

City of Alexandria, VA

# Citizen Summary

Draft FY 2015 Action Plan  
for Housing and Community Development  
July 1, 2014 to June 30, 2015



City of Alexandria, Office of Housing, 421 King Street, Suite 200, Alexandria, VA 22314; Tel: 703.746.4990; Website: alexandriava.gov/Housing

## What is the Annual Action Plan?

The City of Alexandria's Annual Action Plan for the period July 1, 2014 to June 30, 2015 describes activities to be undertaken to promote the City's Consolidated Plan goals. The Plan also describes how federal, state, City, and private funds are allocated during the Plan period to address the housing and community development needs of the City's low- and moderate-income populations, and homeless and special needs populations during the one-year period.

The U.S. Department of Housing and Urban Development (HUD) requires localities receiving federal funds, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), to complete and submit the Action Plan each year as a condition of receipt of funds. The FY 2015 Action Plan will serve as the City's application for the Federal Fiscal Year (FFY) 2014 allocations of CDBG and HOME funds at \$722,919 and \$388,225 respectively.

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 and local nonprofits receive ESG funds through the state's allocation. HOPWA funds from a HUD allocation to the entire Washington, DC Metropolitan area may be used in Alexandria.

## Citizen Participation in the Development of the Plan

The Office of Housing is the lead agency for overseeing the development of the City's Consolidated Plan, Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

Throughout the development of the Action Plan the City consults with public and private housing, health services, and social services agencies, which provide one year goals and objectives and federal, state and local resources expected to be available, to address priority needs as identified in the Consolidated Plan.

Included in this consultation are The Partnership to Prevent Homelessness, whose member organizations' clientele

include persons with disabilities, elderly persons, children, homeless persons and persons threatened with homelessness, persons with HIV/AIDS and their families, persons affected by mental illness, intellectual disabilities and substance use disorders; the Alexandria Redevelopment and Housing Authority; and the City's Planning and Zoning Department. The full list of major public and private agencies responsible for administering programs are listed in the Action Plan. As required by HUD, the City is providing 30 days for citizens to comment on the Draft Action Plan and will be conducting a public hearing in the spring on April 12, 2014 before the Alexandria City Council to obtain citizen input prior to the Plan's finalization and

submission to HUD. A public hearing was also conducted in the fall on Wednesday, September 9, 2013 by City staff. Notices of the Draft Action Plan, public hearings, and 30-day comment period are published in the local newspapers with general circulation in the City. The notices are printed in English- and Spanish- language newspapers, and the Draft Action Plan is made available for public review in Alexandria libraries and on the Office of Housing website at [alexandriava.gov/Housing](http://alexandriava.gov/Housing). See **page vi for public notices of the Draft Action Plan.**

### Inside the Summary

### Page

What is the Action Plan?	i
Citizen Participation in the Development of the Plan	i
Affordable Housing Needs	ii
Homeless and Special Needs Housing	iii-iv
Non-Housing Community Development	v
Evaluation of Past Performance	v
Geographic Distribution	vi
CDBG and HOME Funded Programs	vi
Other Major Federally Funded Housing Programs	vi

## City of Alexandria Housing Master Plan Affordable Housing Initiative

On December 14, 2013, the Alexandria City Council approved the City's first Housing Master Plan (HMP). The City has established a target of providing, preserving, or assisting 2,000 units from FY 2014 through FY 2025 through the implementation of the goals, strategies, and tools contained in this Housing Master Plan.

### HUD Performance Measure

Provide and preserve decent housing with improved affordability

## James Bland Redevelopment Project (Old Town Commons)

The construction of Blocks D and F is scheduled to be completed in 2015. These two blocks constitute the final phase of the redevelopment plan. The blocks were awarded tax credits by Virginia Housing Development Authority (VHDA) in the spring of 2012 and consist of 54 ARHA units, 32 market rate condominiums, and 62 market rate townhomes. When this final phase is completed, 134 affordable units will have been developed on-site.



## AHC, Inc. Jackson Crossing Construction Project

Construction of the Jackson Crossing 78-unit affordable housing project is scheduled to begin at the end of FY 2014 and be completed in FY 2015. The property is located at the corner of East Reed Avenue and Jefferson Davis Hwy. The Project, which was awarded housing tax credits in June 2013, will include one-, two-, and three- bedroom units. The City provided \$2.5M in loan funds along with land to the project.



