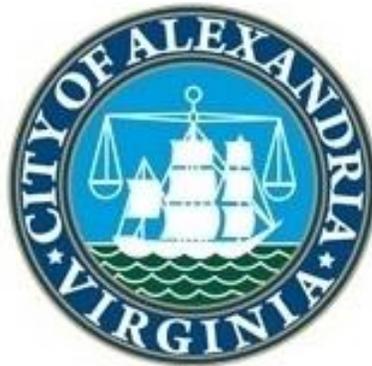


# City of Alexandria, VA

## FY 2016-2020 Five-Year Consolidated Plan and FY 2016 Action Plan For Housing and Community Development



May 15, 2015

City of Alexandria, Office of Housing  
421 King Street, Suite 200  
Alexandria, VA 22314  
Phone: 703.746.4990  
Website: [alexandriava.gov/Housing](http://alexandriava.gov/Housing)

## Executive Summary

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

#### 1. Introduction

The Consolidated Plan is a comprehensive planning document identifying the housing and community development needs of the City of Alexandria's (The City) extremely low-to moderate-income, homeless, and special needs populations, and outlining strategies to meet those needs over a five year period. Activities to be undertaken each year during this period are described in the One-Year Action Plans. These Plans are submitted to the Department of Housing and Urban Development (HUD) prior to the beginning of the City's fiscal year. The consolidated plans and the action plans are required by HUD to receive federal entitlement grants. Entitlement grants are provided to specific states and localities on the basis of a formula, prescribed in legislation or regulation. These federal entitlement grants are as follows:

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

The City is an entitlement grantee under CDBG and HOME, but receives ESG from the state and HOPWA from the Washington D.C. Eligible Metropolitan Area (EMA).

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City is required to use HUD's Performance Measurement System for all entitlement grant programs. The purpose is to help the City better demonstrate program results at the national level, and inform its citizens and other stakeholders about the many positive outcomes of the investments made in the communities using federal, state, and local resources. The performance measurements have been incorporated in the City 2016-2020 Consolidated Plan and FY 2016 Action Plan and include both an objective category (Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities) and an outcome category (Accessibility/Availability, Affordability and Sustainability).

Activities the City will undertake during the FY 2016-2020 Consolidated Plan period using CDBG and HOME funds fall within two outcome categories: Providing Decent Affordable Housing for extremely low-, low-, and moderate-income renters, homebuyers, homeowners and homeless persons (activities include housing acquisition and rehabilitation, direct financial assistance to homebuyers; homeless prevention and intervention; emergency shelters; and fair housing), and Creating Economic Opportunities to create and sustain jobs for low- and moderate- income persons. These activities and their five year objectives are described below:

### **PROVIDE DECENT AFFORDABLE HOUSING**

**Affordable Housing for Extremely to Moderate Income Renters:** Develop or preserve 150 (30 per year) rental affordable units through acquisition, rehabilitation, or new construction under Housing Opportunities Fund;

**Affordable Housing for Low and Moderate Income Homebuyers:** Provide direct financial loan assistance to 35 (7 per year) low- and moderate- income residents and workers to purchase homes under the Flexible Housing Assistance Program (FHAP);

**Affordable Housing for Extremely Low to Moderate Income Existing Homeowners:** Rehabilitate 40 (8 per year) homeowner housing units for low- to moderate- income households under the Home Rehabilitation Loan Program (HRLP); assist 15 (3 per year) extremely low- to moderate- income disabled renter households with accessibility modifications through the Rental Accessibility Modification Program (RAMP); and rehabilitate 50 (10 per year) homeownership units for low-to moderate-income households under the Rebuilding Together Alexandria program;

**Homeless Prevention and Intervention for the Homeless and Persons threatened with Homelessness:** Provide security deposit and rental assistance to 255 (45 per year) households consisting of 750 persons (150 per year) experiencing or at-risk of homelessness under the Transitional Assistance Program (TAP); and provide financial assistance to 21 (4 per year) households consisting of 44 persons (8 per year) who

have been evicted and lack a suitable place to store their possessions under the Eviction Storage Program;

**Emergency Shelter for Homeless Persons:** Provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect 250 persons a year experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months; and

**Fair Housing:** Investigate, counsel and conciliate 1,000 landlord/ tenant complaints per year; conduct one round of fair housing testing per year to ensure equal access to housing by qualified renters and homebuyers; and conduct two to three fair housing trainings per year.

### **CREATE ECONOMIC OPPORTUNITIES**

**Jobs Created and Retained:** Create 95 (19 yearly) jobs; retain 45 jobs (between 9 per year); and provide 95 loans.

### **3. Evaluation of past performance**

The City has done fairly well in achieving goals established in its previous Consolidated Plan (FY 2011-2015), but the unanticipated 46% reduction in the combined CDBG and HOME grants in FY 2013 impacted program performance. As a result of the grant reductions the following programs were eliminated:

- the Homeownership Assistance Program (HAP), “closing the doors” to 26 families in their quest to become homeowners;
- the homeownership counseling program, affecting 150-200 persons in receiving homebuyer education; and
- the Eviction and Furniture Storage program, in which approximately 80 to 130 persons who were about to get evicted or who were evicted could not receive transportation and storage assistance.

In addition, proposed funding to assist low- and moderate- income disabled renters with accessibility modifications was reduced.

In spite of the significant impact of the CDBG and HOME grant reductions, the City continued implementing its housing and community development programs, and as of the fourth year of the five year Consolidated Plan period, it has made the following accomplishments:

- Accomplished 72% of the 5-year goal in providing no-interest, deferred payment loans to eligible homeowners under the Home Rehabilitation Loan Program;
- Maintained 67 emergency shelter beds and provided emergency shelter and services to over 1,000 homeless persons through the Winter Shelter program;
- Accomplished 47% of the 5-year goal in providing housing counseling and financial assistance to homeless families to move into affordable housing through the Transitional Assistance Program (TAP); and
- Preserved or developed over 300 rental housing units affordable to low income households.

Also, at the end of 2013, the City had accomplished 40% of the Eviction and Furniture Storage program goals, and 39% of the Homeownership Assistance Program (HAP) goals.

At the beginning of 2014, the City was able to modify its Homeownership Program to create the Flexible Homeownership Assistance Program (FHAP). This program provides deferred-payment, second trust loans to eligible first-time homebuyers for down payment and closing cost assistance, specifically for resale of previously assisted resale restricted units and special projects. Since the establishment of this program, the City has accomplished over 50% of the program goal.

The City will know its overall five-year program performances when it completes the final Consolidated Annual Performance and Evaluation Report (CAPER) of the FY 2015 Consolidated Plan period during the fall of FY 2016.

#### **4. Summary of citizen participation process and consultation process**

During the fall, the City sponsored a public hearing to obtain citizens' input on the development of the upcoming Consolidated Plan and Action Plan. Notices of the public hearing were placed in two newspapers, one in English and one in Spanish, on the City's website, and in the City's four public libraries, and were provided to interested parties through emails. Staff consulted with various City departments, nonprofit organizations and agencies to determine the housing, homeless and community services needs of the City's extremely low- to moderate-income households and special needs populations relating to affordable housing and community development, homeless persons, and non-homeless persons. Consultations with staff were conducted through meetings, phone calls and/or emails.

During the early spring, the Draft Consolidated Plan and Draft Action Plan were made available for the HUD-required, 30-day public comment period and could be reviewed on the City's website at [alexandriava.gov/Housing](http://alexandriava.gov/Housing) and at the City's four public libraries. Two additional public hearings were conducted to obtain citizens' comments on the developed draft plans, one held at the Affordable Housing Advisory Committee meeting and the other held before the City Council.

Notices of the spring public hearings and the availability of the draft plans were also placed in two local area newspapers, one in English and one in Spanish, on the City's website, in the City's four public

libraries, and through the City's eNews. Notices along with a Citizen Summary, which highlights the Consolidated Plan and Action Plan, were sent to groups, agencies, organizations, The City of Alexandria Partnership to Prevent and End Homelessness (The Continuum of Care Group) and others who participated in the development of the Plan.

## **5. Summary of public comments**

1. Comments were received from members of the Affordable Housing and Advisory Committee (AHAC) and Commission on Aging Housing Committee. Comments were in regards to the new mandated Consolidated Plan format. Members suggested that the new document should emphasize low income elderly and frail elderly needs as the prior Consolidated Plan. There were also comments regarding the specific need for an assisted living, and/or mixed-income assisted living facility that will serve low-and moderate-income elderly persons.

2. Another comment was regarding the use of CDBG funds for a publicly accessible working artist studio.

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

All comments were accepted.

## **7. Summary**

The FY 2016-2020 Consolidated Plan is a comprehensive document that identifies the housing and community development needs, and strategies to meet those needs, over the five-year Consolidated Plan period, as well as activities that will be undertaken during the first-year of the five-year Consolidated Plan period for extremely low-to moderate-income, homeless, and special needs populations. The Consolidated Plan and Action Plan is a HUD requirement to receive federal entitlement grants. The City is an entitlement community under two of the four entitlement grants which are CDBG and HOME. Activities the City will undertake during the Consolidated Plan period using CDBG and HOME funds fall within two HUD outcome categories: Providing Decent Affordable Housing and Creating Economic Opportunities for low income persons.

Giving the impact of the unanticipated 46% reduction in the combined CDBG and HOME grants during the previous FY 2011-2015 Consolidated Plan period, the City did fairly well in achieving program goals. As a result of the reduction, many of the City's programs were heavily impacted, including the HAP, homeownership counseling, RAMP, and Eviction and Furniture Storage programs. In spite of the impact, the City was able to continue other programs and did well in accomplishing program goals. These programs included the Home Rehabilitation Loan Program, Winter Shelter program, and Transitional Assistance Program. The City also had a great accomplishment in administering the Housing Opportunities Fund program, in which over 300 rental housing units affordable to low income households were preserved or developed.

At the beginning of 2014, the City modified its Homeownership Program to create the Flexible Homeownership Assistance Program, and as of 2015 it has accomplished over 50% of the program goal. The City will know its overall five-year program performances when it completes the final Consolidated Annual Performance and Evaluation Report (CAPER) of the FY 2015 Consolidated Plan period during the fall of FY 2016.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

### Narrative

The City’s Office of Housing serves as the lead agency to prepare the Five-Year Consolidated Plans, Action Plans, and the Consolidated Annual Performance Reports (CAPERS). The development of the FY 2016- 2020 Consolidated Plan was a joint effort with staff from the City’s departments and local private and public organizations that provide affordable housing and homeless and community services to extremely low-to moderate-income households and persons with special needs. Departments and organizations included the City’s Department of Community and Human Service (DCHS); Department of Planning and Zoning; Alexandria Redevelopment and Housing Authority (ARHA); and the Partnership to Prevent and End Homelessness in the City of Alexandria.

The Office of Housing implements CDBG and HOME programs and, upon City Council approval, awards these funds to sub recipients or individuals in the form of loans and grants through an application process. The funds assist local agencies and non-profit organizations in providing and preserving affordable housing or to administer eligible public service programs.

State, local and private funds are spent in conjunction with the federal entitlement grants for housing and community development activities. The Office of Housing has the primary responsibility of monitoring sub recipients to ensure they are in compliance with all applicable program requirements.

### Consolidated Plan Public Contact Information

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

To obtain input on the development of the Consolidated Plan, during September 2014, a total of 250 emails were sent to individuals who are on the City's Interested Parties list and who have expressed interest in receiving the plans and related documents. A request for public input was also placed in two newspapers with local readership, one English-language and one Spanish-language, and a public hearing was held on September 25, 2014. In addition, the Office of Housing staff conducted phone interviews and meetings with staff from various affordable housing and human service agencies, groups and organization members, and City departments, to assess the needs of low and moderate income persons living in the City and to develop strategies to meet those needs over time. During April 2015, the City held two public hearings on the draft Plan, one at the Affordable Housing Advisory Committee meeting on April 6, and one before City Council on April 18.

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

The City participates in the following activities to enhance coordination between public and private housing and service providers and private and governmental health, mental health and service agencies:

Providers for Housing Assistance and Services for Homeless and Chronically Homeless Individuals and Families. The City has partnered with various non-profit organizations to provide housing assistance and services for homeless and chronically homeless individuals and families in the City. These partners include Carpenter's Shelter, which provides emergency shelter and supportive services for the homeless; New Hope Housing, Inc., which provides temporary emergency shelter and comprehensive services to homeless families, single woman and men; and ALIVE! House, Community Lodgings, Inc. (CLI), Bridge to Independence (formerly Adopt-A-Family), and Salvation Army-Cornerstone, which all provide transitional housing, case management and other supportive services to help homeless persons transition from homelessness to self-sufficiency.

Public and Assisted Housing Providers. The City and the ARHA staff work cooperatively together on affordable housing related issues. Resolution of such issues may involve developing and implementing plans to replace units of deteriorating public housing or creating mixed-market rate homeowner units to serve low income individuals and families.

City staff also works with members of the Alexandria Housing Development Corporation, (AHDC), CLI, Wesley Housing Development Corporation and other non-profit organizations, to identify and develop opportunities for affordable housing preservation and production within the City. These organizations operate mixed-use project and/or several affordable rental apartments affordable for households with incomes at or below 60% of the area median income (AMI).

Private and Governmental Health, Mental Health, and Service Agencies Providers. The Alexandria Health Department has partnered with the Alexandria Neighborhood Health Services, Inc. (ANHSI) to provide outpatient health care to low-income Alexandrians. The City shifted some of its public health clinic functions to ANSHI and provided the organization a City-owned facility to administer health care services. Care includes behavioral health and dental services, adult and pediatric care, and HIV/AIDS case management services.

**State and General Local Governments.** The Virginia Housing Development Authority (VHDA) and the Virginia Department of Housing and Community Development (VDHCD) have partnered with the City to provide financial support for the City's first-time homeownership and neighborhood stabilization programs. The Office of Housing staff stays abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels.

**Economic Development.** The City has partnered with the ECDC Enterprise Development Group (EDG), a private non-profit organization that promotes opportunities for self-sufficiency to low-to-moderate income people through sustainable economic and community development initiatives. City funding supports the ECDC's Microenterprise Loan Program in which loans are issued to small businesses that cannot access traditional financing.

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

The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), which functions as the Continuum of Care (CoC), collaborates with community providers to submit the annual HUD CoC Competition application and the Virginia Department of Housing and Community Development Housing Solutions Grant. Funded programs provide housing and services for individuals and families experiencing or at risk of homelessness. The HMIS lead agency, which is the City's Department of Community and Human Services (DCHS) conducts the annual Point-in-Time (PiT) Count of sheltered and unsheltered persons experiencing homelessness on a designated night each January. All providers (emergency shelters, transitional housing, safe haven, winter shelter, and permanent supportive housing for special needs populations) contribute census data. In addition, a manual count is conducted of unsheltered individuals. Data gathered during the PiT provides The Partnership with the information necessary for appropriate allocation of homeless federal, state, and local funds.

Coordination with systems of care that may discharge persons into homelessness, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Through memorandums of understanding (MOUs), The Partnership coordinates housing services with various private and public institutions to prevent individuals from being discharged into homelessness. Housing needs are assessed through the Centralized Assessment System operated by DCHS. Appropriate placement is made with a homeless services provider.

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

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

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	The Partnership to Prevent and End Homelessness in the City of Alexandria
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership) serves as the Continuum of Care (CoC) group and is headed by staff from the City's Department of Community and Human Services (DCHS). The group is composed of members whose clientele consist of persons with disabilities, elderly persons, children, homeless persons, and persons with HIV/AIDS and their families. The Partnership provided input for its clients' needs and developed program goals that would address those needs over the next five years. The method staff used to consult with the Partnership included interviews through meetings, emails, and phone calls.
2	<b>Agency/Group/Organization</b>	Northern Virginia Regional Commission
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Northern Virginia Regional Commission (NVRC) provided housing needs information and program goals for persons living with HIV/AIDS and their families in Alexandria and the Northern Virginia region. The method staff used to consult with the NVRC included interviews through emails and phone calls.
3	<b>Agency/Group/Organization</b>	ALEXANDRIA, CITY
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Employment Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Planning and Zoning Department, Parks and Cultural Activities, and Code Administration provided public improvement needs and programs goals. The method staff used to consult with the departments included interviews through emails and phone calls. Information was also obtained from the City's Council-approved City Plans.
4	<b>Agency/Group/Organization</b>	Alexandria Economic Development Partnership
	<b>Agency/Group/Organization Type</b>	Business Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alexandria Economic Development Partnership (AEDP) provided economic development needs of the City. The method staff used to consult with the AEDP included interviews through emails and phone calls.

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

The City of Alexandria cannot identify any agency types that were not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership)	The Partnership's Plan is called the Strategic Plan to Prevent and End Homelessness in Alexandria (PPEH) 2014-2020. The PPEH goals are to reduce and prevent homelessness and increase affordable housing. These goals are incorporated into the Strategic Plan.
ARHA 2012-2022 Strategic Plan	Alexandria Redevelopment and Housing Authority	The goals of the Strategic Plan and ARHA both aim to meet affordable housing and related needs of the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Alexandria 2013 Housing Master Plan	Office of Housing	The Housing Master Plan's initiatives include identifying zoning, land-use tools, and strategies to incorporate affordable housing in the development and redevelopment efforts in the City. Such strategies are also included in the Strategic Plan.
City Council Strategic Plan 2010	City of Alexandria	The Strategic Plan and City Council Strategic Plan goals(Goal #7, Objective #1) overlap in regards to promoting a continuum of affordable housing opportunities for all residents, especially those most in need.
The Strategic Plan on Aging, 2013- 2017*	Department of Community and Human Services	A goal for both Plans is to increase safe, decent and affordable assisted living opportunities for very low-income elderly and frail elderly residents of the City of Alexandria.
The Metropolitan Washington Council of Governments	MWCOG	The Regional Forward Plan was developed to help the Metropolitan Washington region meet future challenges, including creating affordable housing, maintaining aging infrastructure, and including all residents in future prosperity.
The Virginia Housing Development Authority (VHDA)	VHDA	A goal for VHDA is to develop and sustain affordable rental housing options that will promote the growth of rental housing to meet the changing needs of targeted incomes and communities. This goal can also be identified in the Strategic Plan.
Beauregard Small Area Plan 2012	City of Alexandria	A goal indicated in the Plan is to ensure that over time, at least 32% of the existing 2,475 units to be demolished, are replaced with new and existing committed affordable and workforce units.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Alexandria cooperates and coordinates with various public entities in the implementation of the Consolidated Plan. For instance, in FY 2008, Alexandria Redevelopment and Housing Authority (ARHA) and the City executed a Memorandum of Understanding (MOU) to strengthen the partnership between the two entities. Together, the City and ARHA preserve affordable housing and develop

strategies to improve public and publicly-assisted housing for low and moderate income families throughout the City of Alexandria.

The Metropolitan Washington Council of Governments (MWCOG) is a regional organization comprised of Washington local governments, as well as members of the Maryland and Virginia legislatures, the U. S. Senate, and the U. S. House of Representatives. MWCOG works on regional matters concerning transportation, the environment, land use planning and housing, and public safety and health. The City of Alexandria Council members serve on various committees such as the Public Safety and Human Services Committee, Air Quality Committee, and the Board of Directors, and coordinate with other public entity administrators to deal with various issues affecting the region, including barriers to affordable housing.

The Virginia Housing Development Authority (VHDA) is a non-profit organization created by the Commonwealth of Virginia to help Virginians attain affordable housing. The City's Office of Housing director serves on two VHDA Advisory Boards: The Rental Advisory Board, which is an affordable housing stakeholder group that consults with VHDA on a variety of policy and programmatic issues, and The Northern Virginia Advisory Committee, which is made up of affordable housing stakeholders whose primary market area of operation is the Virginia Capital Beltway area of the Washington DC Metropolitan Area. The group members coordinate meetings on a regular basis to discuss issues relating to both rental and ownership housing.

The Northern Virginia Regional Commission (NVRC) is made up of regional council of governments in the Northern Virginia suburbs of Washington DC. Its primary duty is to encourage and facilitate local government cooperation in addressing regional basis problems of greater than local significance. Two City of Alexandria Council members serve on the NVRC Board of Commissioners to help promote the orderly and efficient development of the physical, social and economic elements of the district by planning, encouraging and assisting governmental subdivisions to plan for the future.

