CITIZEN SUMMARY

Draft FY2016-2020 Consolidated Plan and Draft FY 2016 Action Plan

For Housing and Community Development

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This document provides a snap shot of the Draft FY 2016 to FY 2020 Consolidated Plan and provides a summary of the Draft FY 2016 Action Plan objectives and outcomes, which will be funded with federal entitlement funds along with other federal, state, local and private resources.

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What is the Consolidated Plan?

The Consolidated Plan is a comprehensive planning document that identifies the housing and community development needs of Alexandria's extremely low- to moderate-income, homeless, and special needs populations, as well as of certain target areas identified by the City. The Plan is mandated by the U.S. Department of Housing and Urban Development (HUD) since Alexandria receives a direct allocation of federal grant funds. It outlines the City's strategies to address the needs of these groups and designated areas over the mid-term, from July 1, 2016 through June 30, 2020, using federal, as well as local, state and private resources leveraged by the City. The specific activities to be undertaken in each year of the Consolidated Plan period are spelled out in One-Year Action Plans and are submitted to HUD prior to the beginning of each City fiscal year. The City's annual performance is tracked in a Consolidated Annual Performance Evaluation Report (CAPER) that is submitted at the close of the fiscal year.

The City is an entitlement grantee of federal Community Development Block Grant (CDBG), and Home Investment Partnerships (HOME) funds. It receives Emergency Solutions Grant (ESG) support through a HUD allocation to the state, and HOPWA (Housing Opportunities for Persons with AIDS) monies via a HUD allocation to the entire Washington, DC metropolitan area. In the current Consolidated Plan, the City has provided the required housing market analysis, inventory of facilities and services, needs assessment, and strategic planning information in five general categories established by HUD: 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.

As required by HUD, the 2016 One-Year Action Plan details activities to be undertaken in the first year of this Consolidated Plan Period (CFY 2016). The Action Plan will also serve as the City's application for Federal Fiscal Year (FFY) 2015 allocations of CDBG and HOME funds. To have greater oversight regarding the use of federal funds, HUD has moved to an electronic reporting system. This summary provides highlights of Alexandria's Consolidated Plan and its 2016 Action Plan which will be submitted online. It has been prepared by the Office of Housing in collaboration with multiple City and nonprofit agencies, as well as the Alexandria Redevelopment and Housing Authority, all of which use federal funds to assist Alexandria's most vulnerable residents.

2013 ALEXANDRIA HOUSING MASTER PLAN

"Developing a Housing Master Plan acknowledges that in Alexandria's desirable real estate market, housing for all, will not occur without government intervention."

Alexandria's Vision for Housing and Community Development

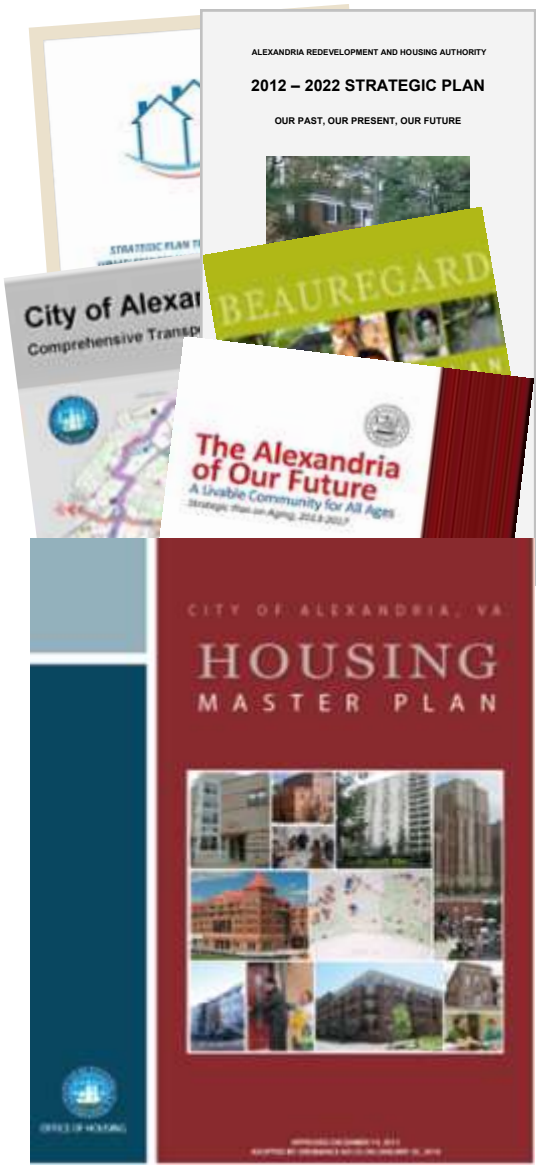
Alexandria's Housing Master Plan (HMP), adopted in 2013, offers principles, goals, strategies, and tools to meet the City's anticipated affordable housing needs through 2025. However, what the City can hope to achieve during this period is inextricably bound to the availability of funding resources. While the gap during the Plan period is estimated to be 14,000 units, based on the current level of resources for affordable housing, including federal, state, local and/or private funds, Alexandria City Council set a goal to achieve the preservation or creation of 2,000 long-term affordable housing units by 2025. The number of units the City expects to achieve yearly will be noted in its annual Action Plans.