# Affordable Housing Needs

## Renters

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

The City's primary objective for affordable rental units is to maintain the supply of a minimum of 1,150 subsidized (publicly-assisted) rental units, as required by Resolution 830. The Old Town Commons (James Bland redevelopment) effort addresses this objective.

Over the remaining year of the Consolidated Plan, 619 units in assisted properties will face potential loss of subsidy as private entities that own and operate these units become eligible to remove units from the City's assisted rental housing stock. The City's five-year objective involving privately-owned rental units with project based assistance is to preserve and maintain approximately 2,560 units, and to achieve a net increase in this number.

The objective of developing or preserving 158 rental units relies primarily on nonfederal funding sources, including Housing Trust Fund

monies to be transferred from the Flexible Homeownership Program.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
- Preserve and maintain the current supply of approximately 2,566 privately owned rental units with project-based assistance available to households at or below HUD's moderate-income limits;
- Provide 1,500 tenant-based rental housing vouchers, based on existing funding levels, to households that are at or below HUD's moderate-income limits; and
- Secure pledges of affordable set-aside rental units in new development projects;
- Provide 2 loans to private developers for the development or preservation of affordable rental housing units;
- Develop or preserve 158 rental units affordable to households at 60% AMI.



## Homebuyers and Homeowners

**Goals:** *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; and improve living conditions and maintain affordability for existing homeowners within HUD's moderate-income limits.*

The City will continue to provide assistance to Alexandria homebuyers and homeowners with incomes at or below HUD's moderate-income limits. The following programs will be provided during FY 2015:

### Flexible Homeownership Assistance

**Program—** Provides deferred-payment second trust loans of up to \$50,000 for down payment and closing cost assistance to income qualified first- time homebuyer households, specifically for resale of previously assisted resale restricted units and special projects.

### 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.

### Alexandria Neighborhood Stabilization

**Program—** Provides funding to Rebuilding

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Assist up to 9 households meeting income and other eligibility criteria to secure ownership housing;
- Provide 9 no-interest rehabilitation loans to homeowner households with incomes at or below HUD's moderate – income limits;
- In collaboration with private agencies, provide modest, free repairs or renovations to 125 owner-occupied housing units for households at or below HUD's moderate-income limits; and
- Assist 9 first-time low- to moderate-income homebuyers with the purchase of a home rehabilitated under the Alexandria Neighborhood Stabilization Program (ANSP) or a previously assisted resale-restricted unit.

rehabilitate and sell housing units. Funding will also be provided to assist first-time low-to moderate- income homebuyers with the purchase of these units.

## Homeless Persons and Persons Threatened with Homelessness

**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.

To meet the needs of Alexandrians, 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 or at-risk of homelessness. This grant opportunity allows the submission of a collaborative application for the funding of programs that fit within specific eligibility guidelines. The state has also adopted this process for ESG funding.

The City Council-adopted 10-Year Plan to End Homelessness, including Chronic Homelessness, incorporates the Opening Doors federal strategic plan goals to prevent and end homelessness.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Provide 162 beds for emergency shelter;
- Provide 67 beds for Winter Shelter;
- Provide 19 units in facility-based transitional/permanent housing;
- Provide transitional housing and supportive services to 34 homeless households;
- Provide 12 permanent supportive housing beds for chronic homeless households and individuals; and
- Provide security deposit and rental assistance to 45 at-risk homeless households.

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



## Plan to End Homelessness

The January 25, 2013 count identified 289 persons experiencing homelessness.

Activities to end homelessness and chronic homelessness will be undertaken during the Action Plan period as described in the 10-Year Plan to End Homelessness and in the Continuum of Care application.

## City Council Strategic Plan

Goal #7, Objective #1 of the City Council Strategic Plan is to promote a continuum of affordable housing opportunities for all residents, especially those most in need. The City's HMP incorporates this objective.