The City also cooperates and coordinates with other public entities in implementing public service programs. For example, City staff works with the Virginia Department of Historic Preservation and the Virginia Department of Conservation and Recreation, to identify any potential environmental impacts that would result from federal-funded activities in the City, and also collaborate with other jurisdictions to host the Northern Virginia Housing Expo. The Expo is a free workshop designed to help first-time homebuyers or renters learn about affordable rental and homeownership opportunities throughout the region. The workshop also provides information on topics such as understanding and repairing credit, personal finance, and preparing to rent or own a home will also be offered. Seminars are held in English and Spanish.

**Narrative (optional):**

\*The Alexandria of Our Future: A Livable Community for All Ages, Strategic Plan on Aging, 2013-2017 will be referred as The Strategic Plan on Aging in the Consolidated Plan.

## **PR-15 Citizen Participation**

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

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

Each fall, the City sponsors a public hearing to obtain the citizens’ input on the development of the upcoming consolidated plans and/or action plans. During the early spring, the draft plans are reviewed by the Alexandria Affordable Housing Advisory Committee (AHAC), and are made available for the HUD-required 30-day public comment period. During the HUD-required, 30-day public comment period, the Plan can also be reviewed on the City’s website at [alexandriava.gov/Housing](http://alexandriava.gov/Housing) and at four public libraries. The City also provides a public hearing notice along with a Citizen Summary report to its interested parties list, which includes the City of Alexandria Partnership to Prevent and End Homelessness (The Partnership), organizations, public agencies, and public and private entities, to obtain input on the development of the plans. During the spring, a second public hearing is conducted by the Alexandria City Council. Announcements of public hearings and the availability of the plans are published in two local area newspapers, one in English and one in Spanish, sent to the interested parties through emails, and provided to the four libraries for posting.

Various groups, agencies, organizations, and others participate in the development of the plans as indicated in Section PR-05 - Lead Agency and Consultation. Consultation with these entities include priority projects that address the needs of extremely low- to moderate-income households and special needs populations in the area of affordable housing and community development, homeless and non-homeless persons.

## Citizen Participation Outreach

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

1	Public Meeting	Non-targeted/broad community	Three public hearings were held. The first public hearing was held on September 4, 2014, the second public hearing was held on April 6, 2015, and the third public hearing was held on April 18, 2015.	No public comments were received on the September 4th public hearing. Other comments received included concerns for the new mandated Plan format. Members from Commission on Aging would like the Plan to emphasize the elderly affordable housing section and the need for assisted living units. Another comment received was regarding the use of CDBG funds for publicly	N/A	
---	----------------	------------------------------	--	--	-----	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				accessible working artist studio.		
2	Email Outreach	Non-targeted/broad community	Review of Draft Plan on April 6, 2015	No public comments were received during this meeting	N/A	
3	Newspaper Ad	Non-targeted/broad community	None	No comments received	N/A	
4	Email Outreach	250 emails sent out to Interested Parties	None	No comments received	N/A	
5	Public Hearing	Non-targeted/broad community	No public comments received	No public comments received	N/A	
6	Internet Outreach	Non-targeted/broad community	No public comments received	No public comments received	N/A	<a href="http://www.alexandriava.gov/Housing">http://www.alexandriava.gov/Housing</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Housing needs refer to families or individuals (households) who do not have their own housing (or who are living in housing that is inadequate or unsuitable), or have housing and may find it difficult to afford necessities such as food, clothing, transportation and medical care due to housing costs.

The Needs Assessment will help determine housing problems for households in the City of Alexandria based on statistical data. Data is provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) and the 2007-2011 American Community Survey (ACS). Although data from CHAS is now dated, it provides a glimpse of the housing needs within the City. The most recent data from other resources such as the City's Housing Master Plan (HMP) and interviews with agencies and housing providers in the City will also be used, when available, to assess the households' housing needs.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Since 2000, the City of Alexandria has increased in population, households, and household median income. According to the 2011 HUD Comprehensive Housing Affordability Strategy (CHAS) data, the City is comprised of about 64,215 households. About 30% of these households are described by HUD as having extremely low (0-30% AMI), low (>30-50% AMI), and moderate (>50-80% AMI) incomes or having incomes at or below 80% AMI limits. Of these income categories, 38% of the households have extremely low incomes followed by 32% low-income households and 30% moderate-income households. The household types for all income categories, including households with incomes above 80% AMI, are comprised of small and large families; households that contain at least one elderly person; and households with at least a 6-year old child.

The Housing Needs tables below show the percentage of renters and owners in all income categories that experience at least one or more of the four housing problems such as lacking substandard housing (lacking kitchen facilities or complete plumbing); overcrowding; severe overcrowding; or cost burden and severe cost burden.

Renters. Based on the HUD CHAS data, extremely low and low income renter households show the greatest substandard housing needs and are severely overcrowded. Renter households in all income categories, including those with incomes 80 to 100% AMI, experience overcrowding. Renter households in all income categories also experience both housing cost burden (paying more than 30% of their income on housing cost) and severe housing cost burden (paying more than 50% of their income on housing cost). A greater number of moderate income renter households experience housing cost burden while a greater number of extremely low income renter households experience severe housing cost burden than any other income category.

Homeowners. Statistics show substandard housing problems are predominant with extremely low income homeowner households. Homeowner households in all income categories (0 to 100% AMI) experience overcrowding as well as cost burden and severe cost burden. Extremely low income homeowner households show the greatest severe housing cost burden need (51%), followed by those with low incomes (24%). Middle income homeowner households show the greatest housing cost burden need, followed by moderate income homeowner households.

Household Type. Small and large related renter and ownership households, as well as elderly and other households (may include households with a physically or mentally disabled person), experience housing cost burden in income categories where household income is 80% and below. Extremely low and very low income renter households for all household types show the greatest severe housing cost burden need.

HUD tables 5 through 12 below provide an overview and breakdown of the City’s population by size, income, age and housing needs. HUD Area Median Family Income (HAMFI) in Table 6 is calculated by HUD for each jurisdiction in order to determine Fair Market Rents and Income Limits for HUD programs.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	128,283	136,968	7%
Households	61,968	64,217	4%
Median Income	\$56,054.00	\$82,899.00	48%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	6,960	5,775	5,545	6,530	39,405
Small Family Households	1,965	2,235	1,795	2,000	14,885
Large Family Households	415	235	255	265	915
Household contains at least one person 62-74 years of age	1,125	825	545	720	4,960
Household contains at least one person age 75 or older	915	665	405	365	1,620
Households with one or more children 6 years old or younger	1,275	1,180	800	990	2,940

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	70	15	10	165	15	0	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	100	0	25	240	10	10	15	20	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	200	130	220	760	20	10	0	20	50
Housing cost burden greater than 50% of income (and none of the above problems)	3,210	1,270	205	45	4,730	920	430	215	225	1,790

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	725	2,145	2,330	1,530	6,730	225	435	465	700	1,825
Zero/negative Income (and none of the above problems)	485	0	0	0	485	50	0	0	0	50

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,600	1,645	350	300	5,895	960	450	230	260	1,900
Having none of four housing problems	1,490	2,715	3,880	4,455	12,540	375	965	1,090	1,515	3,945
Household has negative income, but none of the other housing problems	485	0	0	0	485	50	0	0	0	50

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,470	1,635	1,020	4,125	205	120	125	450
Large Related	295	150	80	525	25	75	55	155
Elderly	915	430	154	1,499	565	395	195	1,155
Other	1,595	1,545	1,340	4,480	390	295	315	1,000
Total need by income	4,275	3,760	2,594	10,629	1,185	885	690	2,760

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,315	375	60	1,750	195	65	85	345
Large Related	220	40	0	260	25	55	35	115
Elderly	600	220	29	849	400	140	40	580
Other	1,395	660	125	2,180	325	170	65	560
Total need by income	3,530	1,295	214	5,039	945	430	225	1,600

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	325	240	120	120	805	10	10	15	20	55

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	14	10	115	139	20	10	0	20	50
Other, non-family households	0	45	0	15	60	0	0	0	0	0
Total need by income	325	299	130	250	1,004	30	20	15	40	105

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

HUD CHAS does not provide data on the number and type of single person households with incomes at or below HUD’s moderate-income limits. However, according to the 2013 American Community Survey (ACS), there were 1,403 male unrelated households and 3,440 female unrelated households living below the poverty level. Based on this information, it is likely that these types of households experienced housing cost burden or other housing problems, and need some form of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Number of Families with Members who are Intellectually, Physically, or Developmentally Disabled

According to the City’s Housing Master Plan, approximately 4,000 Alexandria households with an intellectual, physical or developmental disabled family member face affordable housing barriers. Some are cost burdened, or need accessible housing or housing modified to accommodate their disabilities so they may live independently. Of the total number of households that have a disabled family member, 44% (1,760) are considered to have low-incomes and 30% (1,200) of these households have extremely

low-incomes. Of the total Alexandria renter households (5,385 at the time of the assessment) that make less than 30% AMI, approximately 20% of those households have at least one family member with a disability. Based on these statistics, it is likely that these families are in need of housing assistance.

#### Number of Disabled Families in Need of Transitional and Permanent Supportive Housing

According to the City's Department of Community and Human Services, there are currently 3 families and 151 individuals with mental health, substance abuse and/or intellectual disabilities receiving housing assistance. One family and 51 individuals are on a waiting list.

#### Number of Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking in Need of Sheltered Housing

The City provides sheltered housing for victims of domestic violence, dating violence, sexual assault and stalking. During the past year, the City's battered women's shelter housed 61 women and 43 children, providing 4,144 total nights of emergency shelter. Additionally, the Sexual Assault Center and Domestic Violence Program staff provided crisis intervention, supportive individual, group counseling, and court advocacy to nearly 1,500 survivors. It is estimated that approximately 10% or 100-150 of these individuals are in need of affordable long-term housing assistance to escape the violence.

#### Number of Disabled Families who are Renters in Need of Housing Assistance

The City provides renter assistance to households with disabled family members under the Rent Relief Assistance program and the Rental Accessibility Modification Program (RAMP). It is estimated that 53 disabled households will need Rent Relief assistance and three disabled households will need RAMP assistance during FY 2016.

ARHA provides housing assistance to low income disabled persons and families with disabled family members. The HUD 2007-2011 CHAS data (Table 23 below) show approximately 560 disabled families are in need of housing assistance. The number of disabled households receiving housing assistance includes 19 under the Section 8 Moderate Rehabilitation Program; 159 in public housing; and 376 under the Project and Tenant-Based Assistance programs.

#### Number of Disabled Families who are Homeowners in Need of Housing Assistance

The City administers programs that provide housing assistance to homeowner households with disabled family members. It is estimated that 2 disabled households will need assistance under the homeowners housing rehab program, 83 disabled households will need assistance under the housing tax relief program, and 40 disabled households will need assistance under the Rebuilding Together Alexandria program in FY 2016.

## **What are the most common housing problems?**

Based on HUD's 2007-2011 CHAS (Tables 7, 8, 9, and 10), the most common housing problems in Alexandria are cost burden (paying more than 30% of income on housing) and severe cost burden (paying more than 50%), insufficient substandard housing (lacking complete plumbing or kitchen facilities), and crowding (more than 1 person per room). Other common housing problems in the City include a decrease of market affordable rental units mainly from an increase in rents, and a decrease in affordable ownership units due to the rise in property value over the years.

Problems Renting Market Affordable Units. The City's Housing Master Plan shows that the market affordable rental supply has drastically decreased over the past decade. Between 2000 and 2010 the City lost approximately 6,000 units of market affordable housing due to rents rising faster than incomes. Over the past two years this trend has continued as has the desire to rehabilitate and redevelop housing to serve higher income groups. Based on this analysis, it is assumed that market affordable housing will continue to be lost at the same rate as it was lost from 2000-2010 of approximately 600 units per year for the next 15 years for a total of approximately 9,000 units. The projections assume that none of the new market rate housing will be built to serve people at or below 60% AMI.

Housing Problems for Homeownership. According to the City's Housing Master Plan the current market in Alexandria produces few homeownership opportunities that are affordable to residents with low and moderate-incomes without purchase subsidy. Mortgage lending standards appear to be widening making it harder for potential first time homebuyers. Many lenders require higher credit scores, bigger down payments, and more proof of incomes. And even then, potential buyers may not qualify for the lowest interest rates.

Assisting city residents and workers of low- and moderate-incomes to become homeowners help to create economic diversity among city residents resulting in strong, resilient neighborhoods. Homeownership programs contribute to the economic sustainability of the City as they provide employees on the lower end of the pay scales with a path to homeownership, allowing Alexandria residents to remain in the city and Alexandria workers to live in the city.

## **Are any populations/household types more affected than others by these problems?**

In comparing household types, the HUD CHAS data (Tables 9 and 10) show housing severe cost burden and cost burden are experienced by a larger percentage of small related and elderly households with extremely low and low incomes. A larger percentage of extremely low income renters and homeowners experience substandard housing conditions (Table 7), and a larger percentage of extremely low income single family household (i.e. a single parent with children and other relatives) renters experienced crowding.

Data on the number of single-person households in Alexandria with incomes at or below HUD's moderate-income limits are not available.

Also, the City's Housing Master Plan shows that renter households earning below 30% Area Median Income (AMI) are underserved in all rental unit sizes such as 1, 2, and 3 bedrooms, and that over 3,500 Alexandria households at that income threshold cannot find rental housing that is affordable; therefore, these households are likely to spend more than 30% of their income on housing costs. In addition, approximately 12,422 affordable home ownership units are no longer assessed at an affordable price due to the rise in property value over the years. As a result, low income individuals and families have fewer affordable living options.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Many of the individuals and families with children who are at imminent risk of becoming homeless in the City are considered severely cost burdened. Households with special needs such as mental illness, substance abuse problems, developmental disabilities or other long term disabling conditions are at the highest risk for homelessness.

Most households at imminent risk for homelessness are at or below 50% of the Area Median Income. With rent prices higher than the HUD's fair market rate standard, these households are paying well over 50% of their income on rent. A household needs to make above \$21.00 an hour to afford an apartment in this area. Many households are working minimum wage jobs in the food and beverage industry or low wage labor market, and/or are living in doubled up situations with friends or family. Any crisis situation such as the loss of a job or serious medical issues may lead to the inability to pay rent or their mortgage.

Households that are receiving social security disability benefits have a particularly difficult time finding stable, affordable housing in the City. Many only receive \$710 a month, which is not enough to afford even a room to rent. These households are not able to work to increase their income due to their disability. Many of these households need additional supportive services to assist them in maintaining their permanent housing. Services such as mental health/substance abuse treatment, life skills training, and money management are helpful in keeping this vulnerable population stably housed.

There has been an increase in culturally diverse households seeking homeless prevention services, with many of the households coming from Middle Eastern, African, and Hispanic countries. Families from these communities have poor proficiency with the English language and American culture. Some have adult members that have never worked before and are now required to learn a new language and enter the workforce. These skills take time to develop and can create challenges for some cultures to assimilate to. Some of these households have complex trauma histories, compounding their situations.

Many of these households need affordable housing options or long term rental subsidies. There is a need for vocational counseling and education, along with more intense case management to assist households in creating and adhering to a budget.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

There are no local data that can be used to accurately determine the extent of persons at risk of homelessness.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Households living in doubled up and/or overcrowded housing situations, households with special needs such as mental illness, substance abuse, HIV/AIDs, and those who have experienced homelessness in the past are more likely to be unstable and have an increased risk of homelessness. These households are also becoming more housing cost burden as housing cost continues to rise faster than incomes.

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

For HUD's purpose, a disproportionately greater housing need, as it relates to housing problems, exists when a racial or ethnic group at specific income level experiences housing problems at least 10 percentage points higher than that income level as a whole. HUD 2007-2011 CHAS data tables (Tables 13 through 16) show the number of households in each racial/ethnic group, renters and owners combined, that experience housing problems by HUD income levels.

The HUD income levels for households are: 1. Extremely low income: 0 to 30% AMI; Low income: 31 to 50% (AMI); Moderate income: 51 to 80% (AMI); and Middle income: 81 to 100% (AMI).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,510	910	535
White	2,045	320	80
Black / African American	1,985	440	230
Asian	315	130	90
American Indian, Alaska Native	20	0	0
Pacific Islander	10	0	0
Hispanic	1,005	20	140

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,670	1,100	0
White	1,820	435	0
Black / African American	1,525	320	0
Asian	330	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	905	290	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,370	2,175	0
White	1,585	890	0
Black / African American	755	675	0
Asian	300	170	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	650	360	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,795	3,740	0
White	1,780	1,640	0
Black / African American	615	1,095	0
Asian	175	305	0
American Indian, Alaska Native	0	55	0
Pacific Islander	4	0	0
Hispanic	190	595	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

HUD's CHAS data are summarized below to show the percentage of each racial/ethnic group at specific income levels that experience housing problems at least 10 percentage points higher than that income level as a whole. In this case, housing problems are more prevalent among Hispanics, Pacific Islander, and American Indians in the City.

- In the extremely low income level (Table 13), 100% Hispanics and Pacific Islander experience housing problems compared to 86% of the jurisdiction as a whole.
- In the low income level (Table 14), 100% American Indians experience housing problems, compared to 79% of the jurisdiction as a whole.
- In the moderate income level (Table 15), 100% American Indians experience housing problems, compared to 55% of the jurisdiction as a whole.
- In the middle income level (Table 16), 100% Pacific Islander experience housing problems, compared to 45% of the jurisdiction as a whole.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

For HUD’s purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than for that income level as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2007-2011 CHAS table (Table 21) shows the number of households in each racial/ethnic group, renters and owners combined that experience housing cost burdens.

The HUD income categories for households are: 1. Extremely low income: 0 to 30% AMI; 2. Low income: 31 to 50% (AMI); 3. Moderate income: 51 to 80% (AMI); and 4. Middle income: 81 to 100% (AMI).

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,560	1,865	535
White	1,740	625	80
Black / African American	1,540	885	230
Asian	185	255	90
American Indian, Alaska Native	15	4	0
Pacific Islander	10	0	0
Hispanic	950	75	140

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,095	3,680	0
White	955	1,300	0
Black / African American	560	1,285	0
Asian	215	150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	330	860	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	580	4,965	0
White	240	2,230	0
Black / African American	150	1,275	0
Asian	55	415	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	115	900	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	565	5,970	0
White	215	3,205	0
Black / African American	215	1,495	0
Asian	55	425	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	4	0
Hispanic	70	715	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

HUD’s CHAS data are summarized below to show the percentage of each racial/ethnic group at specific income levels that experience severe housing problems at least 10 percentage points higher than that income level as a whole. In this case, severe housing problems are more prevalent among Hispanics, Pacific Islander, and American Indians in the City.

- In the extremely low income level (Table 17), 100% Pacific Islander and 88% Hispanics experience severe housing problems, compared to 72% of the jurisdiction as a whole.
- In the low income level (Table 18), 100% American Indians and 100% Pacific Islander experience severe housing problems, compared to 30% of the jurisdiction as a whole.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

For HUD’s purpose, a disproportionately greater housing need, as it relates to housing cost burdens, exists when a racial or ethnic group at an income level experiences housing cost burdens at least 10 percentage points higher than for that income level as a whole. Housing cost burdens exist when households pay over 30% (cost burden) or 50% (severe cost burden) of their income on housing cost. HUD 2007-2011 CHAS table (Table 21) shows the number of households in each racial/ethnic group, renters and owners combined that experience housing cost burdens.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,315	9,040	6,905	550
White	28,940	7,590	3,475	80
Black / African American	6,760	2,960	2,205	230
Asian	2,190	830	385	105
American Indian, Alaska Native	130	45	15	0
Pacific Islander	39	4	10	0
Hispanic	3,730	1,840	1,175	140

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

HUD’s CHAS data are summarized below to show the percentage of each racial/ethnic group at any income level experiencing housing cost burdens at least 10 percentage points higher than that income level as a whole. In this case, housing cost burdens are more prevalent among American Indians in the City.