The HMP has a number of principles and goals that are consistent with, and complement, goals of other City plans. For example, **ARHA's 2012-2025 Strategic Plan** identifies guiding principles for affordable housing, as well as for increased resident self-sufficiency and quality of life, community economic development, community relationships, and agency viability. ARHA is the primary provider of affordable housing for very low income households and is recognized as a fundamental partner in implementation of the City's HMP. Key to the attainment of ARHA's goals is an ambitious redevelopment program through which ARHA is seeking development partners to help it redevelop several of its aging and/or obsolescent housing sites into mixed-income developments. ARHA has successfully done this already with four other public housing communities. An April 1982 joint resolution with the City ensures that all existing public housing will be replaced on a 1:1 basis. By acquiring multifamily properties for relocation and/or maximizing density on some of its transit-oriented properties, ARHA aspires to increase the City's stock of affordable rental housing.

Housing Master Plan principles and goals are also consistent with goals of the **2013-2017 Alexandria of Our Future: A Livable Community for All Ages Strategic Plan on Aging**. The Plan on Aging cites various housing goals. Two of the goals include 1) public/ private collaboration to provide a mixed –income affordable assisted living facility that would be available to Alexandrians of low and moderate income., and 2) a significantly increased number of new or refurbished units that support independent living that would be available to Alexandrians of low and moderate incomes.

The HMP is also consistent with the **FY 2014– 2020 Strategic Plan to Prevent and End Homelessness,** which notes that one of the main strategies in the fight against homelessness is providing a stock of independent housing units that are deeply subsidized to be affordable to households with incomes at the lowest income levels.

Other City Plans, such as the **Transportation Master Plan**, which encourages location-efficient distribution of affordable housing within areas that have access to retail, services, jobs and public transportation, and which makes specific reference to the benefits of locating affordable housing in three high capacity transit corridors, as well as the **Beauregard Area Plan**, in which the City has pledged to provide 800 long term committed affordable units (including 400 affordable to households with incomes at or below 40% AMI) to replace market affordable garden apartments as they are redeveloped were also instrumental in developing the City's FY 2016-2020 Consolidated Plan.



Housing Needs

Renters, Homeowners, and Homebuyers

The Consolidated Plan uses data provided by HUD in assessing and addressing housing and community development needs. According to 2011 HUD Comprehensive Housing Affordability Strategy (CHAS) data, Alexandria has a population of 136,968, an increase of 7 percent since 2000, and is comprised of 64,217 households. About 28% of these households (approximately 18,280) are in a category described by HUD as having incomes that are 0 to 80% of the area median income (AMI). The income sub groups in this category include extremely-low (0-30% AMI); low (>30-50% AMI), and moderate (>50-80% AMI). Of these, an estimated 38% of the households have extremely low incomes followed by 32% with low incomes, and 30% with moderate incomes. HUD defines middle income households as households whose incomes exceed 80% but are no greater than 120% of AMI.

Renters. According to HUD CHAS data, renter households in all income groups, including those with middle incomes, may experience overcrowding, 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). When comparing all income groups, 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. Extremely low-renter households also show the greatest overcrowding as housing resources are shared to meet high rental and utility costs.

Homeowners. According to HUD CHAS data, homeowner households in all income groups, including those with middle incomes, experience overcrowding as well as housing cost burden and severe housing cost burden. However, extremely low-income homeowner households show the greatest severe housing cost burden need, followed by those with low incomes. Middle income homeowner households actually show the greatest housing cost burden need, followed by those with moderate incomes. When comparing all income groups for substandard housing need (lacking complete kitchen facilities or plumbing), extremely low-income homeowner households show the greatest need. It is important to note that while substandard housing conditions do exist in the City, the incidence is not statistically significant.

Homebuyers. The City's Housing Master Plan notes that the current housing market in the City provides few homeownership opportunities for residents with low- and moderate-incomes without purchase subsidy. Assisting City residents and workers of low- and moderate-incomes to become homeowners helps create economic diversity, resulting in strong, resilient neighborhoods. Homeownership programs contribute to the economic sustainability of the City as they provide employees and young professionals on the lower end of the pay scales with a path to homeownership. Homeownership assistance allows Alexandria residents and workers to remain in the City and potentially live where they work.

