

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
DATE: APRIL 7, 2016
LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions (Chair) 7:00 p.m.
2. Chair remarks (Chair) 7:05 p.m.
3. Consideration of March 3, 2016 meeting minutes (Chair) 7:10 p.m.
Action Requested: Review and Approve Minutes
4. Presentation and Public Hearing—Action Plan 2017 (Cindy Metcalf) 7:15 p.m.
Action Requested: Review and Endorse Action Plan
5. Strategic Plan Update and Review of Worksheet (Tamara Jovovic) 7:35 p.m.
Action Requested: Review and Approve Worksheet
6. NAIOP Feedback Regarding Deepening Levels of Affordability (Eric Keeler) 7:45 p.m.
7. Update on City Budget Process (Helen McIlvaine) 7:50 p.m.
8. Eisenhower West/Landmark Van Dorn Implementation Advisory Group (Helen McIlvaine) 7:55 p.m.
Action Requested: Nominate AHAAC representative
9. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:00 p.m.
10. Alexandria Housing Development Corporation Update (Jon Frederick) 8:10 p.m.
11. Information Items: 8:15 p.m.
Financial Reports (Eric Keeler)
Housing Master Plan Progress Report (Tamara Jovovic)
12. Announcements and Upcoming Housing Meetings (Staff) 8:25 p.m.

FY17 Budget

Budget Worksession #4: Livable, Green, and Prospering City (includes Housing)—April 5, 2016, 7:00 p.m. Sister Cities Conference Room 1101, City Hall

Strategic Plan

Community Meeting—April 9, 2016, 10:00 a.m.–12:00 p.m. George Washington Middle School Library, 1005 Mount Vernon Avenue

Ramsey Homes

Redevelopment Work Group—April 14, 2016, 5:30 p.m., City Council Workroom

Jackson Crossing

Grand Opening—April 16, 2016, 8:00 a.m., 120 East Reed Avenue

FY 2017 Action Plan for Housing and Community Development
City Council Public Hearing—April 16, 2016, 9:30 a.m., Council Chambers

Old Town North Small Area Plan
Advisory Group Meeting—April 28, 2016, 7:00-9:00 p.m., Crowne Plaza Hotel, 901 N. Fairfax Street,
Washington Room

13. Other 8:30 p.m.

Adjournment (Chair) 8:45 p.m.

ALEXANDRIA HOUSING AFFORDABLE ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | March 3, 2016

	Members Present	Members Absent	Staff
1	Michael Butler		Eric Keeler, Division Chief
2	Katharine Dixon		Tamara Jovovic, Housing Analyst
3	Carter Flemming		Shane Cochran, Division Chief
4	Daniel Foreman		
5	Jon Frederick		
6	Stephen Hales		
7	Bill Harris		
8		Edric Kirkman	
9	Robyn Konkell		
10	Michelle Krockner		
11	Jessica Lurz*		
12	Helen McIlvaine*		
13	Joe Ouellette		
14	Peter-Anthony Pappas		
15	Mary Parker		
16	Yasin Seddiq		
17		David Taylor (excused)	
18	Eric Weiss		
19	Marian Wiggins		
20	Vacant		
21	Vacant		
	Guests	Affiliation	Email
	Besty Faga	Church of the Resurrection	
	Ephorm Freeman		
	Vernon Miles	Alexandria Gazette	
	Rod Belcher		
	Steve Stuart		
	Stephen Koenig	Planning Commission	

*non-voting

The meeting was called to order by the Chair, Katharine Dixon, at 7:03 pm.

1. Introduction of New Members (Katharine Dixon)

Yasin Seddiq, Marian Wiggins, Mary Parker, and Stephen Hales introduced themselves as new members on the Committee. All members must be sworn in by the City Clerk in order to be able to vote.

2. Chair Remarks (Katharine Dixon)

The Chair described a meeting she had attended for Board and Committee Chairs regarding the Freedom of Information Act (FOIA). The Chair emphasized that every communication related to AHAAC activities is to be considered public record and is subject to public disclosure. It was recommended that each committee member use a separate/new email account for AHAAC communications. As to file retention, the policy is relatively flexible with each Committee determining the proper procedures. The Chair recommended that materials be stored with the Office of Housing. The Chair also emphasized that any communication between 3 or more Committee Members is consider an "official meeting", subject to the various public notice requirements. Therefore, email communication should be limited in the number of original recipients, and all responses to a larger mailing should be sent via a single address message directly to the original sender only.

3. Consideration of February 4, 2016 (Katharine Dixon)

E. Weiss motioned to accept the minutes from the February 4, 2016 AHAAC meeting be approved without amendment. The motion was seconded by B. Harris and the vote to approve was unanimous.

4. Update on Home Rehabilitation Loan Program Enhancements (Shane Cochran)

Shane Cochran, Division Chief for Program Implementation within the Office of Housing, presented a memorandum describing in detail an update to the various enhancements and recommendations to the home purchase assistance programs, accessibility modification initiatives, and the Home Loan Rehabilitation Loan Program (HRLP) in support of the housing goals established by the Housing Master Plan. The report summarized the recommended actions to authorize or implement the remaining short-term housing program enhancements recommended in the Housing Master Plan. No action was required of the committee.

