \$20,597
	Description	Test rental properties and realtors in the City to identify any discriminatory practices in the rental and sales housing market.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	City of Alexandria
	Planned Activities	Ensure one round of testing of rental properties or realtors in the City to identify any discriminatory practices in the rental and sales housing market
5	Project Name	Flexible Homeownership Assistance Program (FHAP)
	Target Area	City of Alexandria
	Goals Supported	Provide Affordable Ownership Housing Opportunities
	Needs Addressed	First-time homebuyers with incomes at/below 80% AMI
	Funding	\$150,000 (CDBG Program Income -\$50,000; HOME Program Income-\$100,000)
	Description	Provide downpayment and closing cost assistance to eligible first-time homebuyers for the purchase of previously assisted resale-restricted units and for special projects through deferred-payment second trust loans.
	Target Date	July 1, 2017-June 30, 2018
	Estimate the number and type of families that will benefit from	2 moderate-income families

	the proposed activities	
	Location Description	City of Alexandria
	Planned Activities	Assist 2 eligible first-time homebuyers with downpayment and closing cost for the purchase of previously assisted resale-restricted units
6	Project Name	Home Rehabilitation Loan Program
	Target Area	City of Alexandria
	Goals Supported	Improve Living Conditions/Maintain Affordability
	Needs Addressed	Existing homeowners with incomes at/below 80% AMI
	Funding	\$1,073,937 (New CDBG - \$513,937; CDBG Carryover - \$360,000; Program Income - \$200,000)
	Description	Provide no-interest, deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities; includes energy efficiency improvements
	Target Date	July 1, 2017-June 30, 2018
	Estimate the number and type of families that will	8 low- and moderate-income families

	benefit from the proposed activities	
	Location Description	City of Alexandria
	Planned Activities	Assist 8 low- and moderate- income homeowners by providing no-interest deferred payment loans for home rehab to bring homes into compliance with the International Property Maintenance Code.
7	Project Name	Rental Accessibility Modification Program (RAMP)
	Target Area	City of Alexandria
	Goals Supported	Provide Accessibility Modifications for Renters
	Needs Addressed	Disabled renter households with incomes at or below 80% AMI
	Funding	CDBG: \$28,750
	Description	This program provides 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.
	Target Date	July 1, 2017 - June 30, 2018
	Estimate the number and type of families that will	1 low- to moderate-income disabled family renter

	benefit from the proposed activities	
	Location Description	City of Alexandria
	Planned Activities	Provide assistance to 1 disabled family household renter to make accessible modifications to their rental unit. 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.
8	Project Name	Eviction Assistance and Furniture Storage Program
	Target Area	City of Alexandria
	Goals Supported	Homeless Intervention and Prevention Services
	Needs Addressed	Persons who are homeless/at risk of homelessness
	Funding	CDBG: Carryover \$1,200
	Description	This program will provide assistance to households that have been evicted or about to be evicted to store their household possessions.
	Target Date	July 1, 2017-June 30, 2018

	Estimate the number and type of families that will benefit from the proposed activities	Assistance will be provided to 19 households (44 individuals) that have been or are about to be evicted and lack a suitable place to store their possessions.
	Location Description	City of Alexandria
	Planned Activities	This program will provide assistance to households that have been evicted or are about to be evicted to store their household possession.
9	Project Name	Transitional Assistance Program (TAP)
	Target Area	City of Alexandria
	Goals Supported	Homeless Intervention and Prevention Services
	Needs Addressed	Persons who are homeless/at risk of homelessness
	Funding	CDBG: 50,000
	Description	This program provides security deposit and rental assistance to households experiencing homelessness or at-risk of homelessness.
	Target Date	July 1, 2017-June 30, 2018