Having a range of housing affordability will be a key factor in Alexandria's ability to compete in future regional economic growth. With job growth anticipated to be stagnant in the federal government and contracting sectors, Alexandria will need to be able to offer housing choices affordable to workers with jobs for which there is demand, in the hospitality, healthcare and professional services sectors.

HUD PERFORMANCE MEASURE

Affordability for the purpose of providing and preserving decent affordable housing

Non-Homeless Persons with Special Needs

Non-homeless persons with special needs are those who are elderly and frail elderly; who have physical, intellectual, and mental/developmental disabilities, and/or who have HIV/AIDS.

Elderly and Frail Elderly. According to HUD's 2007-2011 CHAS data, approximately 4,083 extremely low- to moderate-income renter and homeowner households experience housing cost burden or severe housing cost burden. The HMP notes that 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 minimum assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities.

Physical, Intellectual and Mental Disabilities Persons. The HMP notes that approximately 4,000 Alexandria households with an intellectual, physical or developmentally disabled family member face affordable housing barriers.

The Alexandria Community Services Board (ACSB) has 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 the lack of affordable housing available for very low income individuals. This lack of affordable housing potentially 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.

Of the total Alexandria renter households (5,385 at the time of the assessment) that make less than 30% of the AMI, approximately 20% of those households have at least one family member with a disability.

Persons with HIV/AIDS. 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 local 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 their illness and their inability to sustain consistent income and meet high rent requirements in the City. The majority of persons living with HIV/AIDS 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).

HUD PERFORMANCE MEASURE

Accessibility and affordability for the purpose of providing and preserving decent affordable housing

Persons who are Homeless or at Risk of Homelessness

Every winter, Alexandria participates in the one-night national "Point in Time" (PiT) count of persons experiencing homelessness within the City. The January 2014 PiT counted a total of 267 persons experiencing homelessness, including 128 single men, 51 single women, and 88 persons in families, including 36 adults and 52 children. 91% of households without children were sheltered, while 9% were unsheltered, i.e., living on the street or in places deemed unfit for human habitation. One hundred percent of households with adults and children were sheltered, with 37.5% in emergency shelters and 62.5% residing in transitional housing programs.

The City's battered women's shelter housed 61 women and 43 children in 2014, providing 4,144 total nights of emergency shelter. It is estimated that approximately 10% of these individuals are in need of affordable long-term housing assistance to escape the violence.

Households at lower incomes are most vulnerable: not surprisingly, the majority of households at imminent risk for homelessness are at or below 50% of the AMI and are paying well over 50% of their income on rent. Households living in doubled up and/or overcrowded housing situations, households that include a person with special needs such as mental illness, substance use disorders, HIV/AIDS, and those persons or households who have experienced homelessness in the past are more likely to be economically unstable and have an increased risk of experiencing homelessness.

City of Alexandria 2014 Winter Point-in-Time Count

Population	Number of Persons Experiencing Homeless on a Given Night (2014 PIT)		Number of Persons Experiencing Homeless Yearly	Number of Persons Exiting Homelessness Each Year	Number of Days Persons Experience Homelessness
	Sheltered	Unsheltered			
Persons in Households with Adults and Children	88	0	317	147	178
Persons in Households with Only Children	0	0	0	0	0
Persons in Households with Only Adults	156	23	619	227	74
Chronically Homeless Individuals	45	18	116	41	365
Chronically Homeless Families	0	0	4	2	365
Veterans	16	2	32	30	74
Unaccompanied Youth	7	0	25	21	74
Persons with HIV	3	1	16	4	74

According to the City's 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).

Non-Housing Community Development Needs

Public Improvement, Public Facilities, and Public Service Needs

Strategies to fund and implement public improvements, public facilities and public service needs are found in various City Small Area Plans and Master Plans that focus on specific elements like Transportation, Recreation, Parks and Cultural Activities and Sewer Infrastructure. These Plans are incorporated into Alexandria's Comprehensive Master Plan and act to update that Plan on an ongoing basis. In the past decade, in consultation with the community, the City has adopted or continues to implement the Beauregard Plan, the Landmark Van Dorn Corridor Plan, the Arlandria Neighborhood Plan, the Eisenhower East Plan, the Braddock Metro and Braddock East Plans, the Potomac and North Potomac Yard Plans, the Transportation Master Plan, and the Recreation, Parks and Cultural Activities Plan and the Waterfront Plan. Currently, the City is working on a Plan for the Eisenhower West Area of the City and or a planning study of the Oakville Triangle/Route 1 Area. Next year it is expected to undertake a planning effort focused on the North Old Town Area, including a now-closed power.