M. Parker requested a clarification as to the limits of the home ownership loans and noted the impact with regards to condominiums and the general complexity of the equity conversion program.

S. Cochran explained the HRLP's loan cap increases if lead based remediation is required.

M. Krockner requested information on the outreach to low-income families within the Hispanic population. Staff noted that the since 2008 there has been a lot of interest in the home purchase program versus home rehabilitation but also noted

that overall there has been a decline in low-income home ownership in the City. Staff further noted that all of its training and education programs are made available in Spanish.

M. Wiggins noted that the Neighborhood Assistance Corporation of America (NACA) program provides for character-based lending and assistance to families outside of the standard housing based assistance programs. While the programs generally run with little or no staff and are subject to narrow lending limits, they offer loans with no closing costs or PMI and enable borrowers to buy down interest rates.

Y. Seddiq asked if homebuyer counseling was required; staff confirmed that it was mandatory for City loans.

S. Hales asked a question regarding the usage of the Moderate Income House Program (MIHP). Staff noted that the program is currently targeted for 7 participants, which would exceed last year. Staff also noted that they are seeing the first wave of repayments under the program.

M. Krockner made a general statement that the restrictions and complicated nature of the equity share model may have dampened participation in the program and that eligible buyers frequently resist such programs and the associated deed restrictions as a result.

5. Review of Affordable Housing Contribution Procedures and Valuation Techniques (Tamara Jovovic/Eric Keeler)

Tamara Jovovic provided a review with examples of how affordable units are "obtained" within the City by either (i) voluntary monetary contributions to the Housing Trust Fund, (ii) the use of Section 7-700, exchanging affordable units for bonus density and/or height for a project, and (iii) through the CDD and rezoning process. The presentation also included a description of the various inputs used in determining the valuation of a contribution. Staff noted that the investments from the Housing Trust Fund have been successfully leveraged at a substantial multiple as evidenced by the recent investment in the Jackson Crossing project. The staff also pointed out the need to compare the impact on the total contributions under a proposed CDD with the alternative methods listed above.

6. Feedback from Planning Commission Worksession (Tamara Jovovic)

Tamara Jovovic provided highlights from the Planning Commission Work Session on Thursday, February 25, 2016. Planning Commissioners noted the importance of providing units on-site when possible to ensure the distribution of affordable units across the City and recommended completing a comparison of the provided contributions to the units that would have been generated under the bonus density program.

7. Feedback from NAIOP regarding Enhanced Bonus Density Study (Helen McIlvaine)

Helen McIlvaine provided the Committee with feedback from the ad hoc group of developers and land use consultants affiliated with NAIOP regarding ideas for various incentives to increase the City's affordable housing stock, including an increase in the standard bonus density allocation. Further meetings are expected to take place with this organization the results of which will be reported to the Committee

8. Establishment of North Potomac Yard Advisory Group (Helen McIlvaine)

With the establishment of the new planning effort the Chair nominated J. Frederick to fill the proposed AHAAC seat on the Advisory Group. B. Harris made a motion to approve the nomination which was seconded by R. Konkel. The vote passed unanimously with J. Frederick abstaining.

9. City Strategic Plan (Helen McIlvaine)

Tamara Jovovic has been selected to represent the Office of Housing in the March 14th introductory meeting regarding the City Strategic Plan for 2022. Tamara will be circulating a worksheet among the Committee for comments related to the status of the Housing Master Plan goals and objectives.

10. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)

C. Flemming gave a brief update on the status of the proceedings with ARHA, their Board and the City Council in considering the amendment to the Master Plan and the proposed rezoning for the Ramsey Homes. The ARHA Board is also expected to approve the list of developers for the selected RFP redevelopment sites at its next session.

11. Alexandria Housing Development Corporation Update (Jon Frederick)

J. Frederick provided information on the status of AHDC's Gateway project, the Carpenter Shelter site, and the recently signed MOU with the Alfred Street Baptist Church.

12. Informational Items (Eric Keeler)

The various financial reports for the Housing Trust Fund and the Housing Opportunities Fund were included in the materials distributed to the Committee Members prior to the meeting. No comments or questions were brought up for discussion.

13. Announcements and Upcoming Housing Meetings (Staff)

Staff provided the list of upcoming housing meetings with noted changes from the original locations.

14. Other

New member orientation is to be held prior to the April AHAAC meeting at 6:15 pm. All Committee members are invited to attend.

Staff provided a brief discussion on the status of the FY 2017 budget.

M. Krockner highlighted the National Housing Trust Fund and its potential use in conjunction with state and local housing trust funds to meet the needs of those projects requiring deeper subsidies for units serving AMIs<30%.

The Chair noted that her term is scheduled to end June 30, 2016.

The meeting adjourned at 8:50 pm.