	Estimate the number and type of families that will benefit from the proposed activities	47 low- and moderate-income families (including 117 individuals) that are homeless or at risk of being homeless
	Location Description	City of Alexandria
	Planned Activities	This program will provide security deposit or rental assistance to 47 households that are experiencing homelessness or at-risk of becoming homeless.
10	Project Name	Winter Shelter
	Target Area	City of Alexandria
	Goals Supported	Provide Shelter Facility for Homeless Households
	Needs Addressed	Persons who are homeless
	Funding	CDBG: \$20,000
	Description	This program provides seasonal shelter to homeless households, along with workshops and linkages to community services, from November 1 to April 15, to protect them from outside exposure-related conditions such as hypothermia and frostbite during cold weather months.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	278 homeless households and 301 individuals
	Location Description	City of Alexandria
	Planned Activities	278 homeless households will have access to shelter, along with workshops and linkages to community services, from November 1 to April 15, to protect them from outside exposure-related conditions such as hypothermia and frostbite during cold weather months.
11	Project Name	Housing Opportunities fund
	Target Area	City of Alexandria
	Goals Supported	Preserve and/or Create Affordable Rental Housing
	Needs Addressed	Renter households with incomes at or below 60% AMI
	Funding	HOME: \$375,000
	Description	Housing Opportunities Fund (HOF) supports the development of affordable sales and rental housing projects. Funds are provided to developers for activities such as acquisition, rehabilitation, predevelopment, development, and construction for affordable rental housing projects.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income renters with incomes at or below 80% AMI.
	Location Description	City of Alexandria
	Planned Activities	

Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
City	100%

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The CFY 2016-2020 Consolidated Plan needs assessment indicates that households with incomes 0-80% AMI have the greatest housing needs. These households are located in various areas of the City, including interspersed areas of minority concentration. Due to the dispersal of minority concentrations throughout the City, the geographic area to be served by programs supported with CDBG and HOME funds during CFY 2018 will be the entire City of Alexandria. Due to the City's small size and the fact that minority concentrations are located throughout the City, CDBG- and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration. However, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the City's Consolidated Annual Performance and Evaluation Report, minorities constituted over 80% of the CDBG and HOME beneficiaries for the program year ending June 30, 2016. Staff anticipates that minority persons or households will continue to constitute most of CDBG and HOME program beneficiaries during CFY 2018.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables below are based on the CDBG and HOME program goals expected to be accomplished during CFY 2018.

One Year Goals for the Number of Households to be Supported	
Homeless	278
Non-Homeless	67
Special-Needs	1
Total	346

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	5
Rehab of Existing Units	8
Acquisition of Existing Units	
Total	13

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

During CFY 2018, the City anticipates 278 homeless households will benefit for the Winter Shelter program, 47 households will benefit from the Transitional Assistance Program, 20 households will benefit from the Eviction Storage Program—persons who are at risk of homelessness—and 1 household will benefit from the Rental Assistance Modification Program.

The City also anticipates 5 affordable housing units will be preserved or created either through acquisition, rehabilitation, or new construction for households at or below 60% AMI under the Housing Opportunities Fund program, and 8 owner housing units will be rehabbed under the Home Rehabilitation Loan Program.

AP-60 Public Housing – 91.220(h)

Introduction

The Alexandria Redevelopment and Housing Authority (ARHA) offers 1,150 of Public Housing/ Replacement units to extremely low-to moderate-income households in the City. The City's and ARHA's primary objective for affordable rental units is to maintain the supply, at a minimum, of the 1,150 publicly-assisted rental units as required by Resolution 830.

Actions planned during the next year to address the needs to public housing

- Continue substantial rehabilitation of older public housing stock at unit turnover through the Capital Fund Program;
- Pursue opportunities to redevelop public housing through mixed-finance, mixed-income communities;
- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower-income and mixed-income developments;
- Continue Public Housing security improvements for safer Public Housing;
- Promote and implement best practices for social integration at existing and new mixed-income housing developments from lessons learned from previous endeavors;
- Improve economic opportunities and additional resources to support and expand ARHA's social service programs, and provide a solid infrastructure for future growth;
- Promote and encourage the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives;
- Continue to promote and implement programs to train and develop small businesses for ARHA residents, which helps to encourage self-sufficiency; and
- Continue to provide and/or attract supportive services to improve assistance toward residents' employability through interaction and negotiation with private and/or public agencies in the City of Alexandria.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Public Housing residents involved in management:

- Encourage residents to participate in the management of their communities and with ARHA. Bi-annually (unless needed more frequently), ARHA management holds regular, well attended (some meetings are mandatory) resident meetings for each Public Housing community. In these meetings, management discusses with the residents, new rules and regulations, as well as, any community specific issues. At each meeting, residents are encouraged to comment, make recommendations, and ask questions.

- Encourage residents to participate in management decisions via Public Housing resident surveys. This tool will continue to be used when ARHA management needs to assess resident's needs and interest in specific issues such as the redevelopment of Public Housing developments. After analyzing the data, ARHA will hold community meetings to discuss survey results.
- Encourage the ARHA Resident Association, Resident Association Board, and Ladrey Resident Council to comment on all ARHA Annual, Five-Year, and Administrative Plans. These three associations are independent organizations that elects their own officers and all serve as a liaison between Public Housing residents and ARHA management. Association representatives meet regularly with ARHA upper management to discuss Public Housing resident issues and concerns.

Homeownership:

Currently, only voucher holders may participate in ARHA's Homeownership Program. However, all families graduating from the Family Self Sufficiency program and all residents that are interested are encouraged to consider Homeownership. To facilitate this, ARHA continues to collaborate efforts with the City Office of Housing to use State SPARC funding from the Virginia Housing Development Authority and City's Down Payment Assistance program to further ARHA residents access to homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

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.

Each year, The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership) members participate in a HUD Continuum of Care (CoC) program competition to obtain grant funding for projects that provide housing and services to individuals and families experiencing homelessness. This grant opportunity requires the submission of a collaborative application for the funding of programs that fit within specific eligibility guidelines. The Commonwealth of Virginia has also adopted a collaborative process for all homeless service funding.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

During CFY 2018, the City's Department of Community and Humans Services (DCHS) will continue service delivery through outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services. Services in the City will continue to operate in conjunction with New Hope Housing, Inc., a private non-profit emergency shelter, the Alexandria Health Department, and Neighborhood Health. Through the Project for Assistance in Transition from Homelessness, DCHS will provide community-based outreach, mental health, substance abuse, case management and housing services to unsheltered adults with serious mental illness. Catholic Charities Christ House, in partnership with the City, will continue operating its food assistance program, in which it anticipates providing 60 meals a night/365 days of the year.

2. Addressing the emergency shelter and transitional housing needs of homeless persons

During CFY 2018, the City will provide the following emergency shelters and transitional housing programs to address the needs of homeless persons in the City:

Carpenter's Shelter Continuum of Care will provide 60 beds in its emergency shelter, and provide case management, community case management and supportive services to homeless families and single adults.

The Alexandria Community Shelter, a City-owned, emergency shelter operated by New Hope Housing, Inc., will provide 64 emergency beds to homeless individuals.

The Alexandria Women's Shelter, under DCHS, will provide emergency shelter to 67 households (50 women and 55 children) who are victims of domestic violence.

Carpenter's Shelter, Winter Shelter Program, through a contract with the City, will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect 278 households (301 individuals) experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

During CFY 2018, the City will also continue to support the housing and service needs of homeless persons and at-risk populations through the competitive Alexandria Fund for Human Services. The following agencies that receives these funds anticipates the following:

ALIVE! House will provide four housing units with 14 beds for transitional housing, as well as case management and other supportive services to help 6 families (20 persons), transition from homelessness to self-sufficiency.

Community Lodgings, Inc. will provide case management and other supportive services to help 6 homeless families (consisting of 30 persons) transition from homelessness to self-sufficiency.

Bridges to Independence is a scattered site permanent housing program serving both the Alexandria and Arlington communities. Under the program, 64 homeless persons in 20 families in Alexandria will receive rental subsidies through rapid re-housing funding provided by a Continuum of Care Competitive HUD grant for up to 12 months.

