



# CITY FY 2020 DRAFT CAPER

## For Housing and Community Development

### About the CAPER

The Consolidated Annual Performance and Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development required document that describes the use of federal, state, City and private funds to provide affordable housing and supportive services for extremely low-, low- and moderate-income residents of Alexandria in furtherance of the FY 2016-2020 Consolidated Plan.

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Despite the disruption caused by the COVID-19 pandemic, the City of Alexandria made great strides in utilizing its federal Home Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) program funds along with other federal, state and local funds in order to meet its housing goals in City FY 2020. These goals were established to address the housing needs of the City's low- and moderate-income households as indicated in Fiscal Year 2020 Annual Action Plan, which is guided by the Five-Year Consolidated Plan. Some of the program and activity achievements are as follows:

#### **Rental Units (Preserving and Creating Affordable Rental Housing):**

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the City, with six of those units in the almost complete Lineage at North Henry development;

#### **Homeowners:**

- 78% accomplishment in rehabilitating seven homes through the Home Rehabilitation Loan Program

#### **Homebuyers:**

- 128% accomplishment in helping nine low-income first time homebuyer households purchase homes through the Flexible Homeownership Assistance Program

#### **Non-Homeless Persons with Special Needs-Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities:**

- 50% accomplishment in providing accessibility modifications to one rental unit for an extremely low-income household with mobility issues through the Rental Accessibility Modification Program (two projects were postponed by the pandemic)

**Homeless Persons and Persons at Risk of Homelessness:**

- 87% accomplishment in preventing 77 from becoming homeless through the Transitional Assistance Program
- 119% accomplishment in sheltering 309 individuals through the Winter Shelter Program

In response to the COVID-19 pandemic, the City was also awarded \$671,570 in CDBG-CV funding to prepare, protect against, and respond to the effects of the pandemic. The City chose to use those funds for rental assistance to residents of non-profit affordable housing properties through its COVID-19 Rental Assistance Program. The program provided up to \$1500 in rental assistance to households experiencing income loss because of the pandemic. Between April 18, 2020 when the program was approved by City Council, and June 30, 2020, approximately \$341,000 was disbursed to 5 non-profit affordable housing providers to assist 435 people in 229 households. The City will be continuing the COVID-19 Rental Assistance Program into City FY 2021 as the effects of the pandemic continue to be felt.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / CDBG-CV: \$671570	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	512		0	512	
Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / CDBG-CV: \$671570	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	8	15	187.50%			

Homeless Intervention and Prevention Services	Homeless	CDBG: \$ / CDBG-CV: \$671570	Homelessness Prevention	Persons Assisted	750	874	116.53%	1089	512	47.02%
Improve Living Conditions / Maintain Affordability	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	38	95.00%	9	7	77.78%
Planning and Administration	General Management	CDBG: \$ / HOME: \$	Other	Other	18	18	100.00%	15	15	100.00%
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	175	202	115.43%	14	74	528.57%
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Preserve and/or Create Affordable Rental Housing	Affordable Housing	HOME: \$	Other	Other		0				
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	8	53.33%	2	1	50.00%

Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Provide Accessibility Modifications for Renters	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0				
Provide Affordable Ownership Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	5		7	9	128.57%
Provide Affordable Ownership Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	35	26	74.29%			

Provide Fair Housing Testing	Fair Housing	CDBG: \$	Other	Other	5	4	80.00%	1	1	100.00%
Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	309		0	309	
Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1200	1466	122.17%	260	309	118.85%
Provide Shelter Facility for Homeless Households	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

At the beginning of the 2019 Plan Year, the highest priorities of the 2019 Action Plan were the production and preservation of affordable units, programs to help low- and moderate-income homeowners stay in their homes, the prevention of homelessness, and programs to assist first-time homebuyers purchase homes.