- In the low income level (Table 21), 100% American Indians and Pacific Islanders experienced housing cost burdens, compared to 21% of the jurisdiction as a whole.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

- Disproportionately Greater Need: Housing Problems

Hispanics and Pacific Islanders with extremely low incomes and American Indians with low and moderate incomes showed a disproportionately greater housing need than the needs of that income category as a whole.

- Disproportionately Greater Need: Severe Housing Problems

Pacific Islanders with extremely low and low incomes, Hispanics with extremely low incomes, and American Indians with low incomes, showed having a disproportionately greater severe housing cost need than the needs of that income category as a whole regarding severe housing problems.

- Disproportionately Greater Need: Housing Cost Burdens

Pacific Islanders and American Indians with low incomes showed a disproportionately greater housing cost need than the needs of that income category regarding housing cost burdens.

While American Indians and Pacific Islanders households experienced housing problems, severe housing problems, and housing cost burdens in most of HUD's income levels, the sample size of these groups were relatively small. As compared to the overall racial and ethnic groups that experienced housing problems of any kind, Hispanics seem to have a higher disproportionately greater need.

**If they have needs not identified above, what are those needs?**

The needs of the racial or ethnic groups have been identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the 2010 Census, the majority of the Hispanic population is located in Arlandria (Census Tract 2.03) and Beauregard (Census Tract 1.02) areas of Alexandria. These areas are also located in the 25% quartile of Block Groups with the highest concentrations of low and moderate income persons. While CDBG and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. Therefore, unless otherwise indicated in the 2016-2020 Five-Year Consolidated Plan and 2016 Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds will be the entire City of Alexandria. The map in Appendix 1 shows the percent of the Hispanic population by census tract.



## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The Alexandria Redevelopment and Housing Authority (ARHA) was established and commissioned to provide safe and sanitary housing for low and moderate income city residents. In 1981, the City and ARHA adopted Resolution 830, a commitment to preserve and maintain, at a minimum, 1,150 public housing and replacement units. In the event of demolition or redevelopment, no units will be lost without the provision of a one-for-one replacement. The 1,150 units include 769 public housing units owned and operated by ARHA, 109 Section 8 Moderate Rehabilitation units, 54 Project Based Vouchers, 128 market-rate housing units (60 are Low Income Housing Tax Credit units), and 90 Section 8 New Construction units reserved for elderly, income-eligible renters in multifamily and single-family home sites throughout the City.

ARHA operates the Section 8 Housing Choice Voucher program. The program currently is authorized to provide approximately 1,926 families with subsidies that allow them to rent suitable privately-owned housing units. Due to existing funding levels, ARHA can fund about 1,500 vouchers from its 1,926 allocation. Currently, 1,476 vouchers are in use.

In 2010, ARHA conducted a Strategic Facility Analysis, which examined the physical, marketable and operational conditions of each of its subsidized housing properties. This analysis recommended treatments appropriate to observed conditions and the properties' potential. The Strategic Facility Analysis concluded that many of ARHA's properties require capital reinvestment to maintain their viability. Some of the properties are aging and require normal replacement of components. Others, while not aged, are in need of cosmetic improvements to maintain or enhance their market position and provide the best possible living environment for its families.

According to its 2012-2022 Strategic Plan, ARHA provides housing and housing assistance to over 2,600 families (6,500 individuals) in Alexandria, and house approximately 6% of the children who are attending public schools. About 73% of the households have incomes below the poverty level and 38% of the heads of household are elderly or disabled as of 2011.

ARHA 2015 Agency Plan shows there are 14,237 families and individuals on the waiting list with an annual turnover of 242.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	103	734	1,313	23	1,264	13	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	14,096	16,240	16,781	9,640	16,760	12,716	0	
Average length of stay	0	7	8	7	4	7	0	0	
Average Household size	0	2	2	2	1	2	1	0	
# Homeless at admission	0	0	252	1	0	0	1	0	
# of Elderly Program Participants (>62)	0	19	198	227	6	218	0	0	
# of Disabled Families	0	19	101	300	4	287	8	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	103	734	1,313	23	1,264	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	4	99	226	3	215	5	0	0
Black/African American	0	99	625	1,063	20	1,025	8	0	0
Asian	0	0	2	16	0	16	0	0	0
American Indian/Alaska Native	0	0	6	1	0	1	0	0	0
Pacific Islander	0	0	2	7	0	7	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	4	72	133	3	126	4	0	0
Not Hispanic	0	99	662	1,180	20	1,138	9	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

ARHA's Public Housing Tenants Needs for Accessible Units. A substantial percentage of families in ARHA's public housing live in households where one or more members have special needs and require an accessible unit. ARHA provides 67 accessible units, including 1 Section 8 Mod Rehab unit, 56 public housing units, and 10 project-based units. The elderly, many of whom were aged at admission, continue to age in place, becoming more frail and dependent upon others to maintain a reasonable quality of life. The individuals with physical and mental disabilities rely upon facility, program and service accommodations to permit them to live with degree of independence.

Applicants on ARHA's Waiting List for Accessible Units. ARHA's elderly and disabled waiting list is currently open. The waiting list total is 574, with an annual turnover of 40. In its 2015-2019 Public Housing Authority (PHA) Plan, ARHA plans to maintain a waiting list for handicap accessible units at Chatham Square and Braddock/Whiting/Reynolds Apartments. ARHA also proposes to increase accessible units by providing 5% hearing and 2% vision impaired accommodations at Alexandria Crossing (formerly Glebe Park) and Old Town Commons (formerly James Bland Homes), which were redeveloped through the use of Tax Credits. Households that no longer require an accessible unit will be transferred (as required by HUD's Section 504 Final Rule) in order to accommodate a new family who requires an accessible unit.

ARHA currently exceeds the required number of accessible units under 504 guidelines and continues to provide additional accessible units through its redevelopment activities.

Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders. ARHA currently has 14,237 on its public housing and Section 8 Housing Choice Voucher (HCV) waiting list. There is a need for additional funding to provide more vouchers for the Section 8 HCV program, and there is a need for more deeply subsidized units to serve households with very low incomes. Housing needs for families on the waiting list include 75% households with extremely low income, 5% with very low incomes, and 20% with moderate incomes.

According to ARHA, there is also a need to enhance resident quality of life. ARHA believes that a more self-sufficient clientele will improve the quality of life for existing and future residents, their neighborhoods and the City as a whole. ARHA serves a significant number of families whose options to improve their economic and social circumstances have been limited by lack of access to information concerning opportunities and/or lack of resources to take advantage of available opportunities.

According to ARHA's Strategic Plan, a substantial percentage of families live in households where one or more members have special needs. There is a need to increase programs and services for persons with physical and mental disabilities. The individuals with physical and mental disabilities rely upon facility, program and service accommodations to permit them to live with degree of independence.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Applicants on ARHA’s Waiting List for Accessible Units. ARHA’s elderly and disabled waiting list is currently open. The waiting list total is 574, with an annual turnover of 40. In its 2015-2019 Public Housing Authority (PHA) Plan, ARHA plans to maintain a waiting list for handicap accessible units at Chatham Square and Braddock/Whiting/Reynolds Apartments. ARHA also proposes to increase accessible units by providing 5% hearing and 2% vision impaired accommodations at Alexandria Crossing (formerly Glebe Park) and Old Town Commons (formerly James Bland Homes), which were redeveloped through the use of Tax Credits. Households that no longer require an accessible unit will be transferred (as required by HUD’s Section 504 Final Rule) in order to accommodate a new family who requires an accessible unit.

ARHA currently exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through its redevelopment activities.

Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders. ARHA currently has 14,237 on its public housing and Section 8 Housing Choice Voucher (HCV) waiting list. There is a need for additional funding to provide more vouchers for the Section 8 HCV program, and there is a need for more deeply subsidized units to serve households with very low incomes. Housing needs for families on the waiting list include 75% households with extremely low income, 5% with very low incomes, and 20% with moderate incomes.

According to ARHA, there is also a need to enhance resident quality of life. ARHA believes that a more self-sufficient clientele will improve the quality of life for existing and future residents, their neighborhoods and the City as a whole. ARHA serves a significant number of families whose options to improve their economic and social circumstances have been limited by lack of access to information concerning opportunities and/or lack of resources to take advantage of available opportunities.

According to ARHA’s Strategic Plan, a substantial percentage of families live in households where one or more members have special needs. There is a need to increase programs and services for persons with physical and mental disabilities. The individuals with physical and mental disabilities rely upon facility, program and service accommodations to permit them to live with degree of independence.

## **How do these needs compare to the housing needs of the population at large**

There is an affordable housing need for all income levels in the City. According to the City’s Housing Master Plan, Alexandria lacks a sufficient supply of three bedroom units for all income levels – a net need of nearly 5,000 three bedroom units has been identified. Extremely low income households are underserved in all rental unit sizes; for households at 50%, 60% or 80% AMI, there is unmet need in certain housing sizes, depending on income level.

## **Discussion**

N/A

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Alexandria assesses homeless needs in a variety of ways. The main assessment is conducted through the Point-in-Time Count. Each year, The Partnership to Prevent and End Homelessness (The Partnership) conducts a one-day Point-in-Time count and survey of the homeless population in the City. Data is collected through the citywide Homeless Management Information System (HMIS) by each homeless facility in the City (emergency shelters, transitional housing programs, and housing programs for homeless persons with special needs). In addition, information is gathered from surveys completed by volunteers who visit sites where services are provided to homeless person and in areas of the City in which unsheltered homeless persons are known to congregate (ex., parks, under bridges).

The 2014 Winter Point-in-Time Count showed a total of 267 persons experiencing homelessness, including 128 single men, 51 single women, and 88 persons in families (52 children and 36 adults). Studies from both the City’s Housing Master Plan and the Metropolitan Washington Council of Governments identified the greatest barrier of ending homelessness is the lack of affordable permanent housing for this lowest income group.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	88	317	317	147	178
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	23	156	619	619	227	74
Chronically Homeless Individuals	18	45	116	116	41	365
Chronically Homeless Families	0	0	4	4	2	365
Veterans	2	16	32	32	30	74

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	7	25	25	21	74
Persons with HIV	1	3	16	16	4	74

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	56	56
Black or African American	182	6
Asian	4	0
American Indian or Alaska Native	1	0
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	22	2
Not Hispanic	222	21

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Currently, there are an estimated 85 families, 4 veteran families, and 4 chronically homeless families in need of housing assistance.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

A significant percentage of the homeless persons in Alexandria are African Americans. City reports show that of the total number of homeless population, 70% are African American, 27% are White, 9% are Hispanic and 2% are Asian. A little over 1% is American Indian/Alaskan Native, and less than 1% is Pacific Islander.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2014 Point-in-Time Count, 91% of households without children were sheltered, while 9% were unsheltered on the street or in places unfit for human habitation. One hundred percent of households with adults and children were sheltered (37.5% in emergency shelters and 62.5% in transitional housing programs).

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Persons with non-homeless special needs are those who are elderly and frail elderly; who have physical, intellectual, and mental disabilities, and/or who have HIV/AIDS. The key issue to be addressed with non-homeless special needs persons is the increased provision of permanently affordable housing that meets the economic and, where applicable, physical challenges of the population in question.

### Describe the characteristics of special needs populations in your community:

Elderly & Frail Elderly. Elderly is defined as persons 62 and over. Frail elderly is defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, dressing, toileting, transferring and eating/feeding. Data on the number of Alexandria's elderly renter or homeowner households experiencing problems specifically related to physical condition or overcrowding is not available. However, HUD's 2007-2011 CHAS data (Tables 9 and 10) show that approximately 4,083 extremely low to moderate income renter and homeowner households experience housing cost burden or severe cost burden. According to the City's Housing Master Plan, this population is expected to increase as the baby boom generation grows older. While many elderly persons will be able to live in their current place of residence with minimal assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. The Alexandria Community Services Board (ACSB) serves individuals in the residential program who are disabled but no longer need supportive services. These individuals are unable to move into their own residences due to lack of affordable housing for very low income individuals. Lack of affordable housing places vulnerable individuals with disabilities at risk for homelessness and this in turn affects treatment when individuals are not steadily housed. At the end of 2014 about 88% of ACSB's clients reported incomes of less than \$15,000 per year.

Persons Living with HIV/AIDS and their Families. While approximately 16% of the region's Persons Living with HIV/Aids (PLWHA) are Alexandrians, the most difficult resource to obtain for this population is decent, safe and sanitary housing. As the demand for affordable housing continues to grow and as the cost of housing continues to increase, HIV clients in Alexandria are at a greater risk of homelessness because of illness and the inability to sustain consistent income and meet high rent requirements in the City. The majority of persons living with HIV are at or below the very low-income level for the region (less than \$40,000 per year for an area with a median income of over \$100,000 per year). This income group often finds it difficult to maintain a housing unit because as health problems related to HIV arise, they may be unable to work and experience a drop in the level of income needed to remain housed.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

There is a wide range of service needs for the non-homeless special needs populations in the City. These services include rental assistance, home care assistance, transportation, employment training, medical and mental, health and substance abuse services. According to the City's Housing Master Plan (HMP), the most fundamental need for this population is housing that is deeply subsidized, meaning housing affordable to extremely low income households.

Elderly and Frail Elderly. The HMP notes that the City's existing affordable (independent living) properties are serving residents who are frail and need care offered by an assisted living facility. There is no such facility in the City that is affordable to low and/or moderate income elderly persons. However, low-income elderly persons who no longer live independently have access to a regional facility in Manassas, VA that offers some affordable living options, but the facility is out-of-reach without reasonable access to public transportation. According to the City's Strategic Plan on Aging, many elderly homeowners desire to remain in and age in their own home and community for as long as possible. The Plan identifies a range of affordable, accessible and supportive housing to meet the needs of older residents in the City. Action steps such as promoting universal design and visitability is also identified in the Strategic Plan on Aging. Rental assistance can assist elderly renter households whose incomes fall within the lower-income ranges and who experience cost burden. Retrofitting single-family homes and rental properties may also serve this population. The City's Home Rehabilitation Loan Program, which serves existing homeowners and the Rental Accessibility Modification Program, which serves renters with disabilities, are resources that can address this need, subject to availability of funds.

Persons with Mental Illness, Intellectual Disabilities, and Substance Abuse Disorders. The waitlist for supportive residential programs is currently 51, which demonstrates a need for housing serving individuals with serious mental illness, substance abuse disorders and/or intellectual disabilities. The DCHS homeless services coordinator leads the annual Point-in-Time (PiT) Count for unsheltered individuals, and assesses the number of individuals who are homeless in the community. According to the 2014 PiT, there were 23 unsheltered adults, indicating a need to increase Housing First permanent supportive housing units. There is also a need for supportive services to assist these individuals in maintaining housing stability. Typically there are substantial waitlists for psychiatric services, substance abuse treatment and mental health treatment. ACSB clients often have limited access to affordable health care and employment services.

Persons Living with HIV/AIDS and their Families. As of 2014, the Suburban Virginia Regional HOPWA Tenant-Based Rental Assistance (TBRA) waitlist shows 282 people living with HIV/AIDS (PLWHA) are waiting for long term housing subsidy assistance. Nearly 18% of those on the regional waitlist have a current Alexandria address. Most PLWHA on the waitlist are not strictly homeless, but are currently living doubled up with friends or family. While PLWHA wait for their names to come to the top of the list, which may take many years, there is the need for support services such as housing, case management, counseling, transportation, employment training, medical, health, and substance abuse

counseling. Information about other housing resources is listed on the Northern Virginia Regional Commission's website at [novaregion.org/HIV](http://novaregion.org/HIV).

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Virginia Department of Health's (VDH's) Virginia HIV Surveillance Quarterly Report indicates that as of December 31, 2013 there were 1,351 people living with HIV or AIDS (PLWHA) in the City. This compares to a total of 8,207 PLWHA living within the sixteen city/county Virginia portion of the Washington, DC Eligible Metropolitan Statistical Area for HOPWA. The City's cases represent nearly one-sixth of the cases on the Virginia side of Metro Washington. When HIV/AIDS cases are described as a rate per general population, the City has the highest HIV/AIDS infection rate within the Virginia portion of the EMSA at 923.5 cases per 100,000 general population. (For comparative purposes, Arlington County, Virginia has the next highest rate at 681 and rural Fauquier County, Virginia has the lowest rate at 117, while Washington, DC's HIV/AIDS rate is 2,700.)

**Discussion:**

The Virginia PLWHA population known to Ryan White Program and HOPWA service providers consists primarily of households with very low incomes. Such households cannot afford the market rents in metro Washington, which run about 78% higher than the national average (\$2,190 vs. \$1,231) according to a 2013 survey by ApartmentList.com.

Many of the region's PLWHA receive SSDI which comes with an average benefit of \$1,148 per month. Among those PLWHA who have a residence, there can be periodic need for short-term financial assistance to remain in the dwelling when unanticipated expenses make it impossible to pay rent, mortgage and utilities. Every year a few PLWHA also need assistance establishing housing through security deposit and first month's rent assistance.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The following public facility needs were identified in the City Council-approved small area plans:

**Beauregard Small Area Plan June 2012:** A four bay, two-level fire station at the intersection of North Beauregard Street and Sanger Avenue is needed.

**Landmark Van Dorn Corridor Plan:** A community recreation center is needed in the plan area.

### **How were these needs determined?**

Public facility needs were determined through extensive civic engagement processes over a period of 18-24 months or more during the development of the plans. Public input was sought and incorporated through planning and design charrettes, community meetings, surveys, and ultimately through the Planning Commission and City Council public hearing process.

### **Describe the jurisdiction’s need for Public Improvements:**

The following public improvement needs were identified in the City Council-approved small area plans:

**Arlandria Neighborhood Plan 2003:** Public improvement needs include infrastructure, intersection, and parking improvements, as well as retail enhancement.

**Eisenhower East Plan:** The eastern segment of the Holmes Run sanitary sewer trunk line is in need of upgrading as it will exceed its design capacity by 2020.

**Braddock Metro Neighborhood Plan:** Specific improvements for pedestrian access at the Wythe/Braddock/West intersection and at Route 1 and Fayette and First Streets are needed, along with installation of missing curb ramps, crosswalks or street lights and streetscape enhancements on the four designated “walking streets” and elsewhere. Improvements to and new bicycle routes are needed along the east side of the Metro tracks north of Braddock Road station to the city limits.

**North Potomac Yard:** Additional sanitary sewer conveyance infrastructure is needed.

**Landmark Van Dorn Corridor Plan:** Street network improvements are needed to connect the north and south sides of the West End Town Center with a bridge over Duke Street, and create a multimodal

bridge connection to Van Dorn Street Metro. Pedestrian improvements to the Duke Street bridge over I-395 is needed, and a community recreation center is also needed in the plan area.

Other public improvement needs include the following:

**Elderly Persons and Persons with Disabilities:** As indicated in the City's 2013-2017 Strategic Plan on Aging, there is a need to increase safety for pedestrians by installing sidewalks with pavers, and improving navigability in parks for elderly persons and persons with disabilities.

**Infrastructure:** The City is currently updating the Pedestrian and Bicycle chapters of a 2008 Transportation Master Plan to reflect changes that have occurred, including the Complete Street Program policy, Capital Bikeshare Program, and a move toward implementing on-street bicycle facilities. The Complete Street Program implements pedestrian and bicycle improvements citywide. Many of these improvements reflect concerns that were identified by the public through meetings and online requests. Improvements include enhancements to streets, sidewalks and intersections that improve safety, mobility and access for people of all ages and abilities.

**Parks and Recreation Facilities:** There is a need to improve parks and recreation facilities in the City, such as building playgrounds, and walking and biking trails.

### **How were these needs determined?**

**City Small Area Plans:** Needs as defined in the City's Small Area Plans were determined through extensive civic engagement processes over a period of 18-24 months or more during the development of the plans. Public input was sought and incorporated through planning and design charrettes, community meetings, surveys, and ultimately through the Planning Commission and City Council public hearing process.

**Elderly Persons and Persons with Disabilities:** Needs were identified through market studies and through citizen participation during the development of the City's Strategic Plan on Aging.

**Infrastructure:** Needs were determined through surveys and through citizens' participation of the development of the 2008 Transportation Master Plan and the updates of the Pedestrian and Bicycle chapter of that Plan.