Christ House, a shelter and soup kitchen for men, will provide transitional services for up to six months for 42 men who are seeking to become self-sufficient, and will provide hot meals each night during the year.

Guest House will provide 17 transitional housing beds in a group home setting along with supportive services to help female ex-offenders re-entering the community after incarceration to transition to self-sufficiency.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through the City's continuum of care system, homeless persons can receive assessment for housing needs and referral to appropriate housing and services. Individuals and families who are at risk of homelessness may be able to avoid becoming homeless through prevention programs. Those who are literally homeless are assessed for appropriate housing and services and may be placed directly into permanent or transitional services. When emergency shelter is necessary, case management promotes

rapid housing and employment.

The following facilities and programs will be provided during CFY 2018 to help homeless persons make the transition to permanent housing and independent living:

New Hope Housing, Inc., a non-profit agency, administers the Rapid Re-housing Assistance program, through the Alexandria Community Shelter, to assist families and individuals who are experiencing homelessness become quickly re-housed and stabilized. It is anticipated that 45 households will receive rapid re-housing assistance in CFY 2018. New Hope Housing, Inc. also provides permanent shelter and comprehensive services to chronically homeless single men and women. During CFY 2018, the agency's objective is to maintain 13 permanent supportive housing beds to serve chronically homeless individuals.

Under the Homeless Prevention Program, the Centralized Assessment, located within the City's Department of Community and Human Services (DCHS), provides homeless prevention services. Prevention is the first strategy explored for an individual or family at risk of homelessness. Prevention funds may be used to pay rent arrears and/or utility arrears. Prevention staff may also provide interventions within the home to ease tension and enable individuals and families to remain housed.

The Transitional Assistance Program, funded with CDBG, provides security deposit and rental assistance to households experiencing or at risk of homelessness. The Program, administered by DCHS, is expected to assist 47 households, consisting of 117 individuals, during CFY 2018.

The Eviction Assistance and Furniture Storage Program, also funded with CDBG and administered by DCHS, provides furniture storage and emergency shelter referrals for eligible low-income households facing immediate eviction. It is anticipated that 19 households, consisting of 44 individuals, will receive assistance during CFY 2018.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Alexandria Continuum of Care (CoC), which is The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), has memoranda of understanding (MOU) with private and public care institutions and the criminal justice system, which are designed to keep individuals from being discharged into homelessness. Also, DCHS is required by state code to provide discharge planning services to individuals who are in state psychiatric hospitals. Policies are in place to ensure that adequate discharge planning takes place and housing options are available at discharge.

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a

transitional living plan that outlines goals and objectives in self-identified skill areas. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can continue to receive services to age 21 if they remain in school.

The following programs will be provided during CFY 2018 to help low-income persons avoid becoming homeless:

Prevention and Intervention Programs for the Homeless

The Rent Relief Program will provide financial assistance to income-eligible renters who receive no other rental subsidies, and who are 65 or older or have a complete and total disability.

Safe Haven, administered through the Alexandria Community Services Board, will continue to provide supportive housing and services for homeless or chronically homeless individuals with mental illness or co-occurring mental health and substance use disorders.

DCHS in conjunction with The Alexandria Community Services Board and Sheltered Homes of Alexandria (SHA) will provide permanent supportive housing for persons who are mentally ill and /or have substance use disorders.

Housing, Health, Social Services, Employment, Education, or Youth Programs for Low Income Individuals

The Rental Accessibility Modification Program will provide accessibility modifications to privately-owned units for 1 low-income disabled renter households.

The Flexible Homeownership Assistance Program will provide deferred-payment, second trust loans of up to \$50,000 for down payment and closing cost assistance to 6 income qualified, first-time homebuyer households, specifically for resale of previously assisted resale restrict units and special projects.