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 30, 2016

TO: MEMBERS OF THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE (AHAAC)

FROM: HELEN MCILVAINE, DIRECTOR, OFFICE OF HOUSING

SUBJECT: PUBLIC HEARING OF THE DRAFT CITY FISCAL YEAR (CFY) 2017 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT AND

ISSUE: Draft City Fiscal Year (CFY) 2017 Action Plan for Housing and Community Development

RECOMMENDATION: That AHAAC hold a public hearing and recommend approval of the Action Plan to City Council

DISCUSSION: The City of Alexandria's Draft Consolidated Plan for Housing and Community Development has been prepared in accordance with regulations set forth by the U. S. Department of Housing and Urban Development (HUD). These regulations require that participants in certain HUD programs including, but not limited to, the CDBG and HOME programs, submit an annual Action Plan to provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year of its current five-year Consolidated Plan period, to address the priority needs and specific goals identified by the Consolidated Plan. A Draft Citizen Summary of the Action Plan is provided as an attachment.

The Draft Action Plan describes the City's specific objectives to be undertaken or accomplished during City Fiscal Year 2017 to address the overall needs for affordable housing, shelter and services for the homeless, housing for persons with special needs, and community and economic development. One change to be noted is a recommendation that the Home Rehabilitation Loan Program use the Mathematical 80% as the income cap for this program.¹ Pursuant to guidance provided by HUD for high cost areas, this change will bring the program in line with the current practice used for the City's federally funded homeownership assistance loans. A table showing the differences between "HUD 80" and "Math 80" is attached (Attachment 2). The draft plan is

¹ In CFY 2017, the City will be adjusting the HRLP to the Homeownership Loan Program mathematical 80% AMI levels. HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the CDBG and HOME programs' eligibility limits from the HUD 80% AMI (but capped in high cost areas, such as the Washington DC Metropolitan Statistical Area at the national median income) to the mathematical 80% AMI.

the second Action Plan prepared for the CFY 2016-2020 Consolidated Plan period, and is consistent with ongoing program activities as well as core services included in the City Manager's Proposed CFY 2017 Budget.

BACKGROUND: The Office of Housing prepares the information included in the Action Plans in consultation with other City departments and social services groups, such as the Department of Community and Human Services (DCHS), the Alexandria Redevelopment and Housing Authority (ARHA), the City of Alexandria Partnership to Prevent and End Homelessness, and numerous area agencies and nonprofit organizations that provide services for very low, low and moderate income persons.

The Citizen Summary has been prepared to provide highlights of planned federally funded program activities and investments, as well as to demonstrate the City's anticipated initiatives to leverage local, state, federal and private resources to support programs that serve and empower the very low, low, and moderate income targeted populations in the Alexandria community, as reported in the CFY 2016-2020 Consolidated Plan that was submitted online to HUD in May 2015.

A number of Plans adopted by City Council (e.g., Housing Master Plan, ARHA Strategic Plan, The Alexandria of Our Future: A Livable Community for All Ages Strategic Plan on Aging, Child and Youth Master Plan), provide excellent roadmaps of the activities, services and resources the City expects to dedicate for various objectives of interest to HUD. Throughout these Plans the need for the preservation and addition of affordable housing has been highlighted as a high priority so the continued focus of CDBG and HOME funds on projects that are housing related is the focus of the CFY 2017 Action Plan.

As required by HUD, the Draft CFY 2017 Action Plan will be released on April 1 for a 30-day public comment period, which will end on May 1. The Draft Action Plan also contains the City's applications for \$805,792 in CDBG funds and \$395,514 in HOME funds. The majority of CDBG funds (\$503,187) are proposed for the use of the Home Rehabilitation Loan Program and the majority of HOME funds (\$374,164) are proposed for the use of the Housing Opportunities Fund program. The remaining use of the CDBG and HOME funds is described on page 9 of the Citizen Summary.

Release of Alexandria's Draft Plans are announced by notices placed in local and national media. The Draft Citizen Summary of the Action Plan was distributed to a host of interested parties on April 1 via email and USPS. This document is a concise summary of the objectives and anticipated outcomes in the Draft CFY 2017 Action Plan for Housing and Community Development. Both the Draft Citizen Summary and the complete Draft Action Plan are posted on the City's website at www.alexandria.gov/Housing, and hard copies are being distributed, upon request, by the Office of Housing. Comments from the public will be solicited at the public hearings to be held as part of the Alexandria Housing Affordability Advisory Committee's April 7 meeting, and another proposed to be held as part of City Council's public hearing on April 16. Comments may also be submitted directly, or online, to the Office of Housing. After the close of the public comment period on May 1, this proposed Action Plan will be docketed for City Council's action on May 10, and then filed with HUD on or before May 15.

FISCAL IMPACT: Upon City Councils approval of the CFY 2017 Action Plan for Housing and Community Development, HUD will appropriate a total of \$1,201,309 in new federal funding to the City for CFY 2017, including \$805,792 in CDBG funds and \$395,517 in HOME Program funds. The proposed uses are consistent with the City Manager's CFY 2017 proposed budget. Since the budget was released in February, the City has received actual allocations from HUD for HOME and CDBG which increased by \$38,226 and \$65,686, respectively. The additional CDBG funds are proposed to be added to the HRLP and the HOME funds to the HOF.