**Parks and Recreation Facilities:** The City's Department of Recreation, Parks and Cultural Activities conducted a citywide needs assessment survey during Summer/Fall 2013 to establish priorities for the future development of the City's parks, recreation, cultural facilities, and programs and services based on identified community needs. According to the survey, 65% of households with incomes below \$50,000 (low income) and 72% of households with incomes between \$50,000 and \$74,999 (moderate income) expressed a need for walking trails, while 32% low income households and 38% moderate

income households expressed a need for biking trails. About 7% of low income households show a need for playgrounds compared to 16% of moderate income households.

### **Describe the jurisdiction's need for Public Services:**

**Services for Elderly Persons:** The City's 2013 -2017 Strategic Plan on Aging notes that elderly persons require supportive services, such as home-based service programs, and programs that provide assistance with daily living activities (eating, personal hygiene, dressing and undressing, voluntarily control of bodily functions, and moving around) to prevent avoidable institutionalization. Other needs include programs that provide workforce opportunities, as well as, recreational, social, and cultural opportunities.

**Services for Persons with Disabilities:** In addition to accessible housing, persons with disabilities and elderly persons have a need for transportation, medical and therapeutic services. These needs were identified in the City's Strategic Plan on Aging.

**Services for Children and Young Adults:** According to the Alexandria Children and Youth Master Plan 2014, there is a need to enhance treatment for children and youth with mental illness to improve their behavior. Children with serious emotional disturbance may behave in a manner that causes much pain to themselves, their families, and to society as a whole.

There is also a need for childcare services. Many lower income families often experience problems accessing quality, affordable childcare. Such families require assistance with locating and securing quality childcare, including financial assistance with child care costs. The general quality of childcare can be improved through the provision of training and technical support to childcare service providers.

**Substance Abuse Services:** There is a continual need to provide services and public benefit assistance to persons with mental illness, intellectual disabilities and substance use disorders. The ACSB provides a range of services, such as outpatient counseling, residential social detoxification, and transitional residential recovery, for persons with substance use disorders. Services of up to 24 months may be offered. The majority of individuals served in substance use disorder treatment programs are within lower income categories.

**Economic Development Needs and Employment Services:** There is a need to provide job training and economic development services in the City. The City's median income is close to \$110,000 and is likely to increase as high-skilled workers continue to move into the region. For low income households, this may result in overcrowded situations. As rents are rising faster than incomes, it is expected that the number of households that are housing cost burdened will also increase. Low and moderate income persons often lack access to sufficient job training and to employment opportunities that could result in increased income and improved quality of life. For Alexandria, there is a continual need to provide services and other economic development incentives to attract businesses that will create jobs, and

offer job training and employment placement services to enable low income individuals and families to achieve financial independence.

**Building and Fire Code:** Monitoring of properties throughout the City for compliance with building, fire, and maintenance code is a continual need. The City's Code Administration staff works with property owners whose properties have been deemed detrimental to the health, safety and welfare of the community to correct deficiencies, or if necessary, intervene to abate the violations, placing a lien against the property for associated costs or recouping associated costs through the sale of the property.

### **How were these needs determined?**

**Services for the Elderly:** Needs were determined through town hall meetings and written responses during the development of the City's Strategic Plan on Aging, 2013-2017. A wide range of issues were discussed, including transportation, civic engagement, and learning opportunities. Other matters such as clean and safe streets, green space, and coordinated housing, transportation and caregiver support were also raised.

**Substance Abuse Services:** Needs were determined by the number of participants currently receiving substance abuse services and the number of persons identified through the 2014 Point-in-Time Count.

**Children and Youth:** The needs were identified in the 2014 Alexandria Children and Youth Master Plan.

**Economic Development Needs and Employment Services:** See Economic Development Needs and Employment Services above.

**Building and Fire Code:** See Building and Fire Code Above

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis section provides information on the affordability and condition of the housing market in the City. Most of the tables below were prepopulated by HUD with data from the Comprehensive Housing Affordability Strategy (CHAS) and the 2007-2011 American Community Survey (ACS). Other information was taken from the City's 2014 Housing Master Plan.

HUD estimates that 68% of the City's owner and renter occupied units built prior to 1980 may contain lead-based paint. A large percentage of the City's housing stock was built between 1950 and 1979 and consists mainly of multifamily rental properties (20 or more units), with one or two bedrooms (Table 26). Ownership units consist mainly of 3 or more bedrooms and are affordable to higher income households (at or above 100% AMI). While more than half of the rental units are affordable to households with low to moderate incomes, households with extremely low incomes are underserved.

HUD CHAS show that from 2000 to 2011, the median rent in the City increased 60% and the median home value increased 137%, making affordable housing out of reach for many Alexandrians, particularly those with low incomes. According to the George Mason University Center for Regional Analysis, the average home value in December 2014 was \$498,000, a 3% increase since 2011. Also, according to Rent Jungle, Co., the average contract rent as of December 2014 was \$1,999, a 34% increase since 2011. The City's Housing Master Plan indicates that the City's affordable housing stock is projected to decrease over the next twenty years as demand continues to increase. Even when the impact of existing affordable housing programs is considered, the City will need over 14,500 housing units affordable to households under 60% AMI to meet the projected demands.

### Public Housing

The Alexandria Redevelopment and Housing Authority (ARHA) owns or operates 1,150 public housing/replacement units. The estimated number of Housing Choice Vouchers that can be funded from ARHA's authorized allocation of 1,926 is 1,500 with existing funding levels. Funding levels depend on use by participating residents. Currently, 1,476 vouchers are in use.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Data from the City's Housing Master Plan show that from 2000 to 2010, Alexandria had a decrease of approximately 6,051 market affordable rental housing units. In addition to increases in rents, a limited number of units (just over 100), were lost to conversion of apartments or to condominium ownership. Over 12,000 affordable ownership units were lost from the affordable housing stock due to the rise in property value over the same period. As a result, prospective renters and homeowners earning less than 60% AMI have fewer affordable living options.

Based on the HUD 2007-2011 CHAS and ACS data, there were 35,349 (Table 32) rental housing units within the City. About 43% of these units contained one bedroom, 38% were two-bedrooms, 13% had three or more bedrooms, and 7% were efficiencies. These statistics indicate that there are limited options for large households (five or more persons) and families to find traditional rental solutions.

HUD CHAS data also show there were an estimated 28,868 (Table 32) ownership units within the City. Over half (55%) of these units contained three or more bedrooms. Two-bedroom units constituted the second largest total at 30%, and one bedroom (14%) and efficiencies (1%) accounted for the remaining units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,224	16%
1-unit, attached structure	15,652	22%
2-4 units	3,132	4%
5-19 units	16,238	23%
20 or more units	25,618	36%
Mobile Home, boat, RV, van, etc	195	0%
<b>Total</b>	<b>72,059</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	181	1%	2,314	7%
1 bedroom	3,939	14%	15,044	43%
2 bedrooms	8,759	30%	13,286	38%
3 or more bedrooms	15,989	55%	4,705	13%
<b>Total</b>	<b>28,868</b>	<b>100%</b>	<b>35,349</b>	<b>101%</b>

Table 28 – Unit Size by Tenure

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The assisted housing stock in the City consists of 3,716 public and assisted project-based rental housing subsidized with federal, state and/or local funding (See Appendix 3). The 1,150 public housing and replacement units, consist of 769 Public Housing units, 109 Section 8 Moderate Rehabilitation units, 54 Project Based Vouchers, 128 market-rate housing units (60 are Low Income Housing Tax Credit units), and 90 Section 8 New Construction units, which are reserved for elderly income-eligible renters in multi-family and single-family home sites throughout the City. Resolution 830, adopted in 1982, assures that none of the 1,150 public housing and replacement units will be lost through redevelopment or for any other reason and requires a one-for-one replacement.

Public housing provides assistance to families and households with income levels at or below the HUD moderate income-limits with the majority of residents having extremely low incomes. As of 2014, the average yearly income of a public housing resident is \$20,327. The breakdown of the remaining 2,566 assisted units (includes 79 developer rental set-aside units) are provided in Appendix 2.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No losses of Resolution 830 units are expected to occur during the Consolidated Plan period. However, private entities that own and operate assisted rental housing in the City will have the option to remove units from the assisted rental housing stock. During the Consolidated Plan period, 995 of these privately-owned, federally assisted properties will face potential loss of subsidy. These properties include The Heritage at Old Town (Old Town West I and II); Foxchase; Claridge House; Bellefonte Apartments; Old Town West III; and Potomac West Apartments.

ARHA does not expect Housing Choice Vouchers Section 8 contracts to expire; contracts are renewed annually.

**Does the availability of housing units meet the needs of the population?**

The availability of affordable housing units in the City does not meet the needs of the population. The 3,716 public and assisted project-based rental housing units, which have been subsidized with federal, state and/or local funding, serve households with incomes at or below 80% of the area median income. According to the Alexandria Redevelopment and Housing Authority (ARHA) 2012-2022 Strategic Plan, over 4,000 families are on the waiting list for these types of affordable housing units. This number substantially exceeds the number of subsidized housing units that could serve low income households.

Analysis of the existing affordable rental housing supply and the existing number of rental households in the City prepared in connection with the HMP demonstrates that there are fewer housing units available than the number of households at or below 60% AMI. Only 40% of the City's current rental housing is priced affordably for households earning up to 60% AMI. This includes both market affordable rental units and assisted affordable rental units. In addition, current projections show that by 2030, demand for housing units in the City priced for households at or below 60% AMI will exceed supply by over 7,000 units.

More than 93% of the existing affordable ownership housing consists of condominiums for households earning 80% AMI and using FHA lending. This housing type may not satisfy the housing needs of the current demand pool. The HMP analysis of the existing ownership housing units, using assessed value as a surrogate for sale price, revealed that there are very few fee simple houses within the City that would be affordable. About 1.3% of the fee simple units and less than 20% of its condominiums are affordable to households at 80% of AMI.

### **Describe the need for specific types of housing:**

The following needs for specific types of housing are based on the Housing Master Plan analysis:

#### **Ownership Housing Needs for Low and Moderate Income Households**

There is a need for about 4,927 new ownership units over the next 20 years. About 1,951 of those units would need to be priced between \$200,000 and \$399,000 to serve households with incomes at 100% AMI and 927 units would need to be priced less than \$200,000 to serve households with incomes at or below 80% AMI.

#### **Rental Housing Needs for Extremely Low to Low Income Households**

Low Income Households. Based on analysis, the City will see a demand of approximately 9,707 rental units by 2030. About 4,886 of the total new units will need to be priced around \$1,250 or lower to serve households at 60% AMI.

Low and Very Low Income Households. The City currently has a deficit of 801 units priced affordably for households making at or below 60% AMI, and this demand will grow to 14,687 by 2030.

Extremely Low Income Households. The City currently has a shortage of units at all bedrooms sizes affordable to households earning less than 30% AMI. The combined shortages of efficiencies, 1BR, 2BR, and 3BR units for this income group are more than 3,500 units.

#### **Rental Housing Needs for Persons with Mental and Physical Disabilities**

About 2,165 renter households with disabilities are in the City, and most of these households have lower incomes and are housing cost burdened. Based on analysis, there is an unmet need of about 795 affordable housing units for persons with disabilities in Alexandria.

An analysis of waiting list data indicates that an increase in the waiting list for residential services is a direct result of current residents who are ready (self-sufficient) but unable to move out and into their own affordable housing unit due to lack of supply. This analysis points out the need for 100 or more deeply subsidized independent housing units for individuals in the private market. Not only would these individuals gain independence and an appropriate living situation, it would result in openings in residential housing facilities for those on the waiting list.

## **Discussion**

### **Additional description of the needs of specific housing types in the City:**

#### **Rental Housing Needs for Elderly and Frail Elderly**

There is also a need for rental housing and assisted living facilities for elderly and frail elderly persons. The City has seven privately owned elderly residential facilities for independent living totaling 1,024 units. Only four of these, with a total of 560 units, are affordable to the low income elderly population, and all have long wait lists. Elderly people who need assistance to perform everyday activities of daily living may need to move to an assisted living facility.

There are four assisted living facilities in the City with 314 units, but none are affordable for low and moderate income seniors. The City can place 10 to 12 low income seniors at Willow Oaks in Manassas, VA, but this facility is 35 miles away, and is without adequate public transportation. Currently there are no affordable assisted living facilities in the City for low and moderate income elderly people. According to the City's Strategic Plan on Aging, the City needs a minimum of 100 assisted living units for low and moderate income elderly persons.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

There is a growing demand for affordable housing in Alexandria. The main reason that demand is increasing is the growing gap between market rate rents and sales prices and what those of low-and moderate- incomes can afford to pay. HUD CHAS data show that between 2000 and 2011 the median home value and contract rent significantly increased. The median home value nearly doubled with an increased to 137%, while the median contract rent increased 60%. Tables 33-36 demonstrate housing cost in Alexandria over the ten-year period.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	202,400	480,300	137%
Median Contract Rent	823	1,317	60%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,423	6.9%
\$500-999	5,158	14.6%
\$1,000-1,499	16,026	45.3%
\$1,500-1,999	7,995	22.6%
\$2,000 or more	3,747	10.6%
<b>Total</b>	<b>35,349</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,555	No Data
50% HAMFI	4,015	555
80% HAMFI	11,035	1,000
100% HAMFI	No Data	2,025
<b>Total</b>	<b>16,605</b>	<b>3,580</b>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,130	1,191	1,412	1,890	2,374
High HOME Rent	1,118	1,199	1,441	1,656	1,828
Low HOME Rent	941	1,008	1,210	1,397	1,558

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Analysis in the Housing Master Plan shows that there is an unmet demand at the 50%, 60% and 80% AMI thresholds in certain housing size categories. The City is underserved in 3-bedroom units at all income levels (net need of more than 4,900 housing units). The largest gap is found for units with rent levels priced for households with incomes above 80% AMI (about 7,662 units). It is likely that a substantial share of the households earning above 80% of AMI are occupying housing priced to be affordable to lower income households. This condition places downward pressure on households earning at the lowest end of the affordability continuum by reducing the actual supply available to them as those units are occupied by households that could “afford” to pay more for their housing.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Since 2000, the median home value more than doubled with an increase to 137%, while the median contract rent increased 60%. The City’s HMP analysis notes that in 2011, the average assessed value of a single family home was \$617,826, placing affordable ownership of a fee simple home far beyond the reach of most families. Data sources show that home values and rents continue to increase. The economic reality is that many households who would choose to live in Alexandria simply cannot afford the cost of housing, while many who currently live in the City, especially seniors, are worried that they will not be able to afford to remain.

As noted in the HMP, many households have responded to the economic challenge of rising housing costs by simply spending more of their income on housing than is considered “affordable” (approximately 30% of gross income), others may have opted to share limited housing resources in order to remain in the City. The cost of housing in Alexandria has caused other residents to leave to seek greater affordability in the exurbs, or discouraged potential new resident households from considering locating in the City. All of these factors result in a diminishment of the social and economic diversity which has long been a core community value. These trends among low and moderate and middle income households also have implications for Alexandria’s long term sustainability, if the City becomes a place where only the affluent can choose to live.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the HUD CHAS data (Table 33), the median contract rent in the City is \$1,317. High HOME and fair market rents fall below the median contract rent for efficiencies and one bedroom units but exceed the median contract rent for two-, three-, and four- bedroom units. Low HOME rents exceed the median contract rent for three and four bedroom units.

This distribution of rental units may indicate that it may be difficult for low income families of three or more persons to find affordable housing units (three or more bedrooms). Strategies to produce or preserve affordable housing may depend on geographical areas where rents may vary. The utilization of rental assistance programs in market rate housing could help produce more affordable housing for various rental unit sizes.

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The majority of the City’s housing stock, 68% of renter and 68% of owner occupied units, were built before 1978. HUD CHAS data show that of the City’s total housing stock, 37% of renter-occupied units and 26% of owner-occupied units has at least one substandard condition in Alexandria (Table 37), meaning the unit has some form of structural deficiency or lacks complete plumbing. In the City, all the buildings with substandard conditions by City Code standards currently fall into the category that allows for rehabilitation (substandard condition but suitable for rehabilitation). According to HUD’s CHAS data, over half of the City’s housing units, 73% owner-occupied units and 60% renter-occupied units are in standard condition.

### Definitions

Standard Condition: Buildings that meet the City’s building code.

Substandard Condition Suitable for Rehabilitation: Structural deficiencies or lacking complete plumbing and can be rehabilitated.

Substandard Condition not Suitable for Rehabilitation: Using the Census definition of having structural deficiencies beyond rehabilitation, or lacking complete plumbing.

The tables below show the number of occupied and renter occupied units with selected condition that were built in various years and that may be in risk of lead based paint, as of 2011.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,643	26%	13,228	37%
With two selected Conditions	140	0%	776	2%
With three selected Conditions	24	0%	41	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,061	73%	21,304	60%
<b>Total</b>	<b>28,868</b>	<b>99%</b>	<b>35,349</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,921	10%	3,572	10%
1980-1999	6,369	22%	7,615	22%
1950-1979	11,726	41%	19,065	54%
Before 1950	7,852	27%	5,097	14%
<b>Total</b>	<b>28,868</b>	<b>100%</b>	<b>35,349</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,578	68%	24,162	68%
Housing Units build before 1980 with children present	890	3%	1,410	4%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Of the City's total housing stock, 37% (13,228) of renter-occupied units and 26% (7,643) of owner-occupied units have at least one substandard condition and are presumed to need rehabilitation to bring them into compliance with City housing standards. It is also presumed that the most significant owner and rental housing rehabilitation needs in the City are in units occupied by low-income households, low-income elderly households and low-income disabled households as well as those that are experiencing housing cost burden and severe housing cost burden and that are occupying a housing unit built prior to 1979.

### Owner Rehabilitation for Low Income Households

The cost for home rehabilitation may be a barrier for low income homeowner households. The City's objective involving the use of resources to rehabilitate existing ownership housing is intended to improve quality of life by addressing repair and maintenance needs without creating undue financial burden.

In December of 2014, the City's Code Administration identified 14 residential owner-occupied units as unfit for human habitation due to fire, hoarding, or structural damage. These properties are monitored for progress in correcting cited conditions to return the housing stock to the minimum standards established by Code. Fifteen properties were reported to be in various stages of rehabilitation.

### **Rental and Owner Rehabilitation for the Disabled Households**

The cost of retrofitting may be a barrier for both low-income disabled renters and homeowners. For example, the cost to retrofit a single family home for someone using a wheel chair can exceed \$60,000, including a ramp, an accessible kitchen, and one accessible bathroom. Although the Fair Housing Act requires landlords to allow modifications at the tenant's expense, such modifications may exceed the budgets of renters with disabilities. The City's objective to eliminate this barrier is to provide resources that can address retrofitting needs, subject to availability of funds.

### **Rental Rehabilitation for Low Income Households**

The need for low-income, multifamily rental rehabilitation is evident due to the financial assistance requests received by the City. Providing rehabilitation assistance for existing multifamily properties is a City objective to improve housing conditions, including energy efficiency and indoor air quality.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

There is no data on the number of housing units occupied by low or moderate incomes households that contain lead-based paint. However, according to HUD CHAS data, 68% of owner occupied housing and 68% of renter occupied housing were built before 1980. Given that the use of lead-based paint was made illegal in 1978, it is assumed that these housing units are at a higher risk of containing lead. In comparing the percentage of low income-homeowners and renters to the percentage of housing units built before 1980, it is estimated that about 46% of housing units occupied by low and moderate income households are at risk of lead-based paint.

## **Discussion**

### **Lead-Based Paint Hazard**

The lead found in lead based paint is a dangerous substance that can affect humans. It is especially damaging to children under age six whose bodies are still developing. For many years, lead-based paint

was used in products including residential interiors, exteriors, toys, and furniture. Lead was also used in paint to improve paint performance, especially in homes. In 1978, the federal government banned the use of lead-based paint in houses. Much of the City's housing stock pre-dates this legislation, and, as a result, lead based paint hazards may exist in City housing, particularly in housing occupied by lower income households due to deferred maintenance. The 2011 HUD CHAS data indicate that over half the City's housing stock, including owner-occupied and renter-occupied, were built before 1980 and less than 5% of the units have children present (Table 39). The total number of units built before 1980 does not reflect the number of units that are in poor condition. Units that are in poor condition pose the greatest threat with regard to lead-based paint hazards.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City’s total assisted rental housing stock of 3,716 is comprised of housing that has been subsidized using federal, state, and/or local monies to ensure long-term affordability. There are 1,150 public housing and replacement units, in which 769 public housing units are owned and operated by Alexandria Redevelopment and Housing Authority (ARHA). Public housing serves families and households with incomes levels at or below HUD moderate-income limits with the majority of residents having extremely low incomes. The average yearly income of a public housing resident as of 2014 is \$20,327.

