Citizen Summary

Draft FY 2014 Action Plan for Housing and Community Development - July 1, 2013 to June 30, 2014

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, 2013 to June 30, 2014 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 2014 Action Plan will serve as the City's application for the Federal Fiscal Year (FFY) 2013 allocations of CDBG and HOME funds estimated at $678,236 and $373,796 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 receives 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.

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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 in the City of Alexandria, headed by staff, and whose clientele includes persons with disabilities, elderly persons, children, homeless persons, 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 13, 2013 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 24, 2012 by City staff. Notices of the Draft Action Plan, public hearings, and 30-day comment period are published in the local newspaper 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 at Alexandria libraries and on the Office of Housing website at alexandriava.gov/Housing. ***See page vi for public notices of the Draft Action Plan***

Alexandria Neighborhood Stabilization Program

The Alexandria Office of Housing is partnering with Rebuilding Together Alexandria (RTA) to implement a local version of the very successful Neighborhood Stabilization Program. RTA will buy foreclosed or short sale properties and then rehabilitate the units at low cost. This will enable

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Update

James Bland and James Bland Addition with a new name: Old Town Commons

Block E is currently under construction and is anticipated to be completed during spring 2013 with 44 public housing units, 44 market rate condo units, and 17 market rate townhomes. Demolition has begun on Blocks D & F and construction will be ongoing during the action plan period.

HUD Performance Measure

Provide and preserve decent

Continued from page i…

the federal HOME dollars to be revolved back into this program over time from net proceeds and provide home ownership opportunities for low income individuals. With a very low delivery cost (rehabilitation, holding and transaction fees) of an estimated $20,000 a unit, it is projected during FY 2014 that 2-6 units will be produced.

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 two years of the Consolidated Plan, 765 units in non-Resolution 830 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 assisted is to continue to preserve and maintain approximately 2,566 units, and to achieve a net increase in this number.

FY 2014 Annual Objectives and Outcomes (all subject to available resources)

- Preserve and maintain the existing supply of 1,150 Resolution 830 housing 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 1,906 tenant-based rental housing vouchers per year 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.

Old Town Commons Redevelopment of ARHA's James Bland Property

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 2014:

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 Together Alexandria (RTA) to acquire, rehabilitate and resale housing units. Funding will also be provided to assist first-time low-to moderate- income homebuyers with the purchase of these units. (***See Alexandria Neighborhood Stabilization Program on page i for other details of this program.)***

FY 2014 Annual Objectives and Outcomes (all subject to available resources)

- Assist up to six households meeting income and other eligibility criteria to secure ownership housing;
- Provide nine 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 2 first-time low- to moderate- income homebuyers with the purchase of a home rehabilitated under the Alexandria Neighborhood Stabilization Program (ANSP).

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.*

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

A Continuum of Care document was developed by The Partnership to Prevent Homelessness in the City of Alexandria (The Partnership), previously known as the Homeless Services Coordinating Committee (HSCC), and is revised each year for submission to HUD so that agencies and organizations serving the homeless in Alexandria will be eligible for federal homeless services funding. In preparation for the development of each year's Continuum of Care, The Partnership conducts a one-day "point-in-time" count of the homeless in a variety of settings. The City has also developed a 10-Year Plan to End Homelessness including Chronic Homelessness.

FY 2014 Annual Objectives and Outcomes (all subject to available resources)
• Provide 162 beds for emergency shelter;
• Provide 67 beds for Winter Shelter;
• Provide 21 units in facility-based transitional/ permanent housing;
• Provide transitional housing in five programs operated by non-profit providers;
• Provide 12 permanent supportive housing beds for the chronic homeless; and
• Provide 30 homeless households residing in shelter or overcrowded situations with budget/ housing counseling and emergency housing payments to move into affordable housing.

Elderly Persons and Persons with Disabilities

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

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. Other guidelines may apply.

FY 2014 Annual Objectives and Outcomes (all subject to available resources)
• Relieve the housing cost burden for 1,324 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 4 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

HUD Performance Measure

Provide decent housing with improved affordability and/or accessibility

HUD Performance Measure

Provide decent housing with improved affordability and 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 and Sheltered Homes of Alexandria operate permanent supportive housing programs for eligible persons in 8 group homes and 34 supervised apartments with a combined capacity of 126 beds.

Another 40 transitional and permanent supportive housing beds that include 3 units for families are also available through programs that specifically target homeless persons in 1 group home and 19 supervised apartments.

FY 2014 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 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 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 2014 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 8 Alexandrians, and providing short-term rental housing assistance and short-term security deposit assistance to 6 Alexandria households.