ATTACHMENTS:

Attachment 1: Citizen Summary of the Draft CFY 2017 Action Plan for Housing and
Community Development

Attachment 2: Table showing "HUD 80" and "Math 80" income levels

STAFF:

Eric Keeler, Program Administration Division Chief, Office of Housing
Lucinda Metcalf, Housing Analyst, Office of Housing

Proposed Change in Income Limits for the City of Alexandria Home Rehabilitation Loan Program

	Current HUD 80% of Area Median Income	Mathematical 80% of Area Median Income
1 person	\$47,600	\$47,601 - \$61,200
2 person	\$54,400	\$54,401 - \$69,890
3 person	\$61,200	\$61,201 - \$78,640
4 person	\$68,000	\$68,001 - \$87,360
5 person	\$73,450	\$73,451 - \$94,350
6 person	\$78,900	\$78,901 - \$101,340



CITIZEN SUMMARY

DRAFT CFY 2017 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The 2017 Action Plan Citizen Summary provides a brief overview of the objectives and expected outcomes of affordable housing and community development programs and activities that will be funded with federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) federal entitlement funds along with state, local, private or other federal funds from July 1, 2016 through June 30, 2017.

March 2016

What is the Action Plan

The City's Fiscal Year (CFY) 2016 –2020 Five-Year Consolidated Plan, submitted in 2015, identifies the housing and community development needs of Alexandria's extremely low- to moderate-income populations, including the homeless and special needs populations. The plan is mandated by the U.S. Department of Housing and Urban Development (HUD) because Alexandria receives a direct allocation of federal entitlement CDBG and HOME grant funds. The plan outlines the City's strategies to address housing needs from July 1, 2016 through June 30, 2020, using entitlement funds as well as other federal, local, state and private resources leveraged by the City.

The specific activities to be undertaken in each year of the Consolidated Plan period are discussed in the One Year Action Plans and are submitted to HUD prior to the beginning of each City fiscal year. The CFY 2017 One-Year Action Plan is the second Action Plan to be submitted to HUD under the current five-year Consolidated Plan period. It details activities to be undertaken during the City's upcoming fiscal year and will serve as the City's application for Federal Fiscal Year (FFY) 2016 allocations of CDBG and HOME funds.

The CFY 2017 Action Plan was prepared by the Office of Housing in collaboration with multiple City and nonprofit agencies, as well as the Alexandria Redevelopment and Housing Authority (ARHA), all of which use federal funds to assist Alexandria's most vulnerable residents.

Meeting the Needs of the Most Vulnerable Residents

In the current Consolidated Plan, the City provided the required HUD-established needs assessment along with a housing market analysis, inventory of facilities and services, and strategic planning information. This information is offered in five general categories: 1) Renters, Homebuyers and Homeowners; 2) Homeless Persons and Persons who are at Risk of Homelessness; 3) Persons with Special Needs; 4) Non Housing Community Development; and 5) Other Issues of Concern to HUD. The Citizen Summary outlines the City's program goals, objectives, and expected outcomes in meeting the needs under these categories during CFY 2017.

Inside the Plan

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Meeting the Needs of Renters

By Preserving and/or Creating Affordable Rental Housing



ARHA - Hopkins —Tancil Court

Alexandria Redevelopment and Housing Authority (ARHA)

ARHA provides 1,150 units of Public Housing and Affordable Rental Housing to extremely low-to moderate-income households in the City. Through a joint Resolution 830, the City and ARHA have pledged to maintain a minimum of 1,150 units, as ARHA redevelops its portfolio.

ARHA also administers the Housing Choice Voucher program and currently has an allocation of 1,926 vouchers to serve low-to moderate- income households. Vouchers subsidize the difference between rents in the private market and what the assisted household can afford to pay based on its income. Due to the high cost of housing in the City, the funds available through the allocation now cover only 1,500 vouchers to help households lease apartments in the City.

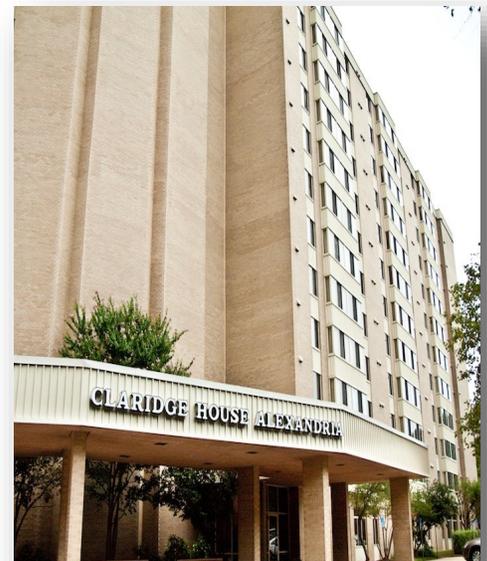
As part of the implementation of its Strategic Plan, ARHA has issued a request for proposal to development partners for the redevelopment of five of its properties. These properties include Andrew Adkins, Samuel Madden, Hopkins-Tancil, Cameron Valley, and the ARHA Administrative Office Building. A substantial rehabilitation is also planned for the Ladrey Senior Highrise building. Ramsey Homes will continue seeking approvals to redevelop into a mixed-income community through the development review process.