The remaining 2,566 privately-owned assisted housing units include 527 Section 8 New Construction units; 423 Section 8 Substantial Rehabilitation units; 1,378 low moderate income units with tax exempt bond financing and/or low income tax credits; 159 projects assisted by the City with federal, state and/or local funding; and 79 developer rental set-aside units. Private entities that own and operate assisted rental housing in the City have the option to remove units from the City’s assisted rental housing stock

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	96	883	1,906	22	1,884	0	421	0
# of accessible units			3						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Number of Accessible Units

ARHA also has 1 Mod-rehab accessible unit and 10 Project-based accessible units.

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

ARHA owns and manages 769 public housing units with tax credits in the City, as well as 276 market-rate and Section 8 units. As described by ARHA, four public housing developments with a total of 264 units are currently in good condition, while six developments with a total of 505 units are in average condition. Four market-rate and Section 8 developments with a total of 168 units are in good condition, and one development is in average condition. The number and condition of the units described by ARHA are shown below. Location of public housing and replacement units (Resolution 830) are provided in Appendix 3.

## Public Housing Condition

Public Housing Development	Average Inspection Score
A. Adkins Homes	70
Alexandria Crossing (3 sites)	98
BWR (3 sites)	80
Chatham Square	89
Ladrey Building	78
Old Town Commons	98
Park Place & Saxony square (2 sites)	71
Ramsey Homes	72
S. Madden Homes	72
Scattered Sites (11 sites)	72

**Table 38 - Public Housing Condition**

ARHA OWNED	NUMBER OF UNITS	PHYSICAL CONDITION
Jefferson Village	68	Good, Renovated 2005 & 2014
Quaker Hill (LIHTC)	60	Good, Renovated 2012
Hopkins-Tancil Courts	108	Average, Renovated 2005
Miller Homes	16	Good, Renovated 2012
Pendleton Park (LIHTC)	24	Good, Renovated 2013
PUBLIC HOUSING AND TAX CREDIT DEVELOPMENTS	NUMBER OF UNITS	PHYSICAL CONDITION
Ladrey Building	170	Average, Renovated 2005
Chatham Square (2 sites)	52	Good, New Construction
S. Madden Homes	66	Average
A. Adkins Homes	90	Average
Ramsey Homes	15	Average
Scattered Sites (11 sites)	121	Average
BWR (3 sites)	48	Good, New Construction
Park Place & Saxony Square (2 sites)	43	Average
Alexandria Crossing (3 sites)	84	Good, New Construction
Total	769	

**Table 39 - Physical Condition of Housing Units Participating in ARHA's Approved Public Housing Plan**

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

ARHA's 2012-2022 Strategic Plan notes there is a need for the redevelopment of seven fiscally challenged and physically obsolete public housing sites. A two-part Request for Proposal (RFP) for

developer partners for the seven sites was published on January 6, 2014 and ARHA expects to select partners by the spring of 2015. Disposition applications will be submitted to the HUD Special Application Center (SAC) for the seven sites included in the RFP as the timing is finalized for the development activities. The sites that ARHA is expecting to dispose of are Samuel Madden, Andrew Adkins, the ARHA Administration Building, Hopkins Tancil, and Scattered Sites. Also as a result of the 2012-2022 Strategic Plan, Virginia Housing Development, LLC (VHDLLC) has embarked on efforts to redevelop Ladrey Highrise and Ramsey Homes and will be submitting a Disposition Application when it is appropriate to do so in the overall development efforts.

### **Mixed Finance Modernization, Development, Demolition and/or Disposition**

Park Place Condominiums. In 2012, ARHA submitted an application to HUD for the disposition of 38 ARHA-owned Annual Contribution Contract (ACC) Park Place Condominiums units. The units are part of an overall high-rise condominium community located at 2500 Van Dorn Street in the Alexandria, totaling 403 units. The remaining 365 units in this community are market rate homeownership units. Of the 38 total units, 35 are efficiencies and 3 are 1-bedroom. The high condominium fees have made this project financially unfeasible as ACC units. The approval of the disposition application will allow the Agency to dispose of the ACC but accommodate the current occupants with vouchers. This will allow ARHA and the City to retain the much needed affordable units.

Saxony Square Condominiums. ARHA has submitted to HUD a disposition application for five ACC units located at 483 North Armistead Street in Alexandria. The overall garden style, walk up condominium community consists of 264 units in which 259 will remain market rate homeownership units. As with Park Place, the high condominium fees have made this project financially unfeasible as ACC units. The approval of the disposition application will allow the Agency to dispose of the ACC but accommodate the current occupants with vouchers.

Braddock East. In 2008 and 2009, ARHA and the City engaged in a public process to amend the small area plan for Braddock East. This plan covers several city blocks near the Braddock Road Metro station and within the historical Parker-Grey district. The sites anticipated to be affected include the Samuel Madden Homes Uptown, built in 1945 and consists of 66 townhouse units, and the Andrew Adkins, built in 1969 and consists of 90 units. The goal is to replace these older housing complexes with new affordable housing units within a mixed-income community, allowing ARHA and the City to retain the much needed affordable units.

It is also anticipated that the efforts related to the selection of Developer Partners and execution of a HUD Mixed-Finance redevelopment at the Samuel Madden Uptown and Andrew Adkins sites will occur in the 2016-2020 time period.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

In partnership with its stakeholders, ARHA uses its housing and other assets to enhance housing choice, self-sufficiency, and improved quality of life for its residents. The following 2012-2022 Strategic Plan objectives will promote self-sufficiency and asset development of assisted households:

1. Develop Agency Policy, Procedures, and Operational Plan for Section 3, and increase the number of employed persons in assisted family groups
2. Promote and implement programs to train and develop small businesses for ARHA residents to encourage self-sufficiency
3. Provide and/or attract supportive services to improve assistance toward recipients' employability through interaction and negotiation with private and/or public agencies in Alexandria
4. Provide or attract supportive services to increase independence for the elderly and/or families with disability through continued work with the City Department of Human Services to fund Home Health Aides, Crunch Bunch Program, Food Bank and Weekend Meal Programs
5. Continue the Family Self Sufficiency Program for the Housing Choice Voucher and public housing residents
6. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income and mixed income developments such as Chatham Square, Braddock/Whiting/Reynolds Townhomes, Alexandria Crossing (previously known as Glebe Park Apartments) and Old Town Commons (previously known as James Bland)
7. Continue Public Housing security improvements for safer housing at Ladrey High-Rise, Andrew Adkins Homes, Samuel Madden Homes, and S. Whiting St.
8. Designate developments and/or buildings for particular resident groups (seniors and/or elderly persons with disability): Ladrey High Rise
9. Pursue opportunities to redevelop public housing through mixed-finance, mixed-income communities, including home-ownership opportunities: Andrew Adkins, Samuel Madden Uptown, Ramsey Homes, Scattered Sites, Saxony Square, and Park Place
10. Promote and implement best practices for social integration at existing and new mixed income housing developments, from lessons learned from previous endeavors
11. Promote and create the creation of a non-profit organization or denomination to improve economic opportunities and additional resources to support and expand ARHA's social service programs and provide a solid infrastructure for future growth
12. Promote and encourage the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives

### **Discussion:**

ARHA, in partnership with its affiliated development corporation, Virginia Housing Development LLC (VHDLLC), published a Request for Proposals (RFP) on January 6, 2014 to seek responses from highly-qualified development partner(s) that could assist ARHA in the redevelopment of up to five of its development sites, including two public housing sites: Samuel Madden Uptown and Cameron Valley. The publication on January 6 began a process which is now in its final phase. Through the

process that has taken place to date, ARHA has selected four developers to propose on its Samuel Madden Uptown and Cameron Valley sites. It is anticipated that one partner per site will be selected by the end of 2015. The full effort related to the five development sites is expected to span 8 to 10 years.

Simultaneous to the efforts to select developer partners for five major efforts, ARHA, through VHDLLC, plans to apply for 4% Low Income Housing Tax Credits (LIHTC) and tax exempt bond financing in order to substantially improve its Ladrey senior highrise. This effort will be completed tenant-in-place with temporary relocation based on the phasing of the improvements to be determined as the design and construction execution efforts progress. The current schedule anticipates a financing closing by the end of 2015 with construction efforts underway until year the end of 2017, due to the tenant-in-place nature of the work.

ARHA, again through VHDLLC, will apply for a competitive 9% LIHTC to redevelop its Ramsey Homes site. Ramsey Homes is an existing 15-unit public housing site, which VHDLLC will redevelop consistent with HUD mixed-finance regulations. The Ramsey Homes site has been working its way through a rezoning effort since fall of 2014. VHDLLC expects to complete the rezoning in time to compete the 2016 LIHTC allocation application process. If the LIHTC application is successful, this effort should be completed by the end of 2018. Both sites will be developed as a HUD Mixed-Finance development project and therefore are subject to a HUD Disposition Application approval.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The City’s public and private homeless service providers offer a comprehensive array of services and facilities through a continuum of care system designed to address the needs of persons in the City who are homeless or threatened with homelessness. The goal is to promote successful placement in permanent, affordable housing and eliminating recurring episodes of homelessness. Components in the continuum of care system include prevention and intervention services to help persons avoid homelessness; outreach, assessment and supportive services to address the individual needs of persons who become homeless; emergency shelter and transitional housing; supportive housing for homeless persons with special needs; and housing and services to help homeless persons make the transition to permanent housing and independent living.

As recommended by HUD, the City has developed its FY 2014 – FY 2020 Strategic Plan to Prevent and End Homelessness in the City of Alexandria. Homeless services goals and objectives developed for the Consolidated Plan take into account goals and objectives established in Strategic Plan.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	55	19	32	8	0
Households with Only Adults	86	48	22	37	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

There is an ongoing collaborative effort to provide persons experiencing homelessness easy access to coordinated mainstream services. In addition to full participation in the strong, coordinated approach across the City's Continuum of Care (CoC), effective partnerships have been developed among a wide range of nonprofit, private, and government agencies in the region in order to meet homeless clients' needs, avoid duplication of services, and foster appropriate use of mainstream services. Housing stabilization plans are developed by staff and clients to support rapid return of stable housing in the community.

The City has placed workstations at homeless shelters to facilitate the use of CommonHelp, the Virginia Department of Social Services' on-line application process for many of the state benefits programs. Shelter staff and community agency representatives have been trained to assist clients to access mainstream benefits through the decentralized, web-based portals and provide application assistance. Participants may create a profile and enter the system at any time to identify and determine the status of their benefits, print-out verifications of benefit amounts, etc., from any site having internet access and a printer.

Mainstream state benefit programs, homeless prevention programs, financial safety net services, and employment services, as well as behavioral health services, are located in the City's Department of Community and Human Services (DCHS). DCHS maintains responsibility for processing mainstream benefit programs such as Temporary Assistance to Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), and SNAP-Employment Training. Housing Stabilization Case Managers assist clients in completing Virginia Department of Social Services and Social Security Administration applications, and in providing required verifications, as part of the case management protocol.

The Office of Community Services (OCS) Shelter Liaison coordinates access for the community's emergency shelters and transitional housing clients to mainstream programs. The local Social Services' Benefit Program and OCS staff are co-located and regularly coordinate services to households experiencing homelessness or at-risk of experiencing homelessness.

The CoC will become a SSI/SSDI Outreach, Access and Recovery (SOAR) community in FY15. Training is anticipated for approximately 20 staff persons to learn and develop the skills to assist individuals experiencing or at-risk of homelessness in initiating Social Security applications, gathering supporting information, and acting as authorized representatives and liaisons with the Social Security Administration. It is anticipated this will expedite the receipt of Social Security benefits thus increasing their ability to obtain and maintain permanent housing and access other mainstream benefits, such as Medicaid and rent relief assistance.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40**

**Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following agencies provide housing and supportive services, temporary shelter, transitional housing and other services:

**Emergency Shelter Services**

- Alexandria Community Shelter (ACS) is under contract with New Hope Housing, Inc. and provides 65 beds to homeless families, single women and single men or chronically homeless persons who are mentally ill and/or have substance use disorders;
- Carpenter’s Shelter provides 60 beds and 14 units to homeless singles and families and other supportive services;
- Carpenter’s Shelter is under contract with the City and provides 67 beds to homeless persons for seasonal shelter from November 1 to April 15;
- David’s Place Shelter at Carpenter’s Shelter provides daytime drop-in services to chronically homeless men and women; and
- Alexandria Women’s Shelter provides 21 beds for women and children escaping domestic abuse.

**Rapid Rehousing Programs**

- New Hope Housing, Inc. provides assistance to homeless families in location of housing units and provides rental subsidy assistance to these families through the Virginia Housing Solutions Program (VHSP); and
- Bridges to Independence provides 36 beds for 10 homeless families.

**Transitional Housing Programs**

- Community Lodgings, Inc. provides 14 beds in 6 transitional housing units to homeless persons;
- Salvation Army Cornerstone provides 2 housing units for homeless persons;
- Bridges to Independence provides 10 housing units for homeless persons;
- ALIVE! House provides 4 housing units for homeless families and single women reuniting with their children;
- Christ House provides 18 beds for homeless men; and
- Friends of Guest House provides 9 beds for female ex-offenders transitioning from correctional facilities to the community.

**Permanent Housing**

- Agape House provides 12 housing units for low-income homeless persons with HIV/AIDS.

## **Permanent Supportive Housing**

- Alexandria Community Services Board (ACSB) provides 2 permanent supportive housing programs specifically for homeless persons; 4 condominium units for up to eight homeless individuals with mental illness; 2-unit duplexes for up to seven homeless individuals with occurring mental illness and substance use disorders; and a 10-unit apartment building for up to 10 individuals with a serious mental illness (operated in conjunction with 3 condominium units for family households with a member who has severe mental illness). ACSB provides a total of 134 permanent supportive housing beds;
- Safe Haven provides 3 housing units with 12 beds for homeless individual men and women;
- New Hope Housing, Inc. is under contract with the City and provides 13 beds for chronically homeless single women and single men; and
- Carpenter’s Shelter provides 8 beds in 8 units to serve homeless individuals with mental illness and substance use disorders.

## **Prevention and Intervention Programs**

- Transitional Assistance Program provides security deposit and rental assistance to individuals and families experiencing or at-risk of homelessness;
- Eviction Assistance and Furniture Storage Program provides transportation assistance for individuals and families being evicted, and provides storage for their possessions for 60 days; and
- Community and Emergency Services Program provides rental and utility assistance for families and individuals facing immediate eviction into homelessness.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Persons with special needs include the elderly and frail elderly renters and homeowners; person with physical disabilities; persons with mental illness, intellectual disabilities and/or substance abuse disorders; and persons with HIV/AIDS. An inventory of facilities and services provided for this population are described below.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### **Facilities and Services for the Elderly and Frail Elderly Renters and Homeowners**

- ARHA and private rental property owners provide 516 renter units for eligible elderly persons.
- DCHS offers a Rent Relief Program to income eligible elderly persons (and disabled persons) who are do not participate in any other rental assistance program subsidized with federal or state funds.
- The Property Tax Relief Program, offered through the Finance Department, provides forgiveness or deferral of real property taxes for elderly homeowners who are over age 65 or who are permanently disabled.
- The Rehabilitation Program offered through Office of Housing provides deferred payment, zero interest loans to elderly and disabled homeowners to help with repairs and accessibility modifications.
- Rebuilding Together Alexandria provides assistance to eligible elderly homeowners and disabled homeowners with repairs and accessibility modifications.
- Annie B. Rose Housing provides elderly and frail elderly tenants assisted living units that offer residents independent living options and daily support services. Services are also provided by DCHS Aging and Adult Service division.

### **Assisted Living Supportive Services for Elderly and Frail Elderly**

- 24-hour staff support is provided to persons who cannot stay in their homes because of physical and/or mental disabilities. DCHS's In-Home Companion, Long-TermCare, and Geriatric Mental Health program provides supportive services to elderly person. Services include transportation services, home-delivered meals, adult day healthcare, exercise and health promotion programs, and limited case management services.

### **Facilities and Services for Renters and Homeowners with Disabilities**

- ARHA provides 67 accessible public housing units to persons with disabilities. Housing Choice Vouchers are also provided to such persons to assist with rents in market rate or certain assisted units.
- The Office of Housing administers the Rental Accessibility Modifications Program, which provides grants to eligible renters with disabled household members to assist with the costs associated with retrofitting rental units, as well as other costs that may be incurred should a landlord require that the unit be returned to its original state when the household relocates.
- Service Source, Inc., provides innovative employment, training, habilitation, housing and support services to persons with disabilities.

### **Facilities and Services for Person with Mental Illness, Intellectual Disabilities and/or Substance Use Disorders (MI/ID/SD)**

- Alexandria Community Services Board (ACSB) provides services and supportive housing units to individuals with mental illness, intellectual disabilities, and substance use disorders.
- ARHA reserves 30 Housing Choice Vouchers for persons with MI/ID/SD.
- ACSB and Sheltered Homes of Alexandria (SHA) operate permanent supportive housing programs that are open to persons who need supportive housing in 9 group homes and 33 supervised apartments with a combined capacity of 132 beds.
- DCHS provides integrated long-term treatment for disabled persons and persons with mental illness, mental retardation and drug/alcohol addiction.

### **Inventory of Facilities and Services for Person Living with HIV/AIDS and Their Families**

- Northern Virginia Family Services utilizes HOPWA to provide long-term tenant-based rental assistance, short-term housing assistance, and other housing-related services for persons living with HIV.
- Wesley Housing Development Corporation, Agape House, located in Fairfax County, provides permanent housing for persons with HIV. The facility is open to Alexandrians.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The City does not have specific programs for person returning from physical health institutions; however, persons in this particular category are given priority for ACSB and SHA housing.

### **Persons Returning from Mental and Physical Health Institutions**

Alexandria Community Services Board (ACSB), State Psychiatric Facilities, Northern Virginia Mental Health Institute, Western State Hospital, Central State Hospital, Inova Mt. Vernon Hospital, and the Northern Virginia Community Hospital. Through cooperative agreements, the above facilities fulfill their roles and responsibilities as they pertain to the admission and discharge of individuals from psychiatric

units. The City's ACSB, in particular, provides policy direction and fiscal oversight of the City's Department of Community and Human Services (DCHS) and is responsible for implementing state policies to discharge individuals from state psychiatric facilities. The department also screens individuals who may be in need of involuntary hospitalization. DCHS makes every effort to link homeless individuals with appropriate housing and services. It uses homeless shelters only as a last resort or when an individual refuses other housing alternatives and chooses to live in the homeless shelter.

Discharge Protocols for Community Services Boards and State Mental Health Facilities. The Commonwealth of Virginia sets guidelines regarding placement directness when individuals are discharged from state psychiatric hospitals. Housing for these individuals is included in their discharge plans. As part of the Community Services Performance Contract with the Commonwealth of Virginia, the Community Services Board must agree to follow these guidelines. Both ACSB and DCHS have policies and protocols in place to address their roles and responsibilities in providing community support services for individuals who are hospitalized in state psychiatric institutions.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Subject to funding availability, the City of Alexandria will continue its current activities and programs to serve persons who are not homeless but have other special needs. These programs and activities are described in section MA 35.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

N/A

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

One of the greatest regulatory barriers to the development of affordable housing may be Virginia's restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus/increased density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary.

Increased density is the only vehicle by which jurisdictions can require affordable housing in new development. The majority of jurisdictions in Virginia are authorized by Code of Virginia § 15.2-2305 to establish an affordable housing dwelling unit program by amendment to its zoning ordinance. This section of the Code provides specific program options available to jurisdictions. For example, programs may allow for up to 30 percent increase in density in exchange for up to 17 percent affordable housing units, and that the amount of affordable housing provided can be scaled proportionally for lesser increases in density.