## Elderly Persons and Persons with Disabilities

**Goals:** Promote housing stability for elderly renters and homeowners and enable elderly persons to age successfully in place; and promote housing stability for disabled renters.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Relieve the housing cost burden for 1,037 income-eligible elderly and/or disabled homeowners under the Real Property Tax Relief Program;
- Relieve the housing cost burden for 101 income eligible and/or disabled renters under the Rent Relief Program; and
- Provide modifications for 3 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

The City promotes housing affordability and stability for lower-income elderly and frail elderly persons, and disabled renters and homeowners. The City offers the following targeted programs:

**Rent Relief Program-** Provides rent assistance to income eligible elderly and/or disabled renters who are not paying income-based rents under a federal or state assistance program.

**Rental Accessibility Modification Program (RAMP)-** Offered to disabled renter households with incomes at or below HUD's moderate-income limits who are living in privately owned rental properties and require accessibility modifications.

**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, and whose homes are valued at less than \$500,000. Other guidelines may apply.





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

## Persons Affected by Mental Illness, Intellectual Disabilities and Substance Use Disorders

**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 (ACSB) and Sheltered Homes of Alexandria operate permanent supportive housing programs for eligible persons in 9 group homes and 33 supervised apartments with a combined capacity of 132 beds.

Another 33 transitional and permanent supportive housing beds are available through programs that specifically target homeless persons in 19 supervised apartments, including 3 units for families.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Continue to provide a continuum of residential services to individuals with mental illness, intellectual disabilities and substance use disorders; and
- Continue to manage up to 50 tenant-based Section 8 Housing Choice Vouchers to ACSB clients per year.

## Persons with HIV/AIDS

**Goal:** *The City's general goal for persons living with HIV/AIDS is to continue to address the housing and supportive service needs of such persons and their families.*

Northern Virginia Family Services (NVFS) under the HOPWA program offers long-term tenant-based rental assistance to persons living with HIV/AIDS. This program provides vouchers to eligible households living in the City of Alexandria. NVFS also offers 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.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Maintain tenant-based rental housing vouchers to provide rent subsidies to income eligible persons living with HIV/AIDS and their families, including providing Tenant Based Rental Assistance Vouchers to an estimated 9 Alexandria households, short-term rental housing assistance to 11 Alexandria households, and short-term security deposit assistance to 5 Alexandria households.



**A Before and After RAMP Renovation**

## Persons with Physical and Sensory Disabilities

**Goal:** *Promote housing stability and accessibility for disabled renters and homeowners with incomes at or 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 are 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.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Support accessibility modifications in 3 existing privately owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

## Non-Housing Community Development

**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. As indicated in the 2011-2015 Consolidated Plan, it is anticipated that job training will be provided to over 4,250 residents per year. 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 that contribute to an expanded tax base.

### FY 2015 Annual Objectives and Outcomes (all subject to available resources)

- Provide job training to 1,100 residents, including persons with incomes at or below HUD's moderate-income limits; and
- Continue to support Mt. Vernon and Northern Route 1 Corridor to transform underused properties to their highest and best uses, pursue the completion of park expansion efforts, provide recreational and cultural activities in the new community building, support transportation and pedestrian improvements, and collaborate with a citizen stakeholder group to implement recommendations of a 2003 neighborhood plan.

**HUD  
Performance  
Measure**  
Provide economic  
opportunity



## EVALUATION OF PAST PERFORMANCE

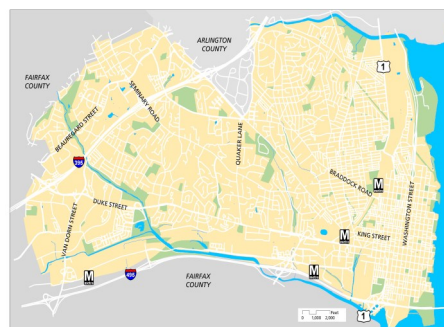


The City of Alexandria's FY 2013 program performance and cumulative progress toward its FY 2011-FY 2015 goals are shown below. In some instances, funding reductions after adoption of the five-year goals have resulted in less program activity than originally anticipated. Performance details for these and other programs are in the City's FY 2013 Consolidated Annual Performance and Evaluation Report (CAPER).