The Home Rehabilitation Loan Program will provide no-interest, deferred payment loans to 8 low- and moderate-income homeowners for home rehabilitation activities that include energy efficiency improvements, accessibility modifications, or code compliance.

The Alexandria Neighborhood Stabilization Program will provide funding to Rebuilding Together Alexandria to acquire, rehabilitate and sell 2 housing units to first-time, low-to moderate-income homebuyers.

Real Property Tax Relief Program will relieve the housing tax burden for about 1,381 income-eligible elderly and/or disabled homeowners.

The Northern Virginia Family Services will provide long-term Tenant Based Rental Assistance to 26 persons in Alexandria living with HIV/AIDS in the City.

Discussion

HUD allocation of HOPWA funds are provided to The Northern Virginia Regional Commission (NVRC). NVRC administers the funds to various agencies throughout the entire Washington, DC Metropolitan area. The anticipated one-year goal for Alexandria households that will receive HOPWA assistance are determined by the Northern Virginia Family Services.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	12
Tenant-based rental assistance	26
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	2
Total	40

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing are described below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

State Restrictions. The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing continues to be State restrictions prohibiting the City from requiring mandatory contributions of affordable housing in new developments, except where they are in exchange for bonus density. Currently, except for contributions in exchange for bonus density, all other contributions are voluntary.

The City's Office of Housing staff is developing an amendment to the Bonus Density Program (Section 7-700 of the Zoning Ordinance) for City Council review. The amendment proposes to increase the Program's bonus density limits from 20% to 30%, and allow an increase above 30% when appropriate, through small area plan updates to incentivize and maximize the production of affordable housing. In addition, staff will continue to implement the Housing Master Plan, which identifies several tools and strategies to eliminate barriers to affordable housing. Tools and strategies include establishing a development fee relief program, maximizing public land for affordable housing, and exploring opportunities to develop a Transfer of Developer's Right program.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

As noted in the City's Housing Master Plan, the City has identified programmatic, zoning and funding tools that could be implemented to address obstacles in meeting underserved needs and fostering and maintaining affordable housing. While several identified tools could be implemented immediately, some tools will require additional study, community processes, and changes to state law to enable the City to enact legislation to encourage or require affordable housing development. The following actions will be implemented during CFY 2018:

Actions planned to address obstacles to meeting underserved needs

The City's Office of Housing is the lead entity for ensuring that progress is made toward the goals and priorities established in the Consolidated Plan. Ongoing tracking of activities and programs will be provided through regular reporting of current and planned activities. The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER, which is prepared at the end of the City's fiscal year, will include information regarding the use of federal, state, local, and private funds to provide affordable housing, provide supportive services, and promote community development for extremely low- and moderate-income families.

The Office of Housing will also be responsible for ensuring that CDBG- and HOME- funded programs are administered in a manner consistent with program regulations. Subrecipients of CDBG or HOME funds will be subject to the requirements of a grant or loan agreement with the City, and will be required to submit progress reports to the City on a regular basis. The Office of Housing will also conduct onsite and desk monitorings to determine that subrecipients are following program requirements. When appropriate, the Office will notify subrecipients of any corrective actions that may be needed.

Actions planned to foster and maintain affordable housing

One of the City's primary goals for rental housing is to preserve the existing supply of public housing and replacement units covered by Resolution 830 (See Section NA-35 of the Consolidated Plan). In addition, subject to available resources, the City seeks to preserve the supply of other assisted rental housing, and to preserve and expand the supply of affordable private market rental housing. Affordable rental housing is generally defined as having rent levels that do not exceed those used for Low Income Housing Tax Credits (LIHTC) Program purposes, which are affordable to households at 60% of the area median income paying no more than 30% of their income for rent. Regarding homeownership, the primary goal is to provide homeownership opportunities for households with incomes between 60% of the median

income for the area and the City-established maximum income limit.

Actions planned to reduce lead-based paint hazards

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint. All Flexible Homeownership Assistance Program and Alexandria Neighborhood Stabilization Program purchasers receiving federally-funded home purchase loans will be provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family from Lead in Your Home" and will receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase are visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment.

