

# citizen Summary



The City FY 2020 Action Plan Citizen Summary provides a brief overview of the objectives and expected outcomes of affordable housing and community development programs and activities that will be funded with federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) entitlement funds along with state, local, private or other federal funds during July 1, 2019 through June 30, 2020.

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## What is the Action Plan?

In 2015, the City submitted its Fiscal Year (FY) 2016 – 2020 Five-Year Consolidated Plan that identifies the housing and community development needs of Alexandria's extremely low-to-moderate income, homeless, and special needs populations, as well as of certain target areas identified by the City. The Plan is mandated by the U.S. Department of Housing and Urban Development (HUD) since Alexandria receives a direct allocation of federal entitlement CDBG and HOME grant funds. The Plan outlines the City's strategies to address the needs of these groups and the designated areas over the mid-term, using entitlement funds as well as other federal funds and local, state and private resources leveraged by the City.

The specific activities to be undertaken in each year of the Consolidated Plan period are spelled out in the action plans and are submitted to HUD online prior to the beginning of each FY. The FY 2020 One-Year Action Plan is the fifth Action Plan to be submitted to HUD under the current five-year Consolidated Plan period. It details activities to be undertaken during the City's fiscal year and will serve as the City's application for Federal Fiscal Year (FFY) 2019 allocations of CDBG and HOME funds.

The FY 2020 Action Plan has been prepared by the Office of Housing in collaboration with multiple City departments and nonprofit agencies, as well as the Alexandria Redevelopment and Housing Authority, which use federal funds to assist Alexandria's most vulnerable residents.

## Meeting the Needs of the Most Vulnerable Residents

In the current Consolidated Plan, the City provided a needs assessment, based on HUD's guidance, a housing market analysis, an inventory of facilities and services, and strategic planning information, in five general categories: 1) Renters, Homebuyers, and Homeowners; 2) Homeless Persons and Persons who are at Risk of Homelessness; 3) Persons with Special Needs; 4) Non Housing Community Development; and 5) Other Issues of Concern to HUD. The Citizen Summary outlines the City's program goals, objectives, and expected outcomes in meeting the needs under these categories during FY 2020.



## **MEETING THE NEEDS OF RENTERS BY PRESERVING AND/OR CREATING AFFORDABLE HOUSING**

### **Alexandria Redevelopment and Housing Authority (ARHA)**

#### **Resolution 830**

Resolution 830 includes a City and ARHA pledge to maintain, at a minimum, 1,150 of Public Housing and Affordable Rental Housing units if they are demolished or redeveloped. As federal resources for housing have continued to decrease, creating challenges for ARHA to fulfill its mission, ARHA is actively reviewing the redevelopment of several public housing sites into mixed income communities. The City and ARHA engaged in a community process, that included a stakeholder group representing various perspectives that developed recommendations for consideration by ARHA Board and City Council regarding possible revisions to the 1981 joint Resolution 830. This spring the new modern resolution is being reviewed by the ARHA Board and City Council.

#### **Housing Choice Voucher Program**

In FY 2020, ARHA will continue administering the Housing Choice Voucher program, which currently has an allocation of 1,941 vouchers to serve low-to moderate-income households. Because the vouchers subsidize the difference between rents in the City's private market and what the voucher household can afford to pay based on its income, funds available through the allocation currently cover 1,651 vouchers.

#### **Development, Demolition and/or Deposition**

Construction is underway at ARHA's Ramsey Home site.

The redevelopment effort resulted in the demolition of

the 15 public housing units and will include new construction of 52 units of affordable housing constructed with low-income housing tax credit (LIHTC) funding. The rezoning efforts were completed

in 2016 and the project was awarded tax credits in March 2017. ARHA is using its development partners, Virginia Housing Development LLC to complete this effort with construction to be finished in 2020.



A major goal of ARHA is to use its resources in a manner that promotes economy of operation and efficiency in the discharge of its public function. ARHA will be continuing to evaluate all its assets through a new assessment being prepared for the board's review. As details evolve they will be reviewing through the process outlined in the new modern Resolution 830.







## Preserving and/or Creating Affordable Rental Housing with Nonprofits

The City uses federal HOME and CDBG funds to help nonprofits develop or preserve affordable housing. During previous years, HOME funds were provided to nonprofits for affordable housing predevelopment, development and/or substantial rehabilitation costs. The projects currently underway include Gateway at King and Beauregard (74 units), Carpenter's Shelter (now, "The Bloom"—97 units), and Church of the Resurrection (now, "The Spire"—113 units).