The City of Alexandria and certain other neighboring jurisdictions are instead regulated by Code of Virginia § 15.2-2304, under which localities "may by amendment to the zoning ordinances ... provide for an affordable housing dwelling unit program... [that] shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing." What sets this provision apart from § 15.2-2305 is that in contrast with the specific provisions contained there with regard to percentage of density and affordable units allowed, § 15.2-2304 is less detailed and allows jurisdictions greater flexibility in its application. In 2004, Alexandria secured legislative approval to be covered under § 15.2-2304 because of its greater flexibility, given the City's practice of considering increases in density on a case by case basis rather than granting them across the board, as provided for in § 15.2-2305.

Alexandria's current approach under Code of Virginia § 15.2-2304 is a bonus density ordinance codified into Section 7-700 of the City's Zoning Ordinance, which requires provision of some on-site affordable units when bonus density or height is granted through the special use permit process. Section 7-700 leaves open the percentage of affordable housing units that a developer must provide in order to receive a density bonus and the duration of affordability of the units in order to provide flexibility. However, while the level of affordable housing for projects seeking bonus density under Section 7-700 is subject to negotiation between the applicants and the City, such projects often adhere to a formula contained in a 2005 report from a City-sponsored Developer Housing Contribution Policy Work Group, which suggested that one third of the units made possible by the bonus be provided as affordable units with an affordability period of at least 30 years. While such projects have provided a 30-year affordability period for a number of years, the City is now beginning to secure 40-year commitments.

A Developer Contribution Work Group was convened in FY 2011 to revisit the City's developer's contribution formula and recommend changes to provision of affordable housing in the event of bonus

density. The Group's findings are incorporated into the final Housing Master Plan, which was adopted by City Council in January 2014. The Housing Master Plan identifies a number of tools and strategies and some are anticipated to be implemented during FY 2015, including establishing a development fee relief program, enhancing the Home Rehabilitation Loan Program, and maximizing public land for affordable housing.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction**

The City remains socially and economically diverse. According to the 2007-2011 American Community Survey, about 30% of workers in Alexandria are employed in the professional, scientific, and management services industry followed by 16% of workers in the education and health care services industry, and 13% in the arts, entertainment, and accommodations industry. Other industries are identified in Table 45 below. The unemployment rate is relatively low at 4.5%, as compared to 6.1% in 2009.

The vast majority of workers employed in the City have at least a bachelors' degree. A large number of those workers with a graduate's degree are between the ages of 25-34 and have a median income of at least \$64,650, while those with a professional or graduate's degree are between the ages of 45-65 and have median income of at least \$90,125.

Commuting time for most of those who travel back and forth to the City to work is over 30 minutes. Van pooling and the use of cars or public transportation are common traveling vehicles for these commuters.

### **Economic Development Market Analysis**

The City is located along the western bank of the Potomac River, approximately six miles south of downtown Washington D.C., and is bordered by Fairfax County to the south and west, and Arlington County to the north. Like the rest of Northern Virginia, the City has been shaped by its proximity to the nation's capital. It has experienced a healthy local economy, stable housing market, and a good quality of life. It is "home" to many professionals working in the federal civil service, in the U.S. military, or for one of the many private companies which contract to provide services to the federal government. One of City's largest federal employers is the United States Patent and Trademark, as well as the U.S. Department of Defense, the Institute for Defense Analysis and the Center for Naval Analyses.

The City is home to many trade associations, charities, and non-profit organizations such as the United Way, Volunteers of America, Salvation Army, and Catholic Charities. Other organizations include the Society for Human Resource Management, the National Society of Professional Engineers, and the American Counseling Association.

There are a number of development planned projects underway in the City, including the Carr Hospitality Hotel, which will be operated by Hilton Garden Inn; Tony’s Corner, a redevelopment planned for the current Afghan Restaurant site; and the Notch Eight, a mixed-use residential/retail development at Potomac Yard.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	42	0	0	0	0
Arts, Entertainment, Accommodations	7,150	8,218	12	11	-1
Construction	1,984	2,231	3	3	0
Education and Health Care Services	8,735	8,423	15	11	-3
Finance, Insurance, and Real Estate	3,573	4,239	6	6	0
Information	2,097	1,342	4	2	-2
Manufacturing	741	1,451	1	2	1
Other Services	5,517	10,356	9	14	5
Professional, Scientific, Management Services	15,936	19,729	27	27	0
Public Administration	0	0	0	0	0
Retail Trade	5,417	7,711	9	11	1
Transportation and Warehousing	1,137	1,336	2	2	0
Wholesale Trade	1,179	2,047	2	3	1
Total	53,508	67,083	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	88,536
Civilian Employed Population 16 years and over	84,559
Unemployment Rate	4.49
Unemployment Rate for Ages 16-24	16.33
Unemployment Rate for Ages 25-65	3.49

**Table 42 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	35,186
Farming, fisheries and forestry occupations	3,025
Service	7,115
Sales and office	14,967
Construction, extraction, maintenance and repair	4,112
Production, transportation and material moving	1,818

**Table 43 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	39,864	49%
30-59 Minutes	34,993	43%
60 or More Minutes	6,973	9%
<b>Total</b>	<b>81,830</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,106	637	1,695

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,708	289	2,624
Some college or Associate's degree	13,365	591	2,100
Bachelor's degree or higher	48,374	1,663	5,063

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	395	1,526	861	1,157	1,141
9th to 12th grade, no diploma	953	1,443	1,092	1,359	755
High school graduate, GED, or alternative	2,652	3,040	3,168	4,459	2,481
Some college, no degree	2,331	4,506	2,627	5,336	2,182
Associate's degree	369	1,461	1,028	1,505	274
Bachelor's degree	2,984	12,617	7,466	9,403	2,286
Graduate or professional degree	289	8,654	7,986	10,478	3,359

**Table 46 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,472
High school graduate (includes equivalency)	29,321
Some college or Associate's degree	41,863
Bachelor's degree	64,650
Graduate or professional degree	90,125

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The top three largest employment sectors in City are the professional, scientific, and management services, followed by the education and health care services, and the arts, entertainment, and accommodations.

## **Describe the workforce and infrastructure needs of the business community:**

### **Workforce Needs**

Maintaining the service-based businesses such as hotels, restaurants, hospitals and retail is a need in Alexandria because they add to the City's economic growth and sustainability. However, these businesses struggle to retain employees, many of whom have low and moderate incomes, as workers are forced to live further away from the City due to the high cost of housing. The cost of transportation combined with long distance commuting creates unfavorable conditions for workers. The current market in Alexandria provides few homeownership opportunities for residents with low and moderate incomes without purchase subsidy.

The Housing Master Plan notes that many national and regional studies have recently reported the critical nature of maintaining an appropriate job-housing balance. Enabling individuals to live affordably near their places of employment is particularly important. The lack of adequate housing options near jobs will result in significant "leakage" of potential economic activity out to distant communities from which workers must commute in order to find affordable housing.

A recent study also showed that more than 1 million new jobs are expected to be created in the Washington, DC area over the next few years. For Alexandria to be competitive in participating in the regional economic growth anticipated, the City must dramatically increase the housing supply it has available at all income levels. At least half of the jobs will be filled by a service workforce with a low and moderate income and these workers will need affordable housing.

### **Infrastructure Needs**

Transportation Infrastructure. There is a need for transit as well as pedestrian and bicycling improvements in the City. As a vast majority of Alexandria's employees commute into the City to work, only 31 percent of Alexandria's employees live in the jurisdiction. Every day workers commute into the City from other jurisdictions, more than 40 miles away. These peripheral jurisdictions are suburban and exurban in nature, and thus not well served by public transportation. They are defined by land use patterns that are conducive only to the use of personal motor vehicles.

Within Alexandria a number of multimodal transportation options are present, and demand and use of these facilities has grown significantly in recent years. Residents of Alexandria commute in single-occupancy vehicles (SOV) at much lower rates, and utilize alternative modes of transportation (transit, biking and walking) at much higher rates than residents of the inner and outer suburbs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The redevelopment of the City's waterfront will have a significant economic impact. The Waterfront Plan provides a framework for revitalizing the waterfront through several means, including incorporating the City's history as a foundation for planning and designing, expanding and enhancing public open spaces, improving public access and connectivity, promoting the waterfront as an arts and cultural destination, and ensuring compatible development. Also, as parking has been a front burner issue in the Old Town section of the City, there is a need to improve parking infrastructure, as well as to improve parking meters and signage during the redevelopment of the waterfront. The developments of affordable housing, as well as commercial properties, are also being encouraged around transit nodes.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The City benefits from having a population that is very highly educated compared to the state and the country. In fact, the region regularly ranks at or near the top in national assessments of educational attainment. Sixty-five percent of adult City residents have at least a bachelor's degree, compared to 33 percent of Virginia residents and 27 percent of United States citizens. These higher levels of education translate directly into higher per capita personal income levels and higher levels of earnings per job in the City than in the state.

Although there is an income and earnings gap between Virginia and the City, this gap has not grown significantly in recent years. In the decade between 1999 and 2008, per capita personal income in current dollars increased by 56 percent in the City compared to 49 percent in Virginia. In this period the average earnings per job in current dollars increased by an average of five percent annually in the City and four percent annually in Virginia.

While many City residents enjoy high-paying jobs, some residents in the City are less economically secure. Many neighborhoods have been magnets for domestic and international immigrants, and these residents may face significant employment challenges. About 24 percent of the City's residents are foreign born compared to only 10 percent of Virginia residents and 13 percent of U.S. residents.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Adult & Dislocated Worker. The purpose of the Adult Program is to increase the employment retention, earnings, and occupational skills of participants. This program aims to improve the quality of the

workforce, reduce welfare dependency, and enhance the productivity and competitiveness of the City's economy.

Federal Bonding Program. This program serves as a tool to secure the job placement of ex-offenders and other high-risk applicants. Upon making an offer of employment, an employer can contact the Virginia Bonding Coordinator or a local workforce development professional to request a bond. The employer can also have the job seeker contact a workforce development professional to assist with obtaining the bond.

Rapid Response to Mass Layoffs. Through the Rapid Response to Mass Layoffs program, the Workforce Development Center provides services to employers that are laying off 50 or more workers. Employees can get assistance in career counseling, job searches, and referrals to the unemployment insurance resources.

SNAP Employment & Training. The SNAP (Supplemental Nutrition Assistance Program) Employment and Training is a voluntary program designed to assist SNAP participants with barriers to employment.

VIEW Program. The VIEW (Virginia Initiative for Employment not Welfare) Program provides employment related services to eligible City residents who are receiving Temporary Assistance for Needy Families benefits from the Virginia Department of Social Services.

The Workforce Investment Act Dislocated Worker Program. This program is intended to assist workers who lost jobs due to plant closures, company downsizing, or some other significant change in market conditions.

The Career Services for Baby Boomers. The program, introduced by the Workforce Investment Boards, is designed to provide a new set of training/certification opportunities that focuses on soon to retire/retired professionals who are interested in rejoining the workforce.

These programs help provide the training many low-to-moderate income individuals may need to increase their income and live affordably in housing, which is a high priority noted in the Consolidated Plan.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City participates in CEDS. On September 19, 2011, the US Department of Commerce's Economic Development Administration certified the Alexandria/Arlington Workforce Investment Board's (WIB) Comprehensive Economic Development Strategy (CEDS). CEDS is designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies.

The WIB's CEDS analyzes the state of the workforce and economies of the City and Arlington County and establishes regional goals and objectives. Alexandria/Arlington is the 38th WIB in the United States to achieve this certification.

### **Economic Development Initiatives the City is Undertaking the Coordinates with the Consolidated Plan**

The City collaborates with Arlington County on workforce and economic development issues through the Alexandria/Arlington Workforce Investment Board. The jurisdictions participate on a number of planning initiatives. The following economic development and workforce initiatives are presented in the 2013 and 2014 Alexandria/Arlington Comprehensive Economic Development Strategy Annual Update Report:

Crystal City/Potomac Yard Infrastructure Improvements Project. The Project is designed to support ongoing transformation and transportation investments being made in the Crystal City and Potomac Yard (Route 1) corridor with additional infrastructure and streetscape improvements that encourage economic development.

Workforce Housing Support Project. The purpose of the Project is to increase support for workforce housing programs, including financial support for rehabilitation of buildings to provide additional workforce housing units for public sector and service industry workers.

The Low and Moderate Income Working Family Support Services Portfolio Enhancement Project. The purpose of the Project is to respond to emerging affordability and workforce development needs to support low and moderate income working families.

Customized Industry Cluster Training Programs. The purpose of the programs are to create a new set of industry customized training/certification opportunities as defined by the Alexandria Economic Development Partnership, Arlington Economic Development, and the Alexandria/Arlington Workforce Investment Board.

Childcare Support System Project. The purpose of the Project is to provide new training and career placement opportunities for child care workers and to provide vouchers for local child care programs to working families unable to afford the cost of care.

## **Discussion**



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD's CHAS map system does not provide data that can display specific concentrated areas where households have multiple housing problems, such as housing cost burden >30% or severe housing cost burden >50% (households paying more than 30% or 50% of their income on housing cost); overcrowding; and substandard housing (housing units lacking kitchen and plumbing). Housing problems appear to be arbitrary across the census tracts. Because the patterns are inconsistent, it is not possible to specifically define concentrations. However, the HUD CHAS map displays housing problems in the areas where the top 25% of the City's Block Groups are considered low and moderate income; therefore, it is likely that multiple housing problems are "concentrated" in these areas.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Areas of concentration of low and moderate income households are more evident at the Census Block Group level than at the Census Tract level. While the City has no census tracts where low and moderate income households comprise 51% or more of the tract's population, there are 19 Block Groups where this is the case. For HUD CDBG purposes, the top 25% of the City's Block Groups with regard to percentage of low and moderate income residents are considered low and moderate income areas meeting "area benefit" criteria.

A minority concentration is defined herein as any tract where the population of any minority group is ten percent more than the citywide proportion. See Appendix 1 for areas of minority concentration map.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas vary in density and housing types, but more are of densely neighborhoods populated by low- to moderate- income households. The residential land is mainly developed with garden style and mid-rise apartments and single family row-houses that were built between the 1940's and 1950's. There is also a mix of commercial uses. The average rental cost for these neighborhoods, as in most of the City, is about 35.8% higher than the neighborhoods in Virginia and about 62% greater than the national average.

### **Are there any community assets in these areas/neighborhoods?**

A variety of community assets are located in these areas, including a hotel, a government defense center, and a community college in Beauregard (Census Tract 1.02); a technology institute, schools, a metro station, a museum, a recreation center, a post office, and a new grocery store in Braddock

(Census Tract 16.0); a mall in the West End (Census Tract 4.02); a hospital, parks, and schools in Seminary Hill/Strawberry Hill (Census Tract 6.00); and a park and music hall in Arlandria (Census Tract 12.03). Other areas include grocery stores, general merchandise stores, libraries, cleaners, restaurants, business offices, churches and other amenities.

### **Are there other strategic opportunities in any of these areas?**

The Landmark Small Area Plan establishes a vision for the redevelopment of Landmark Mall and other major parcels surrounding the mall as a lively, mixed-use town center. The owner of the mall, The Howard Hughes Corp., submitted revised redevelopment plans in March 2013 for more than 50 acres in the area of Landmark Mall. The plan for the mall is a mixed-use town center incorporating retail, residential, office, and hotel development, as well as a number of urban parks and places. A new bridge over Duke Street is expected to be included in these plans and will connect the mall to the rest of the town center and other neighborhoods to the south.

The Braddock Road Metro neighborhood is a budding submarket oriented around a transit station and located just west of Old Town, between the metro tracks to the west and N. Washington Street to the east. It is a mixed-use community with growing office and multi-family residential markets that will continue to evolve in the coming decades.

The Beauregard Plan envisions a series of new urban neighborhoods containing a mix of uses, open space, a variety of housing opportunities, and integrated transit-in a manner that will be compatible with the adjacent neighborhoods. The Plan seeks to ensure that seven distinct neighborhoods are economically and environmentally sustainable for the City.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

**Strategic Plan Overview** -The Strategic Plan was developed using data from the Needs and Market Analysis. Along with these analyses, the priority needs were determined from public input and information obtained from the City's master plans. The priority needs will address issues pertaining to housing, homelessness, public facilities, and economic development. The Strategic Plan is divided into twelve categories, which includes following:

**1) Geographic Priorities:** Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire City of Alexandria; **2) Priority Needs:** The City's priority needs over the next five years using CDBG and HOME included developing and preserving low and moderate income rental and ownership housing units through acquisition and/or rehabilitation; providing rent and security deposit assistance to low income renters; providing transitional, emergency, and permanent shelter to homeless families and single adults; and assisting low income renter households with housing accessibility modifications; **3) Influence of Market Conditions:** There is an inadequate supply of affordable housing for extremely low to moderate income households; a significant number of the City's housing stock built before 1980 maybe in high risk of lead hazards; and housing problems such as housing cost burden, substandard housing, and crowding are prevalent in low income neighborhoods; **4) Anticipated Resources:** Federal, state, local, private, and other funding are expected to be available in the City, or may be applied for, during the Consolidated Plan period to promote program goals and objectives; **5) Institutional Delivery Structure:** City departments, government agencies, nonprofit organizations, private industries, and the Partnership (the City's Continuum of Care group) will work together to accomplish the goals and objectives outlined in the Strategic Plan over the Consolidated Plan period; **6) Goals:** Specific goals the City plans to initiate and complete during the Consolidated Plan period are identified in Section SP-45; **7) Public Housing:** The City will support public housing redevelopment and preservation efforts in supplying and maintaining affordable housing for its residents; **8) Barriers to Affordable Housing:** The City continues to work toward eliminating barriers to affordable housing development. One of the greatest regulatory barriers to the development of affordable housing may be State restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus density; **9) Homeless Strategy:** The City utilizes a Continuum of Care system to serve those who are homeless or threatened with homelessness; **10) Lead-based Paint Hazards:** The City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations on lead-based paint; **11) Anti-Poverty Strategy:** The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training, and job placement; and **12) Monitoring:** The Office of Housing is responsible for ensuring that CDBG- and

HOME-funded programs and projects are administered in a manner consistent with program regulations.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 48 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Alexandria
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Citywide
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

#### Citywide

Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire City of Alexandria, which includes areas of minority concentration. While CDBG- and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the most recent Consolidated Annual Performance and Evaluation Report, minorities constituted 83% of the City's CDBG and HOME beneficiaries for the program year ending June 30, 2014. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries over the next five years.