Preserving and/or creating affordable rental housing with nonprofits

The City uses federal HOME and CDBG funds to help nonprofits develop or preserve affordable housing. During CFY 2016, City Council approved a predevelopment loan, including HOME funds, to Alexandria Housing and Development Corporation (AHDC) of up to \$500,000 for a proposed redevelopment of the Carpenter’s Shelter site to provide a new shelter and related administrative and case management space; approximately 100 affordable and workforce apartments; and 10 units of permanent, supportive housing for households transitioning out of the shelter. Current shelter activities are not proposed to be intensified. Redevelopment will provide a facility that models current best practices by including permanent housing options paired with case management so that clients may successfully transition out of the shelter. In FY 2017, AHDC will proceed with the predevelopment activities for the project, including securing development approvals and financing. Additionally, AHC was approved for a predevelopment loan of \$400,000, including HOME funds, for its Church of the Resurrection project to develop 132 affordable units.

Privately-owned Rental Units

There are currently 2,668 privately-owned rental units with project-based assistance for low-to moderate-income households. The City’s five-year objective involving these units is to preserve and maintain these units, and to achieve a net increase in this number of units through investment of local funds and/or through use of non-monetary tools and strategies. However, affordability may be lost in some of these units as the private entities that own and operate these units can opt out of subsidy contracts that are due to expire. If this occurs, these units could be lost from the City’s assisted rental housing stock. In FY 2017, 300 units at the Claridge House will have the option to opt out of a subsidy contract. The City will continue to proactively work with private owners to preserve affordable housing units, when possible, and will continue to identify resources to assist in preserving and expanding the supply of affordable housing for lower-income households.



The Claridge House Alexandria Includes project -based subsidy units

Alexandria's Housing Master Plan

Approved in 2013, the City's Housing Master Plan offers principles, goals, strategies, and tools to meet the City's anticipated affordable housing needs through 2025. However, what the City can hope to achieve during this period is inextricably bound to the availability of funding resources.

While the affordability needs gap during the Consolidated Plan period is estimated to be around 14,000 units, based on the currently anticipated level of resources for affordable housing from federal, state, local, and/or private funds, Alexandria City Council has set a goal to achieve new affordability for housing units by 2025. The number of units the City expects to achieve yearly are noted in its annual Action Plans.



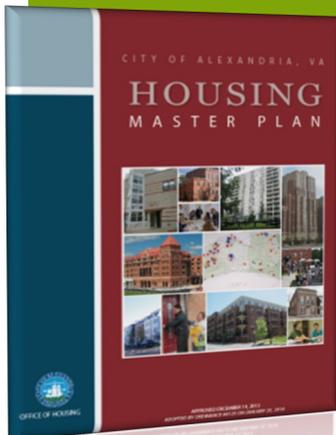
AHDC— Gateway at King Beauregard Future Development

Gateway at King and Beauregard Affordable Housing Future Development

During CFY 2016, the City approved \$5.5M commitment of funds to AHDC to assist with the Gateway at King and Beauregard Development project at the corner of King and Beauregard Streets.

Part of a much larger mixed-use project that will also include market-rate units, a grocery store and office space, the affordable project proposes to deliver 74 affordable units that will target a range of affordability levels between 40% and 60% area median income (AMI). These project affordability targets will include ten percent of the units at 40 percent AMI, 40 percent of the units at 50 percent AMI, and 50 percent of the units at 60 percent AMI.

The project will provide a mix of efficiency, one bedroom, two bedroom, and three bedroom units with 80 percent dedicated to two and three bedroom units. Ten percent of the units will be fully accessible for tenants with disabilities. Construction of the project is anticipated to begin in CFY 2017.



Meeting the Needs of Existing Homeowners and Disabled Renter Households

By Improving Living Conditions, Maintaining Affordability and Providing Accessibility Modifications



Proposed FY 2017 Modification of the Home Rehabilitation Loan Program

The Home Rehabilitation Loan Program (HRLP) provides financial and technical assistance to make repairs and/or accessibility improvements to owner-occupied residences of City homeowners with incomes at or below the mathematical 80% of the area median income.* For many seniors the program has been necessary to allow them to remain in their homes and age in place.

Due to the rising cost of labor and materials, in CFY 2016 loan limits were increased as follows: from \$90,000 to \$135,000 for non-condominium units, and from \$50,000 to \$75,000 for condominiums. This change (from 1999 levels) was recommended in the Housing Master Plan.

A subcategory of funding is also proposed for the HRLP to focus on improving the energy efficiency of owner-occupied homes. Income eligible homeowners will be able to complete a range of energy efficiency improvements to help lower their monthly housing costs. This enhancement to the HRLP will also help the City achieve important environmental policy goals. For this component of the program, income eligibility would be broadened to include households earning up to mathematical 80% area median income (AMI). While HRLP funds may be used for such improvements, priority will still be given to address structural and health-related conditions first.