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 2014 Annual Objectives and Outcomes (all subject to available resources)

- Support accessibility modifications in 4 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. 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 2014 Annual Objectives and Outcomes (all subject to available resources)

- Provide job training to 4,134 residents including persons with incomes at or below HUD's moderate-income limits; and
- Continue to convene an implementation advisory group to help implement the recommendations of the 2003 Arlandria Plan and, as it relates to economic development, to prioritize projects in the Plan for CIP funding, considering goals such as economic development, incentives for redevelopment, public safety, and community identity.

HUD Performance Measure

Provide economic opportunity

EVALUATION OF PAST PERFORMANCE

The City of Alexandria did well in meeting or exceeding its program goals during City FY 2012, the second year of the 2011-2015 Five-Year Consolidated Plan period, but its two-year performance totals are slightly below (in most instances) the presumptive 40% of the five-year goals. Details of other past performance are found in the City's FY 2012 Consolidated Annual Performance Report (CAPER).

Program	2012 Actuals	2012 % Achieved	2 Year Cumulative	5-Year Cumulative % Achieved
Low/Mod Income Homebuyers	30 HH 2012 Goal: 18	167%	58	39% (5-Year:150)
Rent Assistance for elderly and disabled households	99 HH 2012 Goal: 80	123%	100 (2-year average)	N/A (Annually: 80)
Elderly and disabled households Real Property Tax Relief Program	1,302 HH 2012 Goal: 1,282	101%	1,251 (2-year average)	N/A (Annually: 1,510)
Rehabilitation work for low-, and moderate-income homeowners	9 HH 2012 Goal: 9	100%	16	32% (5-Year: 50)
Move homeless households from shelter and overcrowding to affordable housing	33 HH 2012 Goal: 40	82%	67	22% (5-Year: 300)
Transportation and up to 60 days storage possession for households facing eviction	34 HH 2012 Goal: 45	76%	71	25% (5-Year: 280)

CDBG and HOME Geographic Distribution

The geographic area to be served by programs supported with CDBG and HOME funds during City FY 2014 will be the entire city, which includes areas of minority concentration.

Federal Sequestration Impact

The City's Proposed FY 2014 Budget included level funding for CDBG and HOME programs. Based on recent information about the impact sequestration will have, both grants are projected to be cut by 5%. When the final grant numbers are released by HUD, program budgets will be adjusted. It is projected that CDBG cuts will occur in the Home Rehabilitation Loan Program and HOME funds would be reduced in the Housing Opportunities Fund (HOF).

CDBG and HOME Funded Programs

Program	Proposed FY 2014 Federal Funding	FY 2014 Performance Measure
Affordable Housing Development/ Preservation Assistance (HOF)	$474,590 (New HOME - $338,980; HOME Match - $99,162; HOME Program Income - $36,448)	1 Project
Home Rehabilitation Loan Program	$1,103,446 (New CDBG -$403,377; Carryover- $575,069 Program Income - $125,000)	9 Households
Flex Homeownership Assistance Program	$61,000 (HOME Projected Program Income—$36,000; CDBG Projected Program Income—$25,000)	2 Households
Rebuilding Together Alexandria Neighborhood Stabilization Program	*Funding will revolve within the program*	2-6 Households
Rental Accessibility Modification Program	$57,500 (CDBG Carryover)	4 Households
Transitional Assistance Program	$52,000 (New CDBG)	30 Households
Winter Shelter	$20,000 (New CDBG)	67 Beds
Fair Housing Testing	$22,034 (New CDBG - $12,034 Carryover- $10,000)	One Round of Testing
Program Administration	$163,111 (New CDBG - $128,295; New HOME - $34,816)	n/a

Other Major Federally Funded Housing Programs

Program	Projected FY 2014 Federal Funding	FY 2014 Performance Measure
Resolution 830 (Public and Replacement Housing)	$6.6 Million	1,150 Units
Housing Choice Voucher Program	$19.4Million	1,906 Vouchers
Privately Owned Subsidized Rental Units	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,566 Units
Emergency Solutions	$164,163	145 Beds
Safe Haven (COC)	$62,753	12 Beds
ACSB Transitional/Permanent Supportive Housing (COC)	$423,752	40 Beds
HOPWA (Long-term Tenant Based)	$92,664	8 Vouchers
Ryan White Comprehensive AIDS Response Emergency (CARE)	$570,000	240 Persons

Public Notice of the Draft Action Plan

The Draft FY 2014 Action Plan is made available for public comment beginning Tuesday, March 26, 2013 and ending Friday, April 26, 2013. A public hearing will be held on Saturday, April 13, 2013, 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 2014 Action Plan are available for review beginning Tuesday, March 26 at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday.

The Draft FY 2014 Action Plan is also available on the City's website at 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 2014 Action Plan is in a format accessible to persons with disabilities, upon request. Written comments can be delivered to the Office of Housing or emailed to cindy.metcalf@alexandriava.gov.