With the onset on the COVID-19 pandemic and the resulting loss of income for many low- and moderate-income people, homelessness prevention became a pressing priority. The 2019 Plan was amended to include CDBG-CV funding for a new emergency rental assistance program. The program was targeted at the residents of City-supported affordable housing developments as a way to both assist the low-income residents of those developments and to help the developments remain fiscally solvent so they could continue to provide affordable housing.

Prior to the onset of the pandemic, the City was fulfilling its goal of producing and preserving affordable units using HOME funds, while the other

priorities in the plan were funded through CDBG. The allocation of CDBG funds reflects this, with the most money being allocated toward the Home Rehabilitation Loan Program and the Rental Accessibility Modification Program, followed by funding for the Transitional Assistance Program (TAP) which provides rental assistance to households at risk of homelessness. The Flexible Homebuyer Assistance Program received similar funding to TAP, but it was supplemented with HOME funds as well.

DRAFT

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	204	12
Black or African American	421	11
Asian	16	11
American Indian or American Native	22	0
Native Hawaiian or Other Pacific Islander	2	0
<b>Total</b>	<b>665</b>	<b>34</b>
Hispanic	185	4
Not Hispanic	576	38

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The Race table does not include 96 persons who identify as other multiracial who were assisted by CDBG programs or 8 multiracial persons assisted by the HOME program. The Ethnicity table includes these persons.

The COVID-19 pandemic and the emergency rental assistance program created in response to it not only increased the number of persons assisted by CDBG program, but also increased the diversity of the persons assisted. The number of Hispanic persons assisted rose dramatically, as did the number of Asians, American Indian or Alaska Natives, and other multiracial persons. In addition to emergency rental assistance, the households and individuals assisted by CDBG funds received help from various programs such as the Home Rehabilitation Loan Program; the Rental Accessibility Modification Program; the Transitional Assistance Program; and the Winter Shelter Program.

The households assisted under the HOME program either received loans from Flexible Homeownership Assistance Program or moved into a new HOME-assisted unit.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,076,725	1,532,532
HOME	public - federal	2,359,696	1,358,621
Other	public - federal	671,570	341,131

**Table 3 - Resources Made Available**

### Narrative

#### Narrative

In City FY 2020, over \$3.0 million in CDBG funding was made available to the City (carryover and new grant and program income). \$1,309,061 in grant was used and \$223,472 in program income was utilized for expenditures. Similarly, the City had \$2,359,696 in HOME funds in FY 2020 (carryover and new grant, match and program income) and used \$479,409 in grant, \$764,185 in program income and \$115,028 in matching funds.

#### CDBG Expenditures:

- \$165,737 in Program Administration
- \$35,100 for the Fair Housing Testing Program
- \$849,578 for the Home Rehabilitation Loan Program
- \$73,999 for the Winter Shelter and Transitional Assistance Program
- \$66,986 for the Rental Accessibility Modification Program
- \$341,131 for COVID Rent Relief Program (CDBG CV)

#### HOME Expenditures:

- \$425,000 for the Homeownership Assistance Program
- \$900,000 for The Spire
- \$33,621 for Program Administration

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Alexandria	100	100	

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

CDBG and HOME funds expended during the reporting period were used for projects throughout the City of Alexandria.

DRAFT

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City used program income to support the Home Rehabilitation Loan Program, construction of new affordable rental units at The Spire, and the Flexible Homeownership Assistance Program. This program income supplemented the HOME and CDBG grant monies used to fund these programs.