*In CFY 2017, the City will adjust income eligibility for the Homeownership Loan Program to the mathematical 80% AMI levels. HUD gave jurisdictions in the Washington Metropolitan area the option of increasing CDBG and HOME programs' eligibility limits from the HUD 80% AMI.

Rental Accessibility Modification Program

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

Grant funds can only be used by renter households living in the City of Alexandria. At least one member of the household must be physically disabled, and the property owner must agree to the proposed improvements. A new brochure describing the programs is being widely distributed among targeted stakeholder groups (e.g., Community on Aging, Alexandria Commission on Persons with Disabilities), as well as local property managers.

During CFY 2017, at least 1 household is expected to be assisted in making necessary modifications to their rental units. An additional 2 households will be assisted through the Mini-RAMP program.



RAMP can be used to make modifications to rental units so that persons with disabilities can fully enjoy their home.

Meeting the Needs of Persons who are Homeless or at Risk of Homelessness

By Providing Shelter for Homeless Households

Winter Shelter Program

During CFY 2017, the City will provide CDBG funding to Carpenter's Shelter for a Winter Shelter Program. The program provides seasonal shelter from November 1 to April 15 to protect persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months. Workshops and linkages to community services are provided during the Winter Shelter Program. During the fiscal year, Carpenter's Shelter anticipates 229 homeless persons (220 households) will benefit from the program.

By Providing Homeless Intervention and Prevention Services

Transitional Assistance Program and Eviction Storage Program

The Office of Community Services (OCS) provides financial assistance to eligible Alexandria households at risk of becoming homeless to help them obtain permanent and affordable rental housing. Case management services will be provided as needed to ensure future stability. The Transitional Assistance Program (TAP) program provides security deposit assistance to qualifying households.

Through the Eviction Storage Program, OCS assists with payment to storage facilities for households to store their belongings when displaced by eviction. This program provides financial assistance to qualifying households by paying the second and third months' storage bill. The goal of this program is to assist households to maintain their furniture and household goods.

During CFY 2017, CDBG funds will be used to assist an anticipated 55 households (110 individuals) under TAP and 20 households (45 individuals) under the Eviction Storage program.

The Partnership to Prevent and End Homelessness

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

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



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

Meeting the Needs of Homebuyers

By Providing Affordable Ownership Housing Opportunities



First-time homebuyers receive counseling and financial assistance to purchase a home

Through its homeownership programs, the City can retain low- and moderate –income households who currently live or work in Alexandria but have limited opportunities for home purchase within the City. During CFY 2017, the City will continue to provide assistance to Alexandria homebuyers with incomes at or below HUD’s moderate-income limits.

Flexible Homeownership Assistance Program (FHAP)

The FHAP will provide deferred-payment second trust loans of up to \$50,000 for down payment and closing cost assistance to income qualified first- time homebuyer households with income up to 80% of the area median income, specifically for resale of previously assisted resale restricted units and special projects. During CFY 2017, the City expects to provide 8 first-time homebuyers with financial assistance to purchase a home in the City.

Alexandria Neighborhood Stabilization Program (ANSP)

ANSP provides funding to Rebuilding Together Alexandria for the acquisition and rehabilitation of short-sale and foreclosed housing units. The units are then sold to eligible first-time homebuyers with incomes at or below 80% of the area median income. Down payment and closing cost loans are also provided to assist City first-time homebuyers with the purchase of units. In CFY 2017, it is anticipated that 2 properties will be acquired, rehabilitated and sold to eligible first-time homebuyers.

Fair Housing Testing Program

During City FY 2017, CDBG funds will be used for the Fair Housing Testing Program to test for discrimination on one or more of the bases prohibited by federal, state, and local fair housing laws. Protected classes include race, age, color, religion, sex, national origin, familial status, disability, ancestry, age, marital status and sexual orientation.

In City FY 2017, Office of Housing staff will coordinate and present public education programs to improve public awareness and promote compliance with fair housing laws. In addition to an annual seminar for apartment managers, Office of Housing staff conducts on-site fair housing training for real estate and property management professionals. This training is provided as a free service to businesses operating in the City.



The City and Rebuilding Together Alexandria collaborate in acquiring and rehabilitating foreclosed properties for sale to eligible first time homebuyers under the City’s ANSP program.

City of Alexandria

Draft CFY 2017 Action Plan Goals

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

Renters

1. Preserve and maintain the existing supply of 1,150 public housing units;
2. Preserve and maintain the current supply of approximately 2,668 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits;
3. Support ARHA's provision of 1,500 Tenant-based Rental Housing Choice Vouchers to households that are at or below HUD's moderate-income limits; and
4. Develop or preserve 132 rental units through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

Homeowners

1. Complete 10 construction projects and provide 8 no-interest rehabilitation loans to 8 households with incomes at or below HUD's moderate-income limits under the Home Rehabilitation Loan Program;
2. In collaboration with private agencies, provide modest, free repairs or renovations to 100 owner-occupied housing units for households at or below HUD's moderate-income limits through the Rebuilding Together Alexandria Program; and
3. Assist 2 first-time, low-to moderate-income homebuyers with the purchase of a home rehabilitated under the Alexandria Neighborhood Stabilization Program or a previously assisted resale-restricted unit.