For federally-funded cases in which deteriorated paint surfaces are identified, the City will continue to require that such surfaces are stabilized before the homebuyer moves into the home. Such work will be conducted using safe work practices, and clearance testing will be conducted to determine that the lead hazard mitigation activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer will be notified of the results of the clearance examination in a detailed report.

Assessments will also be conducted when painted surfaces are disturbed or replaced through the City's Home Rehabilitation Loan Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan. For this program, the level of assistance being provided determines the actions that need to be taken to meet the requirements of the Title X regulations.

All testing and risk assessments, as well as clearance of any identified lead hazards, will be performed by a certified lead-based paint inspector and a certified risk assessor to determine if rehabilitated units are safe for future occupants. At all times during rehabilitation, the City will ensure that interim controls and standard treatment practices are followed. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization. The City will continue to follow regulatory requirements regarding abatement and permanently remove lead-based paint hazards, often through paint and component removal and enclosure. In addressing these hazards, the City will continue to follow safe work practices for all work to be completed on lead-based paint surfaces.

Alexandria Health Department no longer provides lead testing; however, they respond to reports of elevated lead levels from pediatricians. When levels above 10 *ug/dL* are reported to AHD, appropriate care coordination and follow-up using CDC Guidelines and Virginia Regulations are implemented, including education and recommendations by the public health nurse as well as home inspections by environmental health specialist when appropriate.

The Health Department will continue its case management and investigation of abnormal lead levels in children (at a projected cost of \$6,200). Screening tests done by Alexandria's community health center and by private healthcare providers on children will be monitored and followed up on if they are above acceptable levels. The Health Department will recommend that children with screening (capillary) levels above 10 µg/dl have venous blood tested for lead levels. For children determined to have venous blood lead levels above 15 µg/dl, the Health Department will conduct environmental tests (e.g. lead-based paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

Actions planned 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 will help reduce the number of poverty level households by improving their economic status through education, job training and placement, and other support services. Many of the supportive housing and services for the extremely low- and low-income previously described in this Plan, especially those for homeless and at-risk persons, coincide with this strategy. As noted below, many of the City programs and services are offered in coordination with other public, private and non-profit organizations.

Actions planned to develop institutional structure

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

The Department of Community and Human Services (DCHS). DCHS provides essential safety net services that improve or maintain the quality of life for Alexandrians, including social services and public benefits assistance, and mental health, intellectual disability and substance abuse services. DCHS continues to promote affordable housing and improve services to homeless Alexandrians by partnering and advocating with Alexandria Redevelopment and Housing Authority, Alexandria Housing Development Corporation, the Virginia Department of Behavioral Health and Development Services and other housing organizations, community partners, and stakeholders to advocate for more affordable housing opportunities and funding for housing options.

Actions planned to enhance coordination between public and private housing and social service agencies

Office of Housing staff will continue to work in cooperation with staff from the City's Department of Community and Human Services, and with non-profit organizations to address affordable housing and supportive housing needs of the homeless and other persons with special needs.

Partnership to Prevent and End Homelessness (The Partnership). The Continuum of Care group, which is the City's Partnership to Prevent and End Homelessness in the City of Alexandria, also known as The Partnership, consists of public and private homeless service providers, philanthropic organizations and other interested groups, that work together to implement the CFY 2014-2025 City Council-approved Strategic Plan to Prevent and End Homelessness in the City. The Partnership ensures the planning, coordination and implementation of an effective and efficient system-wide response to homelessness within the City; coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) is formed to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. A membership directory can be found on ACHSO's Web site at www.alexandriava.gov/ACHSO. In 2015 ACHSO conducted a needs assessment study and found that the number one unmet need in the City was for development of more affordable housing.

The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently coordinate efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing continues to provide support to ARHA's redevelopment effort.