In multifamily projects HOME funds are leveraged with local dollars at a one-to-ten basis with additional funding often provided by LIHTC and Virginia Housing Development Authority (VHDA) funds. For the homeownership program the HOME funds are leveraged at a one-to-three basis and additional funding is provided through VHDA Community Homeowner Revitalization Program (CHRP) funds, which reduce the interest rates on VHDA mortgage loans by 1% below VHDA's First-Time Homebuyer mortgage interest rate.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	115,028
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	115,028
4. Match liability for current Federal fiscal year	115,028
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
The Spire	08/08/2019	115,028	0	0	0	0	0	115,028

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
339,185	546,319	764,185	0	121,319

Table 7 – Program Income

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

DRAFT

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	260	309
Number of Non-Homeless households to be provided affordable housing units	40	435
Number of Special-Needs households to be provided affordable housing units	2	1
<b>Total</b>	<b>302</b>	<b>745</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	229
Number of households supported through The Production of New Units	14	82
Number of households supported through Rehab of Existing Units	9	8
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>23</b>	<b>319</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

In most cases, the City met or exceeded its goals to provide or preserve affordable housing. The production of new units was well above what was anticipated because of the completion of the Nexus, a project which had been slated to come online in FY 2019 but was delayed into FY 2020.

The provision of rental assistance was not one of the City's goals at the beginning of FY 2020, but it became an important one with the onset of the COVID-19 pandemic. The City provided rental assistance to 229 households in FY 2020 and will continue to provide assistance to households into FY 2021.

It was on track to meet its goal of rehabilitating existing units; however, the pandemic resulted in projects being delayed into City FY 2021. Work on these projects has now resumed and despite pandemic related supply chain issues, they should be completed in FY 2021.

**Discuss how these outcomes will impact future annual action plans.**

The strong need for rental assistance will remain a factor in the CFY 2021 Annual Plan. Plans beyond that are still being determined as part of the 2022-2026 Consolidated Plan process.

The City remains committed to its goal of creating 2,000 units with affordability by 2025 through its programs as targeted in the 2013 Housing Master Plan. The goals outlined in future action plans will remain in line with the objectives of the Housing Master Plan.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	503	0
Low-income	326	42
Moderate-income	0	0
<b>Total</b>	<b>829</b>	<b>42</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The Office of Housing directly administers three programs which require information on income by family size to determine eligibility: Flexible Homeownership Assistance Program, Home Rehabilitation Loan Program, and Rental Accessibility Modification Program. In FY2020, it also administered the COVID-19 Rent Relief Assistance Program. All of these programs require recipient households to be under the HUD low-income limit by household size. 115 persons helped by the Rent Relief Assistance Program were extremely low income and 320 were low-income. The single-person household who received RAMP assistance was extremely low income.

All of the households served by HOME programs were below the low-income limit of 80% AMI but above the extremely low-income limit of 30% of AMI.



## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During FY 2020, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the 15 square miles of the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g. near the Potomac River waterfront, bridges, parks and libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, various first responders, and mental health workers to identify potential PATH candidates and get them to get involved in the PATH program. In order to improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community at large.

The current Homeless Outreach/PATH Coordinator has worked for DCHS providing case management to individuals with serious mental illness, co-occurring substance misuse disorders, and experiencing homelessness since 2002. Prior to working for DCHS he worked at a local homeless shelter for over three years. The PATH Coordinator has lived experience and is a subject matter expert on homelessness having served on the Commonwealth of Virginia's Policy Academy Team in 2003 and working on the Governors Policy Council until 2007. In 2004, he was a presenter at the Virginia PATH Training Conference where he provided a presentation titled, "MH/SA Hard to Reach." He was also a speaker at the 2007 state housing conference where he presented, "CSB's & Supportive Housing". The PATH Coordinator is a member of the Homelessness Resource Center Advisory Board, was a board member of The National Coalition for the Homeless from 2003-2007 and has been a member of the National Coalition's Faces of Homelessness Speakers Bureau from 2003 to present, where he speaks to thousands of people each year on issues of homelessness and poverty.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect 309 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

Local and private funds were used to support the following programs:

- Community Lodgings, Inc. provided six homeless families, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services.
- ALIVE! House provided transitional shelter and supportive services for five families.
- The Alexandria Community Shelter, a City-owned emergency shelter operated by Volunteers of America Chesapeake, had 64 shelter beds available year-round.
- The Carpenter's Shelter had 60 emergency shelter beds available year-round.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

State CARES act funding was used to support the COVID-19 Emergency Rent Relief Assistance Program, which helped 1,606 low- and moderate-income households whose incomes were affected by the COVID-19 pandemic pay almost five million dollars in rent owed to their landlords.