Construction of the **Gateway at King and Beauregard** is expected to be completed in FY 2020. This Project is scheduled to deliver 74 affordable units by November 2019. The 74 units will consist of 7 studios, 5 one-bedroom units, 50 two-bedroom units, and 12 three-bedroom units, and will serve households with incomes ranging from 40% to 60% of the AMI.

**The Bloom Project (formerly Carpenter's Shelter)** is ongoing with full scale excavation anticipated during March 2019. The Project is scheduled to deliver a modern shelter facility with 97 affordable rental housing units in June 2020. Ten of the units will serve as permanent supportive housing with deeply affordable rents and case management services to help qualified shelter residents transition into permanent housing.

**The Spire (formerly the Church of the Resurrection Redevelopment Project)** was awarded tax credits in 2018 and financial closing is scheduled for this summer with construction commencing afterward. The Project will consist of 113 housing units affordable to households at 40% to 60% of the AMI. AHC Inc. is the affordable housing developer and will be building the project which will include a new church on the site.

Rehabilitation of the **Bellefonte Apartments** is expected to begin in FY 2020. The project will include temporary relocation of the residents and rehabilitation of the 12 units.



## Privately-owned Committed Affordable Rental Units

There are currently 2,924 privately-owned, committed-affordable rental units for low-to moderate-income households in the City. Alexandria's five-year objective for these units is to preserve, maintain or even achieve a net increase in the number of units through investment of local funds and/or through non-monetary tools and strategies. However, affordability could be lost in these units as the private entities that own and operate them can opt out of the rental subsidy contracts that will expire. Currently, the contract for Bellefonte Apartments is in the process of being renewed (12 units). The City is in conversations with HUD, The Heritage at Old Town (140 units) and Old Towne West (75 units) for renewable of their contracts.

The City is being proactive in developing tools and strategies to preserve the housing affordability of expiring contracts. Planning processes to preserve the same number committed affordable units at the current levels of affordability is a priority. The recently approved RMF Zone will be a critical tool for this effort. The City will continue to proactively work with other private owners to preserve affordable housing units, when possible, and will continue to identify possible resources to assist in preserving and expanding the supply of affordable housing for lower-income households.



# MEETING THE NEEDS OF HOMEBUYERS

## By Providing Education, Counseling and Affordable Ownership Housing Opportunities



The City's homeownership programs are tools through which the City can retain low- and moderate- income households who currently live or work in Alexandria but have limited opportunities for home purchase. During FY 2020 the City will continue to provide assistance to Alexandria homebuyers with incomes at or below HUD's moderate-income limits through these programs.

### Flexible Homeownership Assistance Program (FHAP)

FHAP will provide deferred-payment, second trust loans of up to \$50,000 for down payment and closing cost assistance to income-qualified, first-time homebuyer households with incomes up to 80% of AMI, specifically for resale of previously assisted resale restricted units and special projects. During FY 2020, the City expects to provide 7 (3 from ANSP) first-time homebuyers with financial assistance to purchase a home in the City.

### Alexandria Neighborhood Stabilization Program (ANSP)

ANSP provides funding to Rebuilding Together Alexandria for the acquisition and rehabilitation of housing units. The units are sold to eligible first-time homebuyers with incomes at or below 80% of the AMI limits. Down payment and closing cost loans are also provided to assist first-time homebuyers with the purchase of these units. During CFY 2020, it is anticipated that 2-3 property will be acquired, rehabilitated and sold to eligible first-time homebuyers. Generally the units acquired, rehabilitated and sold affordably are foreclosures and short sales.

### Fair Housing Testing Program

During the Action Plan year, CDBG funds will be utilized for the Fair Housing Testing Program. The Program tests for discrimination on one or more of the following bases prohibited by federal or state fair housing laws or by the City's Human Rights Ordinance: race, age, marital status, color, national origin, familial status, disability sex, religion, ancestry and sexual orientation.

Office of Housing staff also coordinates and presents public education programs to improve public awareness and promote compliance with fair housing laws. In addition to a regularly scheduled annual seminar, staff will conduct an on-site fair housing training for real estate and property management professionals. This training is provided as a free service to businesses operating in the City. Fair housing training is also incorporated in the annual Regional Housing Expo.

### Analysis to Impediments to Fair Housing (AI)

The City along with other DC area jurisdictions are working with Council of Government on the development of Regional AI. This work will continue throughout the next year along with the development of our local AI.



# MEETING THE NEEDS OF EXISTING HOMEOWNERS AND DISABLED RENTERS

**By Improving Living Conditions, Maintaining Affordability and Providing Accessibility Modifications**

## **Rental Accessibility Modification Program (RAMP)**

RAMP provides grant funds of up to \$50,000 for a rental unit that is the primary principal residence of an individual with a disability. Modifications funded by the program can include installation of ramps, rehabilitation of a bathroom, widening of doorways, and exterior improvements, as well as other work.