Non-Homeless Persons with Special Needs

1. Relieve the housing cost burden for 1,337 income-eligible and/or disabled homeowners, and 30 disabled veteran homeowners under the City's Real Property Tax Relief Program;
2. Relieve the housing cost burden for 83 income-eligible disabled renters (43 elderly and 41 non-elderly) who receives no other rental subsidies under the Rent Relief Program; and
3. Provide accessibility modifications to 3 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits under the RAMP and Mini RAMP programs.

Persons with Mental Illness, Intellectual Disabilities and Substance Use Disorders

1. Provide transitional and affordable permanent supportive housing to 164 persons with mental health, intellectual disabilities and/or substance use disorders through group homes and supervised apartments in 42 housing units under DCHS's Residential Program; and
2. Provide permanent supportive housing to 38 persons with mental illness, mental retardation and/or chemical dependency and who are homeless or at risk of homelessness in 19 housing units provided through DCHS.

City of Alexandria

Draft CFY 2017 Action Plan Goals

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

Homeless Persons and Persons at Risk of Homelessness

1. Provide 125 beds for emergency shelter;
2. Provide 19 units in facility-based permanent housing along with 3 units for families;
3. Provide 12 Safe Haven beds for single men and women with mental illness and/or substance use disorders;
4. Provide 13 permanent supportive housing beds for chronically-homeless households without children; and
5. Provide security deposit and rental assistance to 55 at-risk homeless households under the Transitional Assistance Program (TAP).

Persons with HIV/AIDS

1. Maintain Tenant-Based Rental Assistance (TBRA) Housing Choice Vouchers to provide rent subsidies to 11 Alexandrians living with HIV/AIDS and their families; and
2. Provide TBRA vouchers to Alexandria households, and short-term security deposit assistance to 1 Alexandria household.

Non-Housing Community Development

1. Provide job training to 1,708 residents, including persons with incomes at or below HUD's moderate-income limits; and
2. Provide Microenterprise loans to 12 small businesses owned by low-and moderate income, minority and/or women entrepreneurs located in underserved areas, and create and retain 19 jobs.

Other Major Federally Funded Housing Programs

Program	Proposed CFY 2017 Federal Funding	CFY 2017 Performance Measure
Housing Opportunities fund (HOF)	\$467,705 (HOME - \$374,164; Match - \$93,541)	100 Housing Units
Home Rehabilitation Loan Program	\$1,063,187(CDBG - \$503,187; Carryover - \$360,000; Program Income - \$200,000)	8 Households
Flexible Homeownership Assistance Program (FHAP)	\$150,000 (HOME Program Income - \$100,000; CDBG Program Income - \$50,000)	3 Households
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	2 Households
Rental Accessibility Modification Program	\$57,500 (New CDBG)	1 Household
Eviction Assistance and Furniture Storage	\$2,000 (CDBG Carryover)	20 Households
Transitional Assistance Program	\$50,000 (New CDBG)	55 Households
Winter Shelter	\$20,000 (New CDBG)	220 Households
Fair Housing Testing	\$21,882(New CDBG)	One Round of Testing
Program Administration	\$174,573 (New CDBG - \$153,223; New HOME - \$21,350)	n/a

Other Major Federally Funded Housing Programs

Program	Projected FY 2017 Federal Funding	FY 2017 Performance Measure
Public and Replacement Housing	\$5.8 Million	1,150 Units
Housing Choice Voucher Program	\$20.3 Million	1,500, <i>from voucher allocation of 1,926</i>
Privately Owned Subsidized Rental Units	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,566 Units
Virginia Housing Solutions Program	\$291,333	60 Beds
Continuum of Care (COC) Safe Haven and Trans.	\$409,784	50 Persons
HOPWA (Long-term Tenant Based)	\$120,965	11 Vouchers
Ryan White Comprehensive AIDS Response Emergency (CARE)	\$605,994 (Includes Alexandria)	170 Persons

The Draft CFY 2017 Action Plan is made available for public comment from Friday, April 1, 2016 through Friday, May 2, 2016. A public hearing will be held Monday, April 7 at the Alexandria Housing Affordability Advisory Committee (AHAAC) meeting, Room 2000, City Hall beginning at 7 p.m., and before City Council on Saturday, April 16, City Council Chambers, second floor, beginning at 9:30 a.m., Alexandria City Hall, 301 King Street, Alexandria, Virginia. Copies of the Draft Plan and Draft Action Plan are available at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday or on the City's website at alexandriava.gov/Housing, and at the following City libraries:

- BEATLEY CENTRAL LIBRARY: 5005 Duke Street, Alexandria
- BARRETT BRANCH LIBRARY: 717 Queen Street, Alexandria
- BURKE BRANCH LIBRARY: 4701 Seminary Road, Alexandria
- DUNCAN BRANCH LIBRARY: 2501 Commonwealth Avenue, Alexandria

The Draft Action Plan is in a format accessible to persons with disabilities, upon request. For more information about the Plan or housing programs, email Cindy Metcalf at cindy.metcalf@alexandriava.gov or call 703-746-4990.