Local and private funds were used to support the following programs:

- Friends of Guest House provided transitional housing and supportive services to 71 female ex-offenders to help them achieve self-sufficiency. They also provided supportive service to 167 women who had either participated in their program or were living in community housing
- Guest House increased the number of available residential beds at their transitional housing facility from 26 to 30.
- The Alexandria Domestic Violence Safe House provided 21 beds to serve 101 victims of domestic violence, including 54 women and 47 children with emergency shelter.

**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**

CDBG funds were used to support the Transitional Assistance Program, which provides security deposits and rental assistance to low-income households experiencing or at-risk of homelessness. Seventy-seven individuals were helped by this program.

The following activities were undertaken by service providers using local and private funds:

- Christ House provided 14 men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living. Christ House also provides personal counseling and psychological assessments as part of their clients' treatment plans in order to identify and address the reasons their clients became homeless and help break dysfunctional patterns.

DRAFT

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

#### **Section 18 Application**

In 2019, with the support of the City, the Alexandria Redevelopment and Housing Authority (ARHA) submitted a Section 18 application to HUD. If approved ARHA will convert a large portion of its Public Housing to Project Based Section 8. Operating revenue generated from converting units from a public housing operating subsidy to a Project Based Section 8 subsidy will allow the housing authority to address many capital items and deferred maintenance repairs in many of its housing developments. The Section 18 Application is still under review by HUD, though one property has been approved for conversion to project-based vouchers.

#### **Ramsey Homes**

ARHA has nearly completed construction of the Lineage at North Patrick, which replaces Ramsey Houses. The Lineage has thirty-seven new units affordable at 60% AMI, 9 units affordable at 30% AMI, and 6 replacement Public Housing units. Lease-up is expected to be completed in fall of 2020.

#### **Request for Qualifications**

In February 2020, ARHA issued a Request for Qualifications seeking development partners for future redevelopment projects. Because of the pandemic, the submission date was moved from April 2020 to June 2020. It is anticipated a short list of developers will be submitted to the ARHA Board in August 2020 and a term sheet for a future project will be negotiated in the fall.

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

ARHA staff meets several times a year with each housing development's community. Topics discussed include; building and unit maintenance, community safety, problematic behavior(s) of residents, and new rules and regulations affecting the Agency and tenants. During all ARHA lead community meetings, tenants are encouraged to speak, suggest improvements, and ask questions.

The ARHA Resident Association (ARA) and the Resident Advisory Board (RAB) continue to be active in the community and with the Agency's management. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA management. In addition, ARHA resident associations have assisted with the development of all pandemic oriented services provided by the Agency, as well as, its members have been on the front lines as active participants in bringing these services to ARHA residents.

The President of the ARA serves on the ARHA Board of Directors.

The Agency continues to administer the Homeownership Voucher Program. Currently eighteen voucher families own their home. The Virginia Housing Development Authority offers free first time homebuyers' classes to ARHA tenants. The City's Flexible Homeownership Assistance Program is available to ARHA tenants and provides \$50,000 in down payment and closing cost assistance for their home purchases. The Flexible Homeownership Assistance Program is financed with CDBG and HOME funding. No voucher-holders have purchased homes this year, but that is expected to change when the pandemic subsides.

ARHA continues to make efforts to change the low-income level of many public housing families so that they may move towards self-sufficiency and possible homeownership. ARHA works towards increasing resident's job skills through the Social Services, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self Sufficiency (FSS) programs. These programs not only offer case management of family needs and goals but they provide trainings on topics that include: Obtaining Employment, Self-Development, Financial Literacy, Credit Repair, etc. These training sessions are open to all ARHA residents. Unfortunately, only a handful of seminars and trainings were able to be offered this year due to the pandemic. However, once it is deemed safe, ARHA will resume its normal seminar/training schedule. ARHA is currently exploring the possibility of offering ROSS and FSS resident trainings virtually. This is still in the development phase and hopefully will be offered in the fall of 2020.