RAMP can only be used by renter households living in the City of Alexandria. At least one member of the household must be physically disabled, and the property owner must agree to the proposed improvements.

During FY 2020, the City expects to assist 3 households (1 RAMP and 2 mini-RAMPs) to make rental accessibility modifications.

## **Home Rehabilitation Loan Program (HRLP)**

The chief purpose of HRLP is to provide existing City homeowners whose incomes are at or below 80% of the AMI with the financial and technical assistance to make repairs and/or accessibility improvements to their owner-occupied residences. During FY 2020 at least 9 households are expected to received HRLP assistance.





# MEETING THE NEEDS OF PERSONS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS

## By Providing Shelter Facility for Homeless Households

### Winter Shelter Program

During FY 2020 the City will provide CDBG funding to Carpenter's Shelter for its Winter Shelter Program. The program will provide seasonal shelter, including workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbit during cold weather months. Carpenter's Shelter anticipates 289 homeless persons (260 households) will benefit from the program. It is noted that Carpenter's Shelter has relocated its shelter and admin functions during redevelopment (Spring 2019—Winter 2020).

## Providing Homeless Intervention and Prevention Services

### Transitional Assistance Program

DCHS's Office of Community Services (OCS) provides financial assistance to eligible Alexandria households at risk of becoming homeless or experiencing homelessness to obtain permanent and affordable rental housing and, as needed, case management services to ensure future stability. The Transition Assistance Program (TAP) provides security deposit assistance to qualifying households. OCS anticipates serving 40 households, consisting of 89 individuals, under TAP during FY 2020.

### Prevention Services

Other DCHS prevention services include case management, rent, and utilities assistance to households facing immediate eviction into homelessness. In FY 2020 it is anticipated that 19 households, consisting of 65 persons, will receive prevention assistance. DCHS also administers the Community and Emergency Services program, which provides short-term rental and/or utility assistance as homeless prevention to low-income households. It is anticipated that 770 households, consisting of 2,096 persons, will receive assistance.

## The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership)

The City's public and private homeless service providers offer a comprehensive array of services and operate facilities to house those experiencing homelessness through a continuum of care (CoC) system. The CoC in Alexandria, The Partnership, is designed to address the diverse needs of persons in the City who are homeless or threatened with homelessness. Through case management, education and training, and a range of other supportive services, the goal of The Partnership is to promote housing without recurring episodes of homelessness.

Each year, City and nonprofit service agencies that comprise The Partnership participate in a HUD-sponsored CoC competition to obtain federal grant funding for projects that provide housing and services to individuals and families experiencing or at-risk of homelessness. The grant program requires CoC groups to submit collaborative applications for the funding of programs that fit within specific HUD-mandated eligibility guidelines. The Commonwealth of Virginia has also adopted this collaborative process for all homeless services funding. Through this model, Alexandria has created a system that avoids duplication of services and allows resources to be allocated efficiently among providers to maximize opportunities for leverage and impact.



# City of Alexandria

## Draft CFY 2020 Action Plan Goal Outcomes

Using other federal, state, local, or private funds  
(All Subject to Available Resources)

### Renters

1. Preserve and maintain the existing supply of 1,150 public housing and replacement units (Ramsey Home 15 units);
2. Preserve and maintain the current supply of approximately 2,924 privately-owned rental units with federal, state and/or local funds available to households at or below HUD's moderate-income limits
3. Provide at least 1,721 Tenant-based Rental Housing Choice Vouchers to households that are at or below HUD's moderate-income limits
4. Develop or preserve 220 affordable housing rental units (King and Beauregard, The Bloom, Bellefonte Apartments and Ramsey Homes) through acquisition and rehabilitation, or new construction for households at or below 60% AMI

### Homeowners

1. Complete 9 construction projects and provide no-interest rehabilitation loans to 9 households with incomes at or below HUD's moderate-income limits under the Home Rehabilitation Loan Program
2. In collaboration with private agencies, provide modest, free repairs or renovations to 4 owner-occupied housing units for households at or below HUD's moderate-income limits under the Alexandria Neighborhood Stabilization Program (ANSP)
3. Assist 7 first-time, low-to moderate-income homebuyers with the purchase of a home rehabilitated under ANSP or a previously assisted resale-restricted unit

### Non-Homeless Persons with Special Needs

1. Relieve the housing cost burden for 1,350 income-eligible and/or disabled homeowners, and 99 disabled veteran homeowners under the Real Property Tax Relief Program
2. Relieve the housing cost burden for 30 elderly, 46 disabled and 13 elderly-disabled persons under the Rent Relief program
3. Provide modifications to 3 (2 RAMPs and 1 mini-RAMPs) privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits under the RAMP