2017-2022 CITY STRATEGIC PLAN

Boards & Commissions Worksheet

To be completed in February/March 2016.

Please fill out and email back to Radhika Mohan at Radhika.mohan@alexandriava.gov.

Board/Commission Name: Alexandria Housing Affordability Advisory Committee (AHAAC)

Supporting Department: Office of Housing

Please tell us about your work:

What plans guide your boards/commissions?	When was your plan adopted by City Council and for what period of time?	For our reference, please provide a web link where this plan is located (or attach it to this form).	What is the plan focused on achieving?	What else would you like us to know about this plan that would be helpful for the development of the City Strategic Plan?
Housing Master Plan (HMP)	The HMP was approved in December 2013 and adopted in January 2014. It is effective through 2025.	https://www.alexandriava.gov/HousingPlan	<p>The HMP is focused on meeting the City's housing needs through 2025. It establishes the following goals:</p> <p>Goal 1: Preserve the long-term affordability and physical condition of committed affordable housing.</p> <p>Goal 2: Secure long-term affordable and workforce rental housing through strategic new development/ redevelopment.</p> <p>Goal 3: Provide/support affordable and workforce home purchase opportunities for residents and workers.</p> <p>Goal 4: Enable homeowners to remain in their homes safely, comfortably, and affordably.</p> <p>Goal 5: Provide safe, quality housing choices</p>	<ul style="list-style-type: none"> ▪ The HMP identifies a range of financial and regulatory tools to address the shortage of affordable housing options in the City and implement its <i>Housing for All</i> policy. <ul style="list-style-type: none"> ○ The <i>Housing for All</i> policy is a commitment to meeting the diverse housing needs of Alexandrians of all incomes, ages, and abilities (including physical and intellectual disabilities), and household sizes. ▪ The HMP establishes a goal of 2,000 units with new affordability by 2025. <ul style="list-style-type: none"> ○ City investment will be critical to reaching this goal. ▪ The HMP emphasizes the economic rationale for providing affordable and

Please remember to go to our website at www.alexandriava.gov/StrategicPlan to provide more of your insights and feedback on developing the plan and to keep up to-date on our plan and progress.

			<p>that are affordable and accessible to households of all ages and abilities.</p> <p>Goal 6: Enhance public awareness of benefits of affordable housing and promote available housing and partnership opportunities.</p> <p>Goal 7: Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of Alexandria residents.</p>	<p>diverse housing options.</p> <ul style="list-style-type: none"> ▪ The HMP encourages partnerships with nonprofit developers to leverage non-City resources to develop affordable housing. ▪ The HMP encourages collaborations with other City departments to identify opportunities in which affordable housing can be incorporated or collocated with other projects. ▪ Federal funds for affordable housing have been declining while competition for low-income housing tax credits—the largest funding source for affordable rental housing in the country—has been increasing; preserving, diversifying, and expanding our affordable housing stock will require the City to pursue creative financing approaches, including tax-based solutions. ▪ The HMP envisions the City supporting ARHA’s redevelopment of aging properties within its portfolio as mixed-income communities.
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Please remember to go to our website at www.alexandriava.gov/StrategicPlan to provide more of your insights and feedback on developing the plan and to keep up to-date on our plan and progress.

Housing Trust Fund Programs Financial Status

As of February 28, 2016

Balance as of January 31, 2016	9,122,070
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Revenues for February 2016	
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Contributions	0	
Loan Repayments		
Community Lodgings, Inc. (CLI)	0	
Moderate Income Homeownership Program (MIHP)	8,233	
Employee Homeownership Incentive Program (EHIP)	2,661	
HCS - Subordination Fee Deposits	0	
		10,894

Expenditures for February 2016	
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Flexible Homeownership Program	0	
Homeownership Counseling	0	
AHC Inc. - Fillmore	0	
Rebuilding Together Alexandria	0	
Housing Opportunities Fund - <i>see attached report</i>	0	
Rental Accessibility Modification Program (RAMP)	0	0

Balance Available Before Outstanding Commitments/Reservations	9,132,963
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Outstanding Commitments/Reservations as of February 28, 2016	
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Braddock Small Area Plan Fund	834,080	
Flexible Homeownership Program	657,271	
HOME/HOF Match	321,058	
Homeownership Counseling	87,070	
FY 2017 Budget Reservation	500,000	
Housing Opportunities Fund - <i>see attached report</i>	5,047,982	
AHC Inc. - Fillmore	0	
Rebuild Together Alexandria	0	
Beauregard Fund	0	
Rental Accessibility Modification Program (RAMP)	6,941	(7,454,401)

Unreserved Balance as of February 28, 2016	1,678,562
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