#### **Actions taken to provide assistance to troubled PHAs**

The Alexandria Redevelopment and Housing Authority is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

One of the greatest regulatory barriers in developing affordable housing in the City may be State restrictions that prohibit the City from requiring mandatory contributions from developers to affordable housing in new developments. All affordable housing contributions from developers are voluntary, except where the City provides the option to use Section 7-700 of the City's Zoning Ordinance, allowing an increase in density for housing development projects in exchange of the provision of affordable housing units. In 2019 the City convened a Housing Contributions Work Group, including a wide range of stakeholders (housing advocates, developers, land use counsel, representatives of special populations) to update its current procedures and, generally, raise levels of contributions, including onsite units, in planning and development that provides additional density. While work on this project was delayed by the pandemic, it was not halted completely and the Workgroup anticipates recommendations will be presented to City Council before the end of 2020.

Another action the City took in FY 2020 was a study of accessory dwelling units (ADUs) to determine if allowing ADUs by-right would increase housing accessibility and affordability in the city and what kind of regulation of such ADUs would be necessary. Despite the pandemic disrupting planned public outreach like community meetings, information about the study was shared via the City's website and virtual public meetings. Web surveys were also used to solicit feedback from the public. The study's findings and recommendations are expected to be presented to the City Council by the end of 2020.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Alexandria has a shrinking supply of naturally occurring affordable housing. While this primarily affects very low- and extremely low-income households, it is also beginning to affect low-income households, especially larger households in the 60% - 80% AMI range. While the City is a strong supporter of the production of new affordable rental units and the rehabilitation of existing units, those units are usually restricted to households at or below 60% AMI. That is why when the Avana, a 326-unit apartment building became available, the City provided the Alexandria Housing Development Corporation (AHDC), a local affordable housing non-profit, with an eight million dollar loan to help finance the purchase of the property. Financing for the purchase was also provided by JBG Smith and Virginia Housing.

AHDC renamed the building Parkstone. To avoid displacing existing tenants, they are phasing in income limits as units become available (or certifying tenants whose already income eligible. The building will have 130 units at 60% AMI, 114 units at 80% AMI, and 82 units at market rate. The 80% AMI units fill the gap in the market for low-income households who make too much to qualify for other income-restricted units.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City commissions a Certified Risk Assessor and Certified Lead-based Paint Inspector to conduct a Risk Assessment and Lead-based Paint Testing at all Home Rehabilitation Loan Program and Rental Accessibility Modification Program projects if the structures were constructed before 1978 and when any painted surfaces are likely to be disturbed during the proposed rehabilitation work. The City pays the costs for the risk assessments and lead-based paint testing, and when warranted for soil analysis. The results of these risk assessments are provided to the owner(s) and the assigned project architects. The project architects, based on the level of assistance being provided at a project, will incorporate the appropriate level of hazard abatement required to meet the requirements of the Title X regulations. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

General Contractors awarded contracts for Home Rehabilitation Loan Program or Rental Accessibility Modification Program projects that contain lead-based paints are required to possess an EPA Toxic Substances Control Act (TSCA) Section 402 Certification. The General Contractors receive a copy of the project specific lead-based paint report identifying the location(s) of known lead-based paints at the residence. At all times during rehabilitation, the General Contractor is required to ensure that prior to any renovation or demolition activity that could disturb lead-based paints on interior or exterior components, engineering controls described in HUD Guidelines and Virginia, EPA, and OSHA regulations are implemented to prevent the migration of lead-based paint contaminated dust and potential exposure to occupants or contractors performing the work at the property. When a project's scope of work includes lead-based paint abatement activity, which exceeds the General Contractor's license and certification limits, General Contractors are required to obtain the services of a Lead Abatement Contractor who are licensed by the Commonwealth of Virginia and certified by the Board for Asbestos, Lead, and Home Inspectors to complete the lead abatement work at the project. The costs for lead-based paint hazard abatement are included as part of the homeowner's loan provided through the City's Home Rehabilitation Loan Program and the grant provided through the Rental Accessibility Modification Program.