Programs and Services	2013 Program Performance	2013 % Achieved	3 Year Cumulative	5-Year Cumulative % Achieved
<i>Flexible Home Assistance Program</i> <b>Low-and Moderate- Income Homebuyers</b>	Assisted 1 Household 2013 Goal: 2	50%	59	39% (5-Year:150)
<i>Home Rehabilitation Loan Program</i> <b>Low-and Moderate-Income Homeowners</b>	Assisted 7 Households 2013 Goal: 9	78%	23	46% (5-Year: 50)
<i>Transitional Assistance Program</i> <b>Homeless and Persons Threatened with Homelessness</b>	Assisted 29 Households 2013 Goal: 30	97%	95	32% (5-Year: 300)
<i>Eviction Assistance and Furniture Storage</i> <b>Homeless and Persons Threatened with Homelessness</b>	Assisted 15 Households 2013 Goal: 0	N/A	136	48% (5-Year: 280)
<i>Winter Shelter</i> <b>Homeless and Persons Threatened with Homelessness</b>	Provided 67 Beds 2013 Goal: 67	100%	100	<b>100%</b> (67 Beds Annually)
<i>Rental Accessibility and Modifications Program</i> <b>Persons with Physical and Sensory Disabilities</b>	Assisted 1 Household 2013 Goal: 1	100%	4	27% (5-Year: 15)

## CDBG and HOME Geographic Distribution

The geographic area to be served by programs supported with CDBG and HOME funds during City FY 2015 will be the entire city, which includes areas of minority concentration.



Program	Proposed FY 2015 Federal Funding	FY 2015 Performance Measure
Affordable Housing Development/Preservation Assistance (HOF)	\$1,092,874 (New HOME—\$356,307; HOME Program Income— \$36,000; HOME Carryover—\$464,000; HOME Match—\$30,665; HOME Match Carryover—\$205,902)	1 Project
Home Rehabilitation Loan Program	\$939,348 (CDBG—\$433,148; CDBG Carryover - \$381,200; CDBG Program Income - \$125,000)	9 Households
Flex Homeownership Assistance Program (FHAP)	\$90,000 (CDBG Program Income— \$50,000; HOME Program Income—\$40,000)	2 Households (7 households assisted with non-federal funding)
Alexandria Neighborhood Stabilization Program	HOME funding revolves within the program.	9 Households
Rental Accessibility Modification Program	\$57,500 (New CDBG)	1 Household (2 households assisted with non-federal funding)
Eviction Assistance and Furniture Storage Program	\$5,800 (CDBG Carryover)	15 Households
Transitional Assistance Program	\$52,000 (New CDBG)	45 Households
Winter Shelter	\$20,000 (New CDBG)	67 Beds
Fair Housing Testing	\$20,960 (New CDBG—\$15,960 Carryover-\$5,000)	One Round of Testing
Program Administration	\$173,299 (New CDBG— \$ 141,311; New HOME - \$31,918)	n/a

### Other Major Federally Funded Housing Programs

Program	Projected FY 2015 Federal Funding	FY 2015 Performance Measure
Public and Replacement Housing	\$6.5 Million	1,150 Units
Housing Choice Voucher Program	\$20.9 Million	1,500, from voucher allocation of 1,926
Privately Owned Subsidized Rental Units	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,566 Units
Emergency Solutions	\$300,000	80 Beds
Continuum of Care (COC)	\$709,557	50 Households
HOPWA (Long-term Tenant Based)	\$77,104	9 Vouchers
Ryan White Comprehensive AIDS Response Emergency (CARE)	\$422,169	342 Persons

### Public Notice of the Action Plan

The Draft FY 2015 Action Plan is made for public comment from Friday, March 28, 2014 through Monday, April 28, 2014. A public hearing will be held on Saturday, April 12, 2014, in the City Council Chambers, located on the second floor of Alexandria City Hall, 301 King Street, Alexandria, Virginia, beginning at 9:30 a.m. Copies of the Draft FY 2015 Action Plan are available at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday.

The FY 2015 Action Plan is also available on the City's website at [alexandriava.gov/Housing](http://alexandriava.gov/Housing) and for review at the following City 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 FY 2015 Action Plan is in a format accessible to persons with disabilities, upon request. For more information about the Plan or housing programs email Cindy Metcalf at [cindy.metcalf@alexandriava.gov](mailto:cindy.metcalf@alexandriava.gov) or call 703-746-4990.