## **General Allocation Priorities**

The basis for allocating investments geographically is based on the jurisdictions' community needs. Each year in the summer a plan for allocating the next year's anticipated HOPWA sub-award to Suburban Virginia is developed by the Northern Virginia HIV Consortium. This body of 120 service providers, HIV advocates and PLWHA (People Living with HIV and AIDS) review service utilization rates, client needs information, and the list of currently funded HOPWA services. The group develops a consensus driven allocation plan for the next year's HOPWA award which starts in October. That plan is then posted on the Northern Virginia Regional Commission (NVRC) website for further comment. The allocation plan becomes final in September.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Renter households with incomes at or below 60% AMI
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Preserve and/or Create Affordable Rental Housing
	<b>Description</b>	Develop, preserve, or create affordable units through acquisition/rehabilitation or new construction
	<b>Basis for Relative Priority</b>	Market affordable rental supply has drastically decreased over the past decade in the City. It is assumed that market rate affordable housing will continue to be lost at the same rate as it was lost from 2000- 2010 of approximately 600 units per year for the next 15 years for a total of approximately 9,000 units. The projections assume that none of the new market rate housing will be built to serve people at or below 60% AMI.
2	<b>Priority Need Name</b>	Equal access to renter and homebuyer housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Other

	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Provide Fair Housing Testing
	<b>Description</b>	The City will conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market. The testing program uses paid testers posing as potential applicants to contact apartment complexes, real estate firms and mortgage lenders to test for discrimination based on race, familial or disability status, and sexual orientation.
	<b>Basis for Relative Priority</b>	Fair housing discrimination
<b>3</b>	<b>Priority Need Name</b>	Existing homeowners with incomes at/below 80%AMI
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Improve Living Conditions / Maintain Affordability
	<b>Description</b>	Provides no-interest deferred payment loans to low and moderate income homeowners for home rehabilitation activities. Includes energy efficiency improvements

	<b>Basis for Relative Priority</b>	Extremely low income owner households experience substandard housing problems compared to any other income category. Owner households in all income categories (0 to 100% AMI) experience overcrowding as well as cost burden and severe cost burden. While middle income owner households show the greatest housing cost burden need, followed by extremely low to moderate income households, extremely low income owners households show the greatest severe housing cost burden need, followed by low income owners households.
4	<b>Priority Need Name</b>	First-time homebuyers with incomes at/below 80%AMI
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Provide Affordable Ownership Housing Opportunities
	<b>Description</b>	Provides assistance for the purchase of previously assisted resale-restricted units and for special projects through deferred-payment second trust loans for downpayment and closing cost assistance to eligible first-time homebuyer households (except in certain conditions)
	<b>Basis for Relative Priority</b>	Current market in the City produces few homeownership opportunities that are affordable to residents with low and moderate incomes without purchase subsidy. Assisting city residents and workers of low- and moderate-incomes to become homeowners helps to create economic diversity among city residents resulting in strong, resilient neighborhoods. Homeownership programs contribute to the economic sustainability of the city as they provide employees on the lower end of the pay scales with a path to homeownership, allowing Alexandria residents to remain in the city and Alexandria workers to live in the jurisdiction where they work.
5	<b>Priority Need Name</b>	Persons who are homeless / at risk of homelessness

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Other
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Homeless Intervention and Prevention Services
	<b>Description</b>	Provides security deposit and rental assistance to households experiencing or at-risk of homelessness
	<b>Basis for Relative Priority</b>	Many of the individuals and families with children who are at imminent risk of becoming homeless in the City are considered severely cost burdened.
6	<b>Priority Need Name</b>	Persons who are homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Provide Shelter Facility for Homeless Households
	<b>Description</b>	Provides seasonal shelter, 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 frostbite during cold weather months.
	<b>Basis for Relative Priority</b>	Currently, there are about 85 families, 4 veteran families, and 4 chronically homeless families in need of housing assistance. According to the 2014 Point-in-Time Count, 91% of households without children were sheltered, while 9% were unsheltered on the street or in places unfit for human habitation. One hundred percent of households with adults and children were sheltered (37.5% in emergency shelters and 62.5% in transitional housing programs).

7	<b>Priority Need Name</b>	Disabled renter households at or below 80% AMI
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Families with Children Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Provide Accessibility Modifications for Renters
	<b>Description</b>	Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and minigrants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications
	<b>Basis for Relative Priority</b>	Approximately 4,000 Alexandria households with an disabled family member face affordable housing barriers. Some are cost burdened, or need accessible housing or housing modified to accommodate their disabilities so they may live independently. Of the total number of households that have a disabled family member, 44% are considered to have low-incomes and 30% of these households have extremely low-incomes. Of the total extremely low income renter households (5,385 at the time of the assessment), approximately 20% of have at least one family member with a disability.
8	<b>Priority Need Name</b>	General Management
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	City of Alexandria
	<b>Associated Goals</b>	Planning and Administration

	<b>Description</b>	General management, oversight, and coordination of all program-funded activities and programs.
	<b>Basis for Relative Priority</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	Low number of affordable housing supply for households with incomes at or below 80% AMI; significant number of the City's housing stock built before 1980
Rehabilitation	Age of City's housing stock for low income tenants; number of low income homeowners that are housing cost burdened and need housing repair assistance
Acquisition, including preservation	Number of foreclosed properties; age of housing stock; low number of affordable housing for households at and below 80% AMI

**Table 50 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

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

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	742,789	175,000	365,800	1,283,589	0	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: Rehab Loan Program (will serve 8 households in FY 2016 and 36 during the next 4 years); Winter Shelter program (will serve 350 homeless persons in FY 2016); and the Transitional Assistance Program (will serve 45 household in FY 2016 and 180 in the remaining years)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	357,258	40,000	0	397,258	0	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program (will serve 7 households in FY 2016 and 28 in remaining years); and development or preservation of affordable units through acquisition/rehabilitation or new construction.

Table 51 - Anticipated Resources

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

HOME match requirements will be satisfied with local resources such as City General Fund; ESG match requirements will be satisfied through City General Fund, Virginia Homeless Solutions Program grant, and private resources, volunteer hours, and the Lambert Fund; Homeless Supportive Housing funds match requirements will be satisfied with supportive services, operating costs and administrative costs; and other federal funds will be leveraged with other local and private resources.

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

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

**Discussion**

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Alexandria, Virginia	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Alexandria Redevelopment and Housing Authority	Government	Public Housing Rental	Jurisdiction
Carpenter's Shelter	Non-profit organizations	Homelessness	Jurisdiction
New Hope Housing, Inc.	Non-profit organizations	Homelessness	Jurisdiction
Community Lodgings, Inc	Non-profit organizations	Homelessness Rental	Jurisdiction
Bridges to Independence	Non-profit organizations	Homelessness Rental	Jurisdiction
ALIVE! House	Non-profit organizations	Homelessness	Jurisdiction
Christ House	Non-profit organizations	Homelessness	Jurisdiction
Rebuilding Together	Non-profit organizations	Ownership	Jurisdiction
Northern Virginia Regional Commission	Regional organization	Rental	Region
Agape House	Non-profit organizations	Rental	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Alexandria Neighborhood Health Services	Public institution	Non-homeless special needs	Region
ECDC Enterprise Development Group	Non-profit organizations	Economic Development	Region
Alexandria Public Health Agency	Public institution	public facilities public services	Jurisdiction
Alexandria Economic Development Partnership	Non-profit organizations	Economic Development	Jurisdiction
Alexandria Housing Development Corporation	CHDO	Rental	Jurisdiction
Wesley Housing Development Corporation	CHDO	Rental	Jurisdiction
Habitat of Humanity of Northern Virginia	Non-profit organizations	Ownership	Jurisdiction
Northern Virginia Urban League	Non-profit organizations	public services	Jurisdiction
AHC, Inc.	Non-profit organizations	Ownership	Jurisdiction
Beasley Square, Inc.	Non-profit organizations	Ownership	Jurisdiction

**Table 52 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Strengths - Among the City’s strengths in delivering comprehensive housing and services to its citizens is the close coordination between agencies of local government, other public and quasia public agencies, the private nonprofit services community, the faith community, and the citizens themselves. The City works to create a seamless continuum of shelter, housing, and services that addresses the needs of its residents from a state of homelessness, through opportunities for affordable rental housing, to the eventual goal of homeownership, and even to support for repairs for owner occupied homes.

Gaps - The City has a comprehensive approach to affordable housing. The biggest gap in the delivery system remains the availability of affordable housing for households at the lowest incomes. The lack of affordable housing can also create a bottleneck in that existing clients may have difficulty in finding an affordable home to transition to, in order to move out of the system, once supportive programs are completed.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance		X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Homeless persons may suffer deprivation in all areas of their lives and require an array of services extending from connection with community housing and employment resources to health care. Through the City’s continuum of care system, persons experiencing homelessness can be connected with appropriate services by contacting the Call Center or by visiting the Human Services facility. The Call Center, which is part of the City’s Department of Community and Human Services, provides information and appointments with Centralized Assessment where individuals and families can be assessed for housing needs and receive information concerning community resources. Information about provision and availability of services is accessible online or at various human services facilities

Individuals, families with children, veterans and their families, and unaccompanied youth are eligible for all homeless services. Veterans are prioritized for housing services and can be quickly connected with housing assistance for veterans through Supportive Services for Veterans Families (SSVF) or Veterans Affairs Supportive Housing (VASH). Employment services for homeless veterans are facilitated through the City's employment service agency, Job Link, through onsite Wounded Warrior staff.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Alexandria Continuum of Care has the following gaps in services:

- Long-term substance abuse residential treatment for active substance users
- Housing first units for non-chronically homeless individuals with supportive services
- Medical respite beds
- Nursing homes and assisted living facilities for homeless aging and disabled persons
- Comprehensive employment resources providing services that address the unique needs of persons experiencing homeless
- Medical and behavioral health care for the homeless
- Emergency shelter beds for homeless sex offenders
- Insufficient affordable housing for persons at or below 30% of AMI

The Alexandria Continuum of Care has the following strengths in service delivery and resources:

- Centralized access for emergency shelters that utilizes evidence-based assessments tools
- Coordination of services with various providers to address housing needs
- Partnership with the local housing authority to set aside housing choice vouchers for persons experiencing homelessness and special populations including veterans
- Homeless Service providers utilize best practices such as motivational interviewing, trauma informed care and progressive engagement to assess stages of change to end the cycle of homelessness
- Employment Committee to develop a plan for creating employment opportunities and assist in job retention. CoC is also working with the local employment commission to enhance employment services for persons experiencing homelessness
- Diversion services to avert homelessness
- Crisis Intervention Trained police officers who police the community and come into contact with the chronically homeless

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Partnership (Continuum of Care group) implemented a comprehensive strategic plan which has transformed how the community addresses gaps in services and service delivery, as well as prioritizes needs. Increased advocacy, education, collaboration, and coordination to meet the needs of those at risk of or experiencing homelessness are the primary identified goals and objectives of the plan.

The Partnership has a Gaps and Needs Committee responsible for developing a portfolio of programs and services to prevent and eliminate homelessness, as well as identify any duplication of programs and services. In addition to assessing existing programs and services, the Committee uses HMIS data to identify gaps and unmet needs to preventing and ending homelessness and determines ways to resolve them. The Committee is responsible for assessing, monitoring, reporting on the quality and usefulness of the HMIS data, and works closely with data providers to ensure a high level of data integrity.

By effectively and consistently collecting and analyzing data on persons experiencing a housing crisis, the Partnership receives reliable and objective information on the unmet needs to make informed decisions for the development and/or reallocation of resources. Also engaging the community, businesses, faith-based institutions, and other non-traditional partners in its efforts has shown to be an effective strategy to tapping into undesignated resources.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and/or Create Affordable Rental Housing	2016	2020	Affordable Housing	City of Alexandria	Renter households with incomes at or below 60% AMI	HOME: \$319,845	Other: 175 Other
2	Provide Affordable Ownership Housing Opportunities	2016	2020	Affordable Housing	City of Alexandria	First-time homebuyers with incomes at/below 80%AMI	CDBG: \$50,000 HOME: \$40,000	Direct Financial Assistance to Homebuyers: 35 Households Assisted
3	Improve Living Conditions / Maintain Affordability	2016	2020	Affordable Housing	City of Alexandria	Existing homeowners with incomes at/below 80%AMI	CDBG: \$943,141	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Provide Shelter Facility for Homeless Households	2016	2020	Homeless	City of Alexandria	Persons who are homeless	CDBG: \$20,000	Homeless Person Overnight Shelter: 1200 Persons Assisted
5	Homeless Intervention and Prevention Services	2016	2020	Homeless	City of Alexandria	Persons who are homeless / at risk of homelessness	CDBG: \$55,800	Public service activities for Low/Moderate Income Housing Benefit: 8 Households Assisted  Homelessness Prevention: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Accessibility Modifications for Renters	2016	2020	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Disabled renter households at or below 80% AMI	CDBG: \$57,500	Other: 15 Other
7	Provide Fair Housing Testing	2016	2020	Fair Housing	City of Alexandria	Equal access to renter and homebuyer housing	CDBG: \$21,306	Other: 5 Other
8	Planning and Administration	2016	2020	General Management	City of Alexandria	General Management	CDBG: \$135,842 HOME: \$37,413	Other: 18 Other

Table 54 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Preserve and/or Create Affordable Rental Housing
	<b>Goal Description</b>	Under the Housing Opportunities Fund program, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development, and construction activities.
2	<b>Goal Name</b>	Provide Affordable Ownership Housing Opportunities
	<b>Goal Description</b>	Through the Flexible Homeownership Assistance Program, the City will provide downpayment and closing cost assistance to first-time homebuyers to purchase previously assisted resale-restricted units through deferred-payment, second trust loans.

3	<b>Goal Name</b>	Improve Living Conditions / Maintain Affordability
	<b>Goal Description</b>	Under the Home Rehabilitation Loan Program, eligible households may receive zero-interest, deferred payment rehabilitation loans up to \$90,000 to cover construction costs. All loans must be repaid in full in 99 years; however, loans become immediately due and payable if the property is sold or transferred during this period of time.
4	<b>Goal Name</b>	Provide Shelter Facility for Homeless Households
	<b>Goal Description</b>	Through the Winter Overflow Shelter program, coordinated by Carpenter's Shelter, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
5	<b>Goal Name</b>	Homeless Intervention and Prevention Services
	<b>Goal Description</b>	Under the Transitional Assistance Program, the City will provide security deposit and rental assistance to households experiencing or at-risk of homelessness. Also, under the Eviction Storage Program, the City will provide assistance to households that have been evicted and lack a suitable place to store their possessions.
6	<b>Goal Name</b>	Provide Accessibility Modifications for Renters
	<b>Goal Description</b>	Through the Rental Accessibility Modification Program, the City provides grants for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.
7	<b>Goal Name</b>	Provide Fair Housing Testing
	<b>Goal Description</b>	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
8	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General management, oversight, and coordination of all program-funded activities and programs; and funding for the preparation and submittal of funding applications for required federal reports and plans.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City will assist extremely low-to moderate- income families who meet HUD’s existing income limits by rehabilitating 20 housing units through Alexandria Neighborhood Stabilization Program and by providing down payment and/or closing cost to 35 households that purchase previously assisted, resale-restricted units in the City. The City will also provide affordable housing to 150 extremely low- to moderate-income households that will benefit from the preservation and/or development of 175 affordable rental or sales units over the next five years through the Housing Opportunities Fund program.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

ARHA exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through redevelopment.

### **Activities to Increase Resident Involvements**

ARHA notes in its 2012-2022 Strategic Plan, there is no shortage of opportunities for resident involvement and participation in the larger community. There are numerous boards, advisory panels, working groups and community forums for which participation is invited, solicited and encouraged. Further, there are many locally-sponsored events for which volunteers and other types of participants are welcomed. In addition, the City and local Community Based Organizations present a plethora of official and unofficial avenues for participation by, and representation of, residents' interests.

During the Consolidated Plan period, ARHA will continue to promote resident input on ARHA initiatives. It is expected that parents and volunteers from the neighborhood will continue to work closely with the Ruby Tucker Learning Center and the Family Resource Learning Center. In addition, it is anticipated that the Residents' Advisory Board, which is comprised of public housing and Section 8 residents elected in an ARHA-wide election, will continue to contribute resident input on the Annual and Five-Year Public Housing Authority Agency Plans required by HUD, and that both the Alexandria Residents Association and the Ladrey High-Rise Advisory Board will continue to work with ARHA to address resident needs.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

One of the greatest regulatory barriers to the development of affordable housing may be Virginia's restrictions prohibiting the City from requiring mandatory contributions to affordable housing in new developments, except where they are in exchange for bonus/increased density. Currently, with the exception of contributions in exchange for bonus density, all other contributions are voluntary.

Increased density is the only vehicle by which jurisdictions can require affordable housing in new development. The majority of jurisdictions in Virginia are authorized by Code of Virginia § 15.2-2305 to establish an affordable housing dwelling unit program by amendment to its zoning ordinance. This section of the Code provides specific program options available to jurisdictions. For example, programs may allow for up to 30 percent increase in density in exchange for up to 17 percent affordable housing units, and that the amount of affordable housing provided can be scaled proportionally for lesser increases in density.

The City of Alexandria and certain other neighboring jurisdictions are instead regulated by Code of Virginia § 15.2-2304, under which localities "may by amendment to the zoning ordinances ... provide for an affordable housing dwelling unit program... [that] shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing." What sets this provision apart from § 15.2-2305 is that in contrast with the specific provisions contained there with regard to percentage of density and affordable units allowed, § 15.2-2304 is less detailed and allows jurisdictions greater flexibility in its application. In 2004, Alexandria secured legislative approval to be covered under § 15.2-2304 because of its greater flexibility, given the City's practice of considering increases in density on a case by case basis rather than granting them across the board, as provided for in § 15.2-2305.

Alexandria's current approach under Code of Virginia § 15.2-2304 is a bonus density ordinance codified into Section 7-700 of the City's Zoning Ordinance, which requires provision of some on-site affordable units when bonus density or height is granted through the special use permit process. Section 7-700 leaves open the percentage of affordable housing units that a developer must provide in order to receive a density bonus and the duration of affordability of the units in order to provide flexibility. However, while the level of affordable housing for projects seeking bonus density under Section 7-700 is subject to negotiation between the applicants and the City, such projects often adhere to a formula contained in a 2005 report from a City-sponsored Developer Housing Contribution Policy Work Group, which suggested that one third of the units made possible by the bonus be provided as affordable units with an affordability period of at least 30 years. While such projects have provided a 30-year affordability period for a number of years, the City is now beginning to secure 40-year commitments.

A Developer Contribution Work Group was convened in FY 2011 to revisit the City's developer's contribution formula and recommend changes to provision of affordable housing in the event of bonus

density. The Group's findings are incorporated into the final Housing Master Plan, which was adopted by City Council in January 2014. The Housing Master Plan identifies a number of tools and strategies and some are anticipated to be implemented during FY 2015, including establishing a development fee relief program, enhancing the Home Rehabilitation Loan Program, and maximizing public land for affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

A new Developer Contribution Work Group was convened in FY 2011 to revisit the developer's contribution formula and recommend changes to provision of affordable housing in the event of bonus density. The Group's findings are incorporated into the final Housing Master Plan, which was approved by City Council in January 2014. The Housing Master Plan identifies a number of tools and strategies, and some which will be reviewed during FY 2016, including establishing a development fee relief program and maximizing public land for affordable housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City provides homeless outreach, assessment, referral and supportive services through the Projects for Assistance in Transition from Homelessness, known as PATH, a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are experiencing homelessness or who are at risk of becoming homeless. PATH services include community-based outreach, mental health, substance abuse, case management and other supportive services, and a limited set of housing services.

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

The City's Continuum of Care (CoC), The Partnership to Prevent and End Homelessness in the City of Alexandria (The Partnership), includes two emergency shelters serving both individuals and families with children. City shelter services also include a domestic violence shelter. Additional shelter services are available during the winter months. Shelter services may be accessed during evening and weekend hours.

Transitional housing programs are available to serve individuals and families with children and are intended to help individuals and families develop the skills necessary for independently sustaining housing. Services may continue for up to 24 months and include housing, life skills training, employment services, parenting programs, and children's programs.

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

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

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

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

The City has also funded a rent relief program for the elderly or disabled. Rent Relief is an ongoing program, which has been renewed annually. These households would, in many instances, be homeless without given rent relief assistance.

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

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a transitional living plan that outlines goals and objectives in skill areas identified by the youth. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can choose to continue to receive services to age 21 as long as they remain in school.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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

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

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

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

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

paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

See above.

**How are the actions listed above integrated into housing policies and procedures?**

See above.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's strategy to reduce the number of poverty level households in Alexandria focuses on the implementation of programs intended to improve economic status through education, job training, and job placement. Supplemental income and other support programs are integral to the City's efforts to reduce poverty and its impacts. Nonhousing 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 (ages three to five years) 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 for income eligible children and certain categories of low income elderly persons, disabled adults and pregnant women; employment services such as the Workforce Development Center, the City's one stop center for Workforce Investment Act service delivery, 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; and child care assistance services.

Strategies described throughout the Consolidated Plan intended to promote housing opportunities for extremely low and low income households, especially for persons who are homeless or at risk of becoming homeless, complement the City's antipoverty programming, and related housing initiatives are often coordinated with anti poverty services. A primary example of this coordination is the case management process for homeless persons, through which shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans.

Another example of the coordination of housing and antipoverty programming is offered by ARHA, which provides selfsufficiency programs to promote the economic well being of tenants in the agency's public housing, Section 8 and other assisted housing.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

See above.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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 will be the lead entity for ensuring that progress is made toward the goals and priorities established in the Consolidated Plan. Ongoing tracking of activities and programs will be provided through regular reporting of current and planned activities. The City's Office of Housing will also track progress through compilation of data and information that will be used for the Consolidated Annual Performance and Evaluation Reports (CAPERs). The CAPER for each year will include information regarding the use of federal, state, local, and private funds used to provide affordable housing, provide supportive services, and promote community development for extremely low to moderate income families.