At the conclusion of a Home Rehabilitation Loan Program project in which lead-based paint hazards and/or lead-based paints were present, a Certified Lead-based Paint Inspector conducts a clearance test to ensure the rehabilitated unit is safe for the occupants to resume use of the home.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The most important action the Office of Housing undertook to reduce the number of poverty-level families in FY 2020 was provide rental assistance to households whose incomes were affected by the pandemic. While this action alone could not prevent households from falling into poverty, it kept them in their homes and reduced their future rental burden.

Prior to April 2020, the City focused on housing programs intended to promote housing opportunities

for households with low incomes and persons who are homeless, and on supporting programs transitional programs designed to improve households' economic status through mental health services, education, training, and job placements.

The City's housing programs were often coordinated with anti-poverty services. A primary example of this coordination is the Partnership to Prevent and End Homelessness (PPEH)'s case management process for homeless persons. The PPEH works to ensure shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Another example is the Alexandria Redevelopment and Housing Authority provision of self-sufficiency programs to promote the economic wellbeing of tenants in the agency's public housing, Section 8, and other assisted housing. ARHA also works with the Department of Community and Human Services and private agencies to help educate disabled seniors and adults on financial management.

Federal and state programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as the Head Start program for low- income children and the Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits to children, elderly persons, disabled adults, and pregnant women; the Workforce Development Center, which is the City's one stop center for Workforce Investment Act service delivery, and the Virginia initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients. These programs and services were supplemented by City and non-profit programs such as food pantries, free or reduced-cost child care programs, mentoring programs for low-income youth, and educational support programs offered by Alexandria City Public Schools.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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 steps on the continuum of care services.

In FY 2020, the City continued working with public and private provider agencies to offer housing and/or supportive services to low-income households in Alexandria. The City also worked with local lenders, realtors, developers, architects, contractors and its state government who were essential in assisting the



City in completing affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households.

The ARHA Redevelopment Work Group met regularly through February 2020, bringing together ARHA leadership with City leadership to coordinate ARHA's efforts to redevelop and modernize its housing stock. After a pause caused by the pandemic, it resumed meeting monthly via Zoom in FY 2021.

In addition to these ongoing activities, the City's Ad Hoc Joint City-Schools Facility Investment Task Force explored ways the City could co-locate affordable housing, social services, and City departments with new or existing Alexandria City Public School (ACPS) facilities and vice versa. This task force is intended to enhance cooperation between the ACPS and the City in order to better serve the needs of City residents. Representatives from the City's Office of Housing, Planning and Zoning, and Recreation, Parks, and Cultural Activities Departments joined ACPS staff in forming a smaller working group focused on the redevelopment of the Minnie Howard high school campus and the possible colocation of housing and services there.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

While ARHA and the affordable housing developers working in the city had already established relationships with City agencies like the Department of Community and Human Services and private non-profits like ALIVE! and ACT for Alexandria, the pandemic strengthened those relationships exponentially as ARHA and the developers sought help in providing food and other assistance to their residents and the non-profits raised funds for rental assistance.

The Partnership to Prevent and End Homelessness (The Partnership) is the City's Continuum of Care group. Also known as The Partnership, it works with many different public and private entities to ensure that it has a broad, diverse active membership that is reflective of the Alexandria's community. The Partnership plans, coordinates and implements an effective and efficient system-wide response to homelessness within the City. The Partnership also 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) was formed to strengthen the human services network in the City, build relationships, and leverage resources. 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.