### Persons with Mental Illness, Intellectual Disabilities and Substance Use Disorders

1. Provide 34 beds in 19 units in facility-based, permanent supportive housing, including 8 beds in 3 units for families, provided through DCHS for persons who are homeless and have mental illness
2. Provide 50 permanent supportive housing beds to persons with mental illness, intellectual disabilities and/or substance abuse disorders in 29 housing units provided through DCHS

# City of Alexandria

## Draft CFY 2020 Action Plan Goal Outcomes

Using other federal, state, local, or private funds  
(All Subject to Available Resources)

### Homeless Persons and Persons at Risk of Homelessness

1. Provide 124 beds to homeless persons for emergency shelter (Carpenter's Shelter—60 beds. Beds were temporally relocated due to new construction at its facility); Alexandria Community Shelter Operated by Volunteers of America-Chesapeake—64 beds)
2. Provide 50 beds to homeless persons during the winter months under the Winter Shelter program
3. Relieve the housing cost burden for 83 households under the Rent Relief program
4. Provide 19 units in facility-based permanent housing along with 3 units for families
5. Provide 12 Safe Haven beds for single men and women
6. Provide security deposits and rental assistance to 40 at-risk homeless households under the Transitional Assistance Program
7. Provide 100 households with Rapid Re-housing assistance through Non Profit Provider

### Persons with HIV/AIDS

1. Provide long-term, Tenant-Based Rental Assistance to 12 Alexandrians living with HIV/ AIDS under the HOPWA voucher program administered by Northern Virginia Family Services (Northern Virginia Regional Commission manages and distributes these funds)
2. Provide short-term security deposit assistance to 3 Alexandria households

### Non-Housing Community Development

1. Provide job training to 1,500 residents, including persons with incomes at or below HUD's moderate-income limits through DCHS Workforce Development Center
2. Provide microenterprise loans to 35 small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas, and create 17 and retain 16 jobs under the ECDC Enterprise Development Group Microenterprise Loan Program



### Other Major Federally-Funded Housing Programs

Program	Proposed FY 2020 Federal Funding	Estimated FY 2020 Performance Measure
<b>Housing Opportunities Fund (HOF)</b>	\$673,856 (New HOME—\$515,085 HOME Match—\$128,771; Program Income— \$30,000)	14 Housing Units
<b>Home Rehabilitation Loan Program</b>	\$1.3M (New CDBG - \$705,424; Program Income - \$325,000; Carryover—\$360,000)	9 Households
<b>Flexible Homeownership Assistance Program</b>	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	7 Households
<b>Alexandria Neighborhood Stabilization Program</b>	<i>HOME funding revolves within the program.</i>	4 Households
<b>Rental Accessibility Modification Program</b>	\$57,500 (New CDBG)	2 Household
<b>Transitional Assistance Program</b>	\$50,000 (New CDBG)	40 Households
<b>Winter Shelter</b>	\$20,000 (New CDBG)	260 Households
<b>Fair Housing Testing</b>	\$23,054 (New CDBG)	One Round of Testing
<b>Program Administration</b>	\$180,895 (New CDBG - \$143,374; New HOME - \$21,788)	n/a

### Other Major Federally-Funded Housing Programs

Program	Projected FY 2020 Federal Funding	Estimate FY 2020 Performance Measure
<b>Public and Replacement Housing</b>	\$5.1M	1,150 Units
<b>Housing Choice Voucher Program</b>	\$25.1M	1,651 from voucher allocation of 1,941
<b>Privately-Owned Subsidized Rental Units</b>	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,924 Units
<b>Rapid Re-Housing</b>	\$820,000	29 Households
<b>Continuum of Care (COC)</b>	\$850,002	59 Households
<b>HOPWA (Long-term Tenant Based)</b>	\$182,000	9 Vouchers
<b>Ryan White Comprehensive AIDS Response Emergency (CARE)</b>	\$532,866 (Alexandria)	209 Persons

The Draft FY 2020 Action Plan will be made available for public comment from Friday, March 29 through Monday, April 29, 2019. A public hearing is scheduled to be held before City Council on Saturday, April 13 in the City Council Chambers, second floor, beginning at 9:30 a.m., Alexandria City Hall, 301 King Street, Alexandria, Virginia. During the 30-day comment period copies of the Draft Action Plan will be made available at the Office of Housing, 421 King Street, Suite 215 from 8 a.m. to 5 p.m., Monday through Friday, on the City's website at [alexandriava.gov/Housing](http://alexandriava.gov/Housing), and 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 Action Plan is in a format accessible to persons with disabilities, upon request. For more information about the Plan or housing programs call 703-746-4990.