The Office of Housing also works with various agencies such as the Virginia Housing Development Authority (VHDA) to access special funding opportunities for first-time homebuyers, as well as to monitor changes in mortgage financing that may impact households of various income levels. Ongoing VHDA workshops for first-time homebuyers have been provided by First Home Alliance, a HUD-approved housing counseling agency, working in partnership with the City of Alexandria. Individual counseling for both homebuyers and current homeowners have been offered by First Home Alliance and AHOME. These sessions provide guidance and counseling to Alexandrians who may be purchasing their first home, facing foreclosure or who are simply having trouble balancing their monthly expenses. Participants are individually assessed and provided the opportunity to schedule a default and

delinquency counseling session to discuss household budgeting in detail and to develop an action plan for addressing their housing crisis.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Activities planned with respect to all CDBG and HOME funds expected to be available during the program year (including program income that will have been received before the start of the new program year) are guided by the principals, strategies, and goals established in the 2014 City Council-approved Housing Master Plan, including the following:

1. Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured;
2. Provide or secure long-term affordable and workforce-rental housing through strategic new development and redevelopment;
3. Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers;
4. Enable homeowners to remain in their homes safely, comfortably, and affordably;
5. Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities;
6. Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities; and
7. Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of our children, families and community.

The recommended principles, goals, strategies, and tools contained in this Housing Master Plan provide a framework for the City to achieve a range of affordable housing options to serve a wide variety of housing needs, preserve and enhance its diversity, and contribute to a strong and vibrant economy.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed \$0
 - 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
 - 3. The amount of surplus funds from urban renewal settlements
 - 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
 - 5. The amount of income from float-funded activities
- Total Program Income \$0

Other CDBG Requirements

- 1. The amount of urgent need activities 0
- The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan. 100%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consolidated Plan requires that the City describe other forms of investment proposed for use of HOME Program funds that are not included in the HOME Program regulations. The regulations include the following eligible forms of assistance: equity investments; interest-bearing loans or advances; non-interest bearing loans for advances; interest subsidies; deferred payment loans; and grants. The City does not plan to utilize any other additional forms of investment that are not included in the HOME Program regulations.

Definition of Modest Housing for HOME-Assisted Ownership Units. To comply with the Home Program requirement that HOME-assisted ownership housing units qualify as affordable housing (i.e., that a unit's value does not exceed 95% of the median purchase price for single-family housing in the area), the City is required to define "modest housing" and describe the procedures to be used to determine that HOME-assisted ownership units fall within that definition.

As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single-Family Mortgage Limits under Section 203(b) of the National Housing Act (\$636,150 for one-family home as of 11/29/2016). When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether the loan-to-value ratio will be acceptable upon completion of the rehabilitation.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Provision. The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans up to the Flexible Homeownership Assistance Program's maximum loan limit (currently \$50,000). The sale of all HOME-assisted properties during the required affordability period will be governed by the recapture guidelines below which have been previously approved by HUD:

- i. The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds of the sale are inadequate to repay the amount otherwise due and payable, the City will waive that amount and under no circumstance will the total repayment to the City exceed the net proceeds of the sale.
- ii. The sale of all HOME-assisted properties occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net

proceeds of the sale. The City has amended its deed of trust to include the following statement to further clarify when the surcharge may apply:

If the net proceeds of the sale are inadequate to repay the amount of the surcharge otherwise due and payable, the City will waive that amount and under no circumstance will the total repayment to the City exceed the net proceeds of the sale as defined below.

Further, the City's deed of trust note will include the following statement:

Upon a fair market value sale of the property by the Borrower or Borrower's heir, the entire indebtedness shall be paid in full, provided, however, that after payment of prior deeds of trust, and closing costs, the net proceeds of the sale, if any, shall be applied to the indebtedness herein; and the same shall be accepted by the City as payment in full for the indebtedness, including any and all surcharges, provided that any net proceeds of the sale remaining after application of such net proceeds to the prior deeds of trust and closing costs be applied to any and all surcharges.

The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).

iii. Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

Discussion