The Alexandria Redevelopment and Housing Authority (ARHA) and City agencies frequently, and informally, coordinate their 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 and the Department of Planning & Zoning continue to provide support to ARHA's redevelopment effort by meeting with ARHA staff to coordinate on the plans and issues raised during the monthly meetings of the ARHA Redevelopment Work Group.

In Summer 2019, DCHS, the Office of Housing and the Partnership collaborated with ARHA to submit an application for an allocation of Mainstream Vouchers to serve persons with disabilities who are at risk of, or experiencing, homelessness. These vouchers were awarded to ARHA in FY 2020 and a public waitlist was opened for applications. The vouchers will potentially help some of the City's hardest to serve households secure housing on the private market.

The Office of Housing continues to work with various agencies such as the Virginia Housing Development Authority (VHDA) to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. The Office of Housing also collaborates with approved private lenders as part of its down-payment assistance programs to low- and -moderate income first-time homebuyers. These homebuyers must attend housing counseling classes sponsored by VHDA before they can be approved for a loan.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

At the state level, two laws were enacted which will reduce impediments to housing choice. One mandates that landlords must consider a person's status as a domestic violence survivor when evaluating their rental application because victims of domestic violence frequently have lower credit scores than others; the other expands the groups who are protected from housing discrimination. Beginning July 1, 2021, landlords will be barred from discriminating against a person because of their gender identity, sexual orientation, veteran status, or source of funds. This will expand housing choice for low-income people who have Housing Choice Vouchers.

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

The City is also participating, through the Metropolitan Washington Council of Governments, in a regional AI assessment. HUD is providing technical assistance for this effort. The regional AI is expected to be completed in August of 2021.

DRAFT

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Office of Housing is the lead office for ensuring that progress is made toward achieving goals established in the Consolidated Plan. The Office of Housing is also responsible for seeing that CDBG and HOME funded programs are administered in a manner consistent with program regulations. Any subrecipient that utilizes CDBG or HOME funds is subject to the requirements of a grant or loan agreement with the City, and is required to submit progress reports to the City on a regular basis. Housing staff conducts on-site and remote monitorings to determine if the subrecipients continue to comply program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed.

Normal on-site monitoring for this year was suspended due to the pandemic and is expected to resume in FY 2021.

The Office of Housing follows City of Alexandria RFP procedures when soliciting for RAMP and Home Rehabilitation projects. This RFP process includes regulations regarding minority business outreach. HOME and CDBG project activities carried out by contractors are subject to grant agreements mandating minority business outreach in accordance with federal law.

The City conducts environmental reviews of all the major projects it funds. These reviews include assessments of the projects' compliance with the City's Master Plan and Small Area Plans both now and in the future.

The Office of Housing was in the process of revising its reporting forms to better align with the information required by IDIS when the pandemic began. The revision process should be complete in the next few months, allowing for better monitoring of plan activities.

While the Office of Housing has used minority and women owned businesses as contractors on multiple projects, it does not track contracts with minority owned businesses separately from the overall contractor pool. The Office will work to develop a tracking system in FY 2021. It will also encourage the architects and general contractors who are on its current list of qualified bidders to contact minority businesses when hiring for a project.

The Consolidated Plan for 2022-2026 is in progress.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Preparation of the FY 2020 was delayed by the pandemic and there was insufficient time to provide public notice and receive comment before it could be submitted. However, information on the use of CBDG and CDBG-CV was periodically provided to the Alexandria Housing Affordability Advisory Committee (AHAAC) at its public meetings. AHAAC includes representatives from many different groups with interests in the housing needs of low- and moderate-income people. A performance dashboard showing the use of CDBG-CV funding and state CARES Act funds for rental relief was also publically available on the City's website.

Information on performance in FY 2020 will be included in the public outreach materials for the Consolidated Plan process and the public will be able to comment at that time.