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

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	742,789	175,000	365,800	1,283,589	0	CDBG funds will be used to support community development programs for low to moderate income households. Programs include: Rehab Loan Program (will serve 8 households in FY 2016 and 36 during the next 4 years); Winter Shelter program (will serve 350 homeless persons in FY 2016); and the Transitional Assistance Program (will serve 45 household in FY 2016 and 180 in the remaining years)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	357,258	40,000	0	397,258	0	HOME funds will be used to serve persons with low and moderate incomes. Programs include Flexible Homeownership Assistance Program (will serve 7 households in FY 2016 and 28 in remaining years); and development or preservation of affordable units through acquisition/rehabilitation or new construction.

Table 55 - Expected Resources – Priority Table

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

HOME match requirements will be satisfied with local resources such as City General Fund; ESG match requirements will be satisfied through City General Fund, Virginia Homeless Solutions Program grant, and private resources, volunteer hours, and the Lambert Fund; Homeless Supportive Housing funds match requirements will be satisfied with supportive services, operating costs and administrative costs; and other federal funds will be leveraged with other local and private resources.

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

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

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and/or Create Affordable Rental Housing	2016	2020	Affordable Housing	City of Alexandria	Renter households with incomes at or below 60% AMI	HOME: \$319,845	Other: 30 Other
2	Improve Living Conditions / Maintain Affordability	2016	2020	Affordable Housing	City of Alexandria	Existing homeowners with incomes at/below 80%AMI	CDBG: \$943,141	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Provide Shelter Facility for Homeless Households	2016	2020	Homeless	City of Alexandria	Persons who are homeless	CDBG: \$20,000	Homeless Person Overnight Shelter: 300 Persons Assisted
4	Homeless Intervention and Prevention Services	2016	2020	Homeless	City of Alexandria	Persons who are homeless / at risk of homelessness	CDBG: \$50,000	Homelessness Prevention: 150 Persons Assisted
5	Provide Accessibility Modifications for Renters	2016	2020	Affordable Housing Non-Homeless Special Needs	City of Alexandria	Disabled renter households at or below 80% AMI	CDBG: \$57,500	Other: 3 Other
6	Provide Fair Housing Testing	2016	2020	Fair Housing	City of Alexandria	Equal access to renter and homebuyer housing	CDBG: \$21,306	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and Administration	2016	2020	General Management	City of Alexandria	General Management	CDBG: \$50,000 HOME: \$40,000	Other: 18 Other
8	Provide Affordable Ownership Housing Opportunities	2016	2020	Affordable Housing	City of Alexandria	First-time homebuyers with incomes at/below 80%AMI	CDBG: \$50,000 HOME: \$40,000	Direct Financial Assistance to Homebuyers: 7 Households Assisted

Table 56 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Preserve and/or Create Affordable Rental Housing
	<b>Goal Description</b>	Under the Housing Opportunities Fund program, the City will preserve and/or construct affordable sales and rental housing using federal dollars, along with City General Fund and monies from City Housing Trust Fund. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development, and construction activities.
2	<b>Goal Name</b>	Improve Living Conditions / Maintain Affordability
	<b>Goal Description</b>	Under the Home Rehabilitation Loan Program, eligible households may receive zero-interest, deferred payment rehabilitation loans up to \$90,000 to cover construction costs. All loans must be repaid in full in 99 years; however, loans become immediately due and payable if the property is sold or transferred during this period of time.

3	<b>Goal Name</b>	Provide Shelter Facility for Homeless Households
	<b>Goal Description</b>	Through the Winter Overflow Shelter program, coordinated by Carpenter’s Shelter, the City will provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
4	<b>Goal Name</b>	Homeless Intervention and Prevention Services
	<b>Goal Description</b>	Under the Transitional Housing Program, the City will provide security deposit and rental assistance to households experiencing or at-risk of homelessness. Also, under the Eviction Storage Program, the City will provide assistance to households that have been evicted and lack a suitable place to store their possessions.
5	<b>Goal Name</b>	Provide Accessibility Modifications for Renters
	<b>Goal Description</b>	Through the Rental Accessibility Modification Program, the City provides grants for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.
6	<b>Goal Name</b>	Provide Fair Housing Testing
	<b>Goal Description</b>	Conduct ongoing fair housing testing to determine the presence of discrimination in the local housing market
7	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.
8	<b>Goal Name</b>	Provide Affordable Ownership Housing Opportunities
	<b>Goal Description</b>	



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

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

### Projects

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

Table 57 – Project Information

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

Funding priorities have not changed from those outlined in the Strategic Plan.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	CDBG: \$129,842
	<b>Description</b>	General management, oversight, and coordination of all CDBG program-funded activities
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.
<b>2</b>	<b>Project Name</b>	Submissions & Applications for Federal Program/Public Information
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Funding for the preparation and submittal of funding applications for required federal reports and plans.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.
<b>3</b>	<b>Project Name</b>	Fair Housing Testing
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Fair Housing Testing
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	CDBG: \$21,306
	<b>Description</b>	This program will fund the testing of rental properties and realtors in the City to identify any discriminatory practices in the rental and sales housing market.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.
<b>4</b>	<b>Project Name</b>	Flexible Homeownership Assistance Program (FLEX)
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Affordable Ownership Housing Opportunities
	<b>Needs Addressed</b>	First-time homebuyers with incomes at/below 80%AMI
	<b>Funding</b>	CDBG: \$50,000 HOME: \$40,000
	<b>Description</b>	Provides downpayment and closing cost assistance to eligible first-time homebuyers for the purchase of previously assisted resale-restricted units and for special projects through deferred-payment second trust loans
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The program will provide downpayment and closing cost assistance to eligible first-time homebuyers for the purchase of previously assisted resale-restricted units and for special projects through deferred-payment second trust loans
<b>5</b>	<b>Project Name</b>	Home Rehabilitation Loan Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Improve Living Conditions / Maintain Affordability
	<b>Needs Addressed</b>	Existing homeowners with incomes at/below 80%AMI
	<b>Funding</b>	CDBG: \$943,141
	<b>Description</b>	Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy efficiency improvements
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provides no-interest deferred payment loans to low- and moderate-income homeowners for home rehabilitation activities. Includes energy efficiency improvements
<b>6</b>	<b>Project Name</b>	Rental Accessibility Modification Program (RAMP)
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Accessibility Modifications for Renters
	<b>Needs Addressed</b>	Disabled renter households at or below 80% AMI
	<b>Funding</b>	CDBG: \$57,500

	<b>Description</b>	This program provides grant for accessibility modifications to rental units for tenants with disabilities. For cases in which the landlord requests that the unit be returned to its non-accessible state after the disabled tenant moves out, an appropriate source of non-federal funding will be identified.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide accessibility modifications for low income renters
<b>7</b>	<b>Project Name</b>	Eviction Assistan and Furniture Storage Program
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Intervention and Prevention Services
	<b>Needs Addressed</b>	Persons who are homeless / at risk of homelessness
	<b>Funding</b>	CDBG: \$5,800
	<b>Description</b>	The City will provide assistance to households that have been evicted or about to be evicted to store their possessions.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The City will provide assistance to households that have been evicted or about to be evicted to store their possessions.
<b>8</b>	<b>Project Name</b>	Transitional Assistance Program (TAP)
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Homeless Intervention and Prevention Services
	<b>Needs Addressed</b>	Persons who are homeless / at risk of homelessness
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provides security deposit and rental assistance to households experiencing homelessness or at-risk of homelessness.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provides security deposit and rental assistance to households experiencing homelessness or at-risk of homelessness.
<b>9</b>	<b>Project Name</b>	Winter Shelter
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Provide Shelter Facility for Homeless Households
	<b>Needs Addressed</b>	Persons who are homeless
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide seasonal shelter, workshops and linkages to community services from November 1 to April 15 to protect experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.
<b>10</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	General Management
	<b>Funding</b>	HOME: \$37,413
	<b>Description</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	General management, oversight, and coordination of all HOME program-funded activities and programs.
<b>11</b>	<b>Project Name</b>	Housing Opportunities Fund
	<b>Target Area</b>	City of Alexandria
	<b>Goals Supported</b>	Preserve and/or Create Affordable Rental Housing
	<b>Needs Addressed</b>	Renter households with incomes at or below 60% AMI
	<b>Funding</b>	HOME: \$319,845
	<b>Description</b>	Federal dollars, along with City General Funds and monies from the City's Housing Trust Fund, will be combined to create a Housing Opportunities Fund, which will support the development of affordable sales and rental housing. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development, and construction activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Federal dollars, along with City General Funds and monies from the City Housing Trust Fund, will be combined to create a Housing Opportunities Fund, which will support the development of affordable sales and rental housing. Funds will be provided to non-profit and for-profit developers for use in approved acquisition, rehabilitation, pre-development, development, and construction activities.

## AP-50 Geographic Distribution – 91.220(f)

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

100% of funds will be targeted citywide

### Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Unless otherwise indicated in the Action Plan, the geographic area to be served by programs supported with CDBG and HOME funds during the Consolidated Plan period will be the entire City of Alexandria, which includes areas of minority concentration. While CDBG- and HOME-funded programs are not specifically targeted on a geographic basis according to minority concentration, minorities have always constituted the majority of the beneficiaries of activities supported with such monies. As indicated in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), minorities constituted 83% of the City’s CDBG and HOME beneficiaries for the program year ending June 30, 2014. Staff anticipates that minority persons or households will continue to constitute the majority of CDBG and HOME program beneficiaries over the next five years.

### Discussion

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The tables below are based on the CDBG and HOME program goals expected to be accomplished during City FY 2016.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	
Non-Homeless	
Special-Needs	
Total	

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rehab of Existing Units	85
Total	85

**Table 60 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

The Production of New Units: During FY 2016, the City anticipates developing or preserving 30 affordable units through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

- Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
- Preserve up to 1,500 Housing Choice Vouchers from its 1,926 allocation to low- to moderate-income households;
- Implement Planned Disposition Application and mixed-finance redevelopment (acquisition/rehabilitation) of the Ladrey Highrise Project using 4% Low Income Housing Tax Credits and tax exempt bond financing; and
- Implement Planned Disposition Application and mixed-finance redevelopment of the Ramsey Homes Project using 9% Low Income Housing Tax Credits.

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

ARHA is engaging in a community outreach process related to its planned Disposition Applications and the redevelopment of the Ladrey Highrise and Ramsey Homes sites. Meetings with the residents began in the fall of 2014 and will continue on a regular basis for the duration of the effort. Residents are strongly encouraged to come out and participate, especially as it relates to the local government efforts related to the development review process, so that their voices are heard along with those voices of the surrounding communities.

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

N/A

### **Discussion**

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

### **Introduction**

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

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

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

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

In FY 2016, outreach, assessment, case management, mental health emergency services, emergency shelter, domestic violence shelter, and counseling services will be provided as part of the service delivery of the City's Department of Community and Human Services (DCHS). City services operate in conjunction with a private non-profit emergency shelter and the Alexandria Health Department. Emergency assistance and food programs supported by Catholic Charities will also continue. Catholic Charities anticipates assisting 1,950 households consisting of approximately 4,750 persons.

Through the Projects for Assistance in Transition from Homelessness (PATH), the City will also provide community-based outreach, mental health, substance abuse, case management and other supportive services, and a limited set of housing services funded by the PATH grant. PATH is a federal, state and local partnership that provides outreach and assistance to adults with serious mental illness who are unsheltered.

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

The following emergency shelters and transitional housing programs will be provided to address the needs of homeless persons in the City in FY 2016:

Carpenter's Shelter will provide emergency shelter, aftercare, case management and supportive services

to homeless families and single adults.

The Alexandria Community Shelter, a City-owned, 65 bed emergency shelter operated by New Hope Housing, Inc., will provide temporary emergency shelter and comprehensive services to homeless families, single women and single men.

The Alexandria Women's Shelter, under DCHS, provides emergency shelter to victims of domestic violence.

Carpenter's Shelter, Winter Shelter Program, through a contract with the City, provides seasonal shelter, 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 frostbite during cold weather months.

The City will also continue to support the housing and service needs of homeless persons and at-risk populations through the competitive Alexandria Fund for Human Services.

ALIVE! House will provide transitional shelter and access to supportive services for homeless families and single women reuniting with their children.

Community Lodgings, Inc. will provide homeless persons, many of whom are leaving emergency shelters, with transitional housing, case management, education and other supportive services.

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

Salvation Army-Cornerstone Transitional Housing Program will provide transitional housing, case management and other supportive services to help homeless persons transition from homelessness to self-sufficiency.

Christ House a shelter and soup kitchen for men, will provide transformational services for up to six months for men who are seeking to become self-sufficient, and will provide approximately 70 people a hot meal each night during the year.

Guest House will provide 10 transitional housing beds in a group home setting along with supportive services to help female ex-offenders transition to self-sufficiency.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals**

**and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

**The following facilities and programs will be provided during FY 2016 to help homeless persons make the transition to permanent housing and independent living:**

New Hope Housing, Inc., a non-profit agency, administers the Rapid Re-housing Assistance program, through the Alexandria Community Shelter, to assist families and individuals who are experiencing homelessness become quickly re-housed and stabilized. It is anticipated that 30 households will receive rapid re-housing assistance in FY 2016. New Hope Housing, Inc. also provides permanent shelter and comprehensive services to chronically homeless single men and women. During FY 2016, the agency's objective is to maintain 13 permanent supportive housing beds to serve chronically homeless individuals.

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

DCHS prevention services include case management, rent, and utilities assistance to households facing immediate eviction into homelessness. In FY 2016, it is anticipated that 64 households, consisting of 188 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 1,300 households, consisting of 3,000 persons, will receive assistance.

The Transitional Assistance Program, funded with CDBG, provides security deposit and rental assistance to households experiencing or at-risk of homelessness. The Program, administered by DCHS, is expected to assist 45 households, consisting of 136 individuals, during FY 2016.

The Eviction Assistance and Furniture Storage Program, also funded with CDBG and administered by DCHS, provides furniture storage and emergency shelter referrals for eligible low-income households facing immediate eviction. It is anticipated that 21 households, consisting of 44 individuals, will receive

assistance during FY 2016.

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

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

Beginning at age 14, any youth receiving foster care services has an annual transitional living plan meeting within 90 days of each upcoming birthday. The youth participates in the development of a transitional living plan that outlines goals and objectives in skill areas identified by the youth. Several life skills programs are made available to youth 14 or older in foster care. Youth 18 and over can choose to continue to receive services to age 21 as long as they remain in school.

The following programs will be provided during FY 2016 to help low income persons avoid becoming homeless:

#### **Prevention and Intervention Programs for the Homeless**

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

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

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

#### **Housing, Health, Social Services, Employment, Education, or Youth Programs for Low Income Individual**

Rental Accessibility Modification Program (RAMP) will provide accessibility modifications to privately-

owned units for low income disabled renter households.

Flexible Homeownership Assistance Program (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, specifically for resale of previously assisted resale restrict units and special projects.

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

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

Real Property Tax Relief Program will relieve the housing tax burden for the elderly and/or disabled homeowners with certain incomes who may not be able to pay their house tax.

The Northern Virginia Family Services (NVFS) will provide long-term Tenant based Rental Assistance (TBRA) to persons living with HIV/AIDS in the City.

## **Discussion**

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

### **Introduction:**

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

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

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

A Developer Contribution Work Group was convened in FY 2011 to revisit the City's developer's contribution formula and recommend changes to provision of affordable housing in the event of bonus density. The Group's findings are incorporated into the final Housing Master Plan, which was adopted by City Council in January 2014. The Housing Master Plan identifies a number of tools and strategies and some are anticipated to be implemented during FY 2015, including establishing a development fee relief program, enhancing the Home Rehabilitation Loan Program, and maximizing public land for affordable housing.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As noted in the City's Housing Master Plan, the City has identified programmatic, zoning and funding tools that could be implemented to address obstacles in meeting underserved needs and fostering and maintaining affordable housing. While several identified tools could be implemented immediately, some tools will require additional study, community processes, and possible even changes to the stable enabling language.

### **Actions planned to address obstacles to meeting underserved needs**

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

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

### **Actions planned to foster and maintain affordable housing**

The City's primary goal for rental housing is to preserve the existing supply of public housing and replacement units covered by Resolution 830 (See Section NA-35 of the Consolidated Plan). In addition, subject to available resources, the City seeks to preserve the supply of other assisted rental housing, and to preserve and expand the supply of affordable private market rental housing. Affordable rental housing is generally defined as having rent levels that do not exceed those used for Low Income Housing Tax Credits (LIHTC) Program purposes, which are affordable to households at 60% of the area median income paying no more than 30% of their income for rent. With regard to homeownership, the primary goal is to provide homeownership opportunities for households with incomes between 60% of the median income for the area (\$68,000 for a household of four as of March 6, 2015) and the City-established maximum income limit (currently \$85,600 for a family of four).

<b></b></p>

### **Actions planned to reduce lead-based paint hazards**

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

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

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

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

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

paint analyzer) on suspect buildings where these children live or play. Children with marked elevations will receive case management for appropriate treatment and follow-up.

### **Actions planned to reduce the number of poverty-level families**

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of poverty level households by improving their economic status through education, job training and job placement, and other support services. Many of the supportive housing and services for the extremely low- and low-income previously described in this Plan, especially those for homeless and at-risk persons, coincide with this strategy. As noted below, many of the City programs and services are offered in coordination with other public, private and non-profit organizations.

### **Actions planned to develop institutional structure**

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

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

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

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

**Partnership to Prevent and End Homelessness (The Partnership).** The Continuum of Care group, which is the City's Partnership to Prevent and End Homelessness in the City of Alexandria, also known as The

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

**The Alexandria Council of Human Service Organizations (ACHSO)** is formed to improve human services through cross sector collaboration to benefit the entire Alexandria community, resulting in an innovative and integrated human services model. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs. A membership directory can be found on ACHSO's Web site at [www.alexandriava.gov/ACHSO](http://www.alexandriava.gov/ACHSO).

**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 continues to provide support to ARHA's redevelopment effort.

**The Office of Housing** also works with various agencies such as the Virginia Housing Development Authority (VHDA) to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. Ongoing Foreclosure Prevention Clinics have been sponsored by the Office of Housing and Housing Counseling Services, a HUD-approved housing counseling agency, to provide guidance and counseling to Alexandrians who may be facing foreclosure or who are simply having trouble balancing their monthly expenses. Participants are individually assessed and given the opportunity to schedule a default and delinquency counseling session immediately.

## **Discussion:**

# Program Specific Requirements

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

### Introduction:

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

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

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

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

- |  |        |
|--|--------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 50,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0      |
| 3. The amount of surplus funds from urban renewal settlements  | 0      |

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

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

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

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

As allowed by the HOME regulations for activities involving homeownership housing, the City will qualify a unit as modest housing for HOME purposes if the value of the unit falls within the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (\$625,500 for one-family home as of 1/13/2014). When the HOME-funded activity involves homebuyer assistance, the City will utilize an appraisal to determine the property value of the assisted housing unit. When the activity involves rehabilitation of an owner-occupied housing unit, the City will generally utilize the property tax assessment to determine value. However, if the owner's equity is inadequate to secure the City's loan, the City may order an after-rehabilitation appraisal to establish whether or not

the loan-to-value ratio will be acceptable upon completion of the rehabilitation.

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

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

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

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

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

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

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

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

first-time homebuyers.

-

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

N/A

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

N/A

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Public Housing By Program Type
	<b>List the name of the organization or individual who originated the data set.</b> Alexandria Redevelopment and Housing Authority (ARHA)
	<b>Provide a brief summary of the data set.</b> The data show the number of current use of vouchers available and the number accessible units.
	<b>What was the purpose for developing this data set?</b> The purpose of the data is to provide accurate number of vouchers available and accurate number of accessible units.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data collection concentrated for citywide.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data provided is as of January 1, 2015.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>2</b>	<b>Data Source Name</b> MA-10 Housing Market Analysis: No. Housing Units
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>

	<b>What is the status of the data set (complete, in progress, or planned)?</b>
--	--