DRAFT

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

While for most of CFY 2020 the City of Alexandria continued to focus its attention on creating and preserving affordable housing, the COVID-19 pandemic caused the City to shift its priorities to homelessness prevention. Using CDBG-CV funding awarded in May 2020, the City created a Rent Relief program to pay back rent owed by residents of City-supported affordable housing projects whose incomes had been affected by the pandemic. The City intends to continue this program into CFY 2021 in response to ongoing need.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

DRAFT

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HOME inspections were not conducted in FY 2020 because of the COVID-19 pandemic. Inspections are usually conducted in April, May, and June and had to be suspended for health and safety reasons. Inspections will resume in FY 2021 when it is safe to do so or a safe method of inspection is devised.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The primary marketing responsibility for rental HOME units falls on the developers the City provides with HOME funding for affordable-housing construction. The Office of Housing assists the developers with marketing by publishing announcements on its website and via its eNews mailing list and social media when project waitlists open. Information about open waitlists is also shared with housing officials in neighboring jurisdictions so they can inform their residents about it. The Office of Housing also publishes a list of available affordable rental units, based on anticipated vacancies, six times a year. This list includes available HOME units. It is posted on the City's website.

HOME-funded ownership units are marketed by the City to potential first-time homebuyers with annual household incomes up to 100% of the area median income and who live or work in the City of Alexandria. Information on these opportunities is provided via the City of Alexandria's eNews email alert service (which now has over 7,000 subscribers), City of Alexandria's public information cable channel 70, Office of Housing's webpage, information packets located at the Office of Housing, City of Alexandria's social media accounts (Twitter and Facebook), local realtors and real estate websites, and individual consultation with Office of Housing staff.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

HOME program income was used to support two activities in FY 2020. The first was the Spire, a 113-unit affordable rental building which will serve households between 40-60% AMI. Project completion is scheduled for FY 2021.

The second activity was the Homeownership Assistance Program. Two Asian households, two Black households, and four white households were assisted with downpayments and closing costs. Two of the

white households also identified as Hispanic. All of the households were low- or very low-income.

	<b>Program Income Expended</b>
The Spire	\$339,184
Homeownership Assistance Program	\$425,000

**Table 14 - HOME Program Income Use**

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City used a mixture of federal and local funds to help moderate-income first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program. Deed restrictions on these homes ensure they will be resold to other moderate-income homebuyers, preserving their affordability in the future.

ARHA continued work on the redevelopment of Ramsey Homes, now known as the Lineage at North Patrick. The Lineage will have 52 units, 6 of which are public housing replacement units. The remaining 46 units will be affordable at 30%, 50%, and 60% AMI. The Lineage is slated to be completed in November 2020.

The City used HOME funds to support the construction of The Bloom/Carpenter's Shelter, a 98-unit affordable housing development built atop a new shelter facility. This shelter will provide case management services to homeless individuals and 10 units in the development will be reserved for formerly homeless individuals who will continue to receive supportive services. The project is slated to open on November of 2020.

Construction was completed on the residential spaces of the Nexus, which has 74 affordable units as well as market-rate units, retail, and office space. All the residential units have been leased and work continues on the retail spaces.

Another project that is underway is the Spire, which will have 113 units affordable to households making between 40%-60% AMI. It is slated for completion in FY 2021.

Lacy Court Apartments began a renovation in June 2018 to modernize its 44 affordable rental units. Phase One of the renovation was completed in March 2019 and Phase Two was completed in December 2019. The City will be subsidizing five units to keep them affordable to households earning 40-60% AMI for a period of five years.

The City provided an eight million dollar loan to a AHDC, non-profit developer, to purchase Parkstone, a 326 unit apartment building. This purchase will ensure units at the building remain or become affordable to low- and moderate-income people. AHDC intends to transition the building to contain 130 units affordable at 60% AMI, 114 affordable at 80% AMI, and 82 market rate units.



DRAFT