As required by HUD, the Consolidated Plan includes a section that addresses some priority non-housing community development needs and objectives which could be eligible for Community Development Block Grant (CDBG) assistance even though there are no current plans for the City to use CDBG funds for such purposes. Activities to support non-housing community development objectives are expected to serve persons with incomes at or below HUD's moderate-income limits, persons with special needs and/or person in predominantly low and moderate-income areas of the City. Traditionally Alexandria has programmed the majority of its CDBG monies for housing and housing-related activities and has supported non-housing community development projects with funds from other sources including developer contributions, City General Fund, CIP funds, bond financing and tax revenues.

HUD PERFORMANCE MEASURE

Sustainability for the purpose of creating a suitable living environment

ECDC Enterprise Development Group, Creating and Retaining Jobs

Job Training and Economic Development Services Needs

There is an ongoing need to provide job training and economic development services in the City. With a median income close to $110,000, and many high-skilled workers competing for jobs and other resources, including housing, in the region, it is more challenging than ever for lower income households to achieve and maintain economic self-sufficiency. As rents have continued to rise faster than incomes, more low–income households share housing, potentially resulting in overcrowded conditions and/or are housing cost burdened, meaning they spend far more than 30% of their income on housing and associated expenses.

To address this, Alexandria has continued to invest in programs that ensure that low- and moderate-income persons have access to job training and to employment opportunities that may increase income and improve quality of life. These programs are also necessary to develop a local workforce with a range of skills that can help the City attract businesses that will support the creation of more jobs and help Alexandria compete for future regional economic development and growth opportunities.

Among other activities, the Alexandria Economic Development Partnership (AEDP) works with small businesses in Arlandria, one of the City's target areas, to develop and implement strategies that will revitalize retail activities to increase sales and services-related income and create opportunities for job growth.

Job training and employment placement services to enable low-income individuals and families to achieve financial independence are currently offered through the JobLink program which is anticipated to serve more than 1,708 City residents in 2016.

Using a CDBG -funded loan from the City, ECDC Enterprise Development Group projects that it will provide 45 microenterprise loans to small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas. ECDC estimates that the loans will help create 95 jobs and maintain 95 jobs during FY 2016.

The City's economic development efforts are directed toward building a stable economy and a diversified business sector capable of supporting job growth, commercial development, professional and retail trades and tourism activities that contribute to an expanded tax base.

HUD PERFORMANCE MEASURE

Accessibility for the purpose of creating economic opportunities

Meeting the Needs

Renters

ST. JAMES PLAZA—THE FILLMORE (AHC, INC.)

Alexandria Redevelopment and Housing Authority (ARHA)

OLD TOWN COMMONS (ARHA)

The Alexandria Redevelopment and Housing Authority (ARHA) owns and operates 1,150 Public Housing/Replacement units for extremely low-to moderate- income City households. Through their joint Resolution 830, the City and ARHA have pledged to maintain this supply of units, as ARHA redevelops its portfolio.

ARHA also administers the Housing Choice Voucher program in Alexandria and currently has an allocation of 1,926 vouchers to serve low-to moderate- income households. Because the vouchers subsidize the difference between rents in the private market and what the voucher household can afford to pay based on its income, the funds available through the allocation now cover only 1,500 vouchers. The number of vouchers currently in use is 1,476

There are currently 2,566 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 non-monetary tools and strategies. However, during the upcoming Consolidated Plan period, affordability may be lost in 995 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. The City is working proactively with owners to preserve these units: through the use of current resources, the City projects it can preserve 30 rental housing units during FY 2016.

Developing or Preserving Affordable Rental Housing with Nonprofits

The City also uses federal HOME and CDBG funds to help nonprofits develop or preserve affordable housing. In recent years, it has provided funds to assist Community Lodgings, Inc. (CLI), Wesley Housing, the Alexandria Housing Development Corporation (AHDC), and AHC, Inc. preserve or create a total of 216 affordable rental units.

LACY COURT (AHDC)

612 NOTABENE (CLI)

HUD PERFORMANCE MEASURE

Affordability for the purpose of providing and preserving decent affordable housing

Meeting the Needs

Homeowners and Homebuyers

The City will continue to provide assistance to Alexandria homebuyers and homeowners with incomes at or below HUD's moderate-income limits. The following programs will be provided during FY 2016:

Flexible Homeownership Assistance Program (FHAP) — Provides deferred-payment second trust loans of up to $50,000 for down payment and closing cost assistance to income qualified first- time homebuyer households, specifically for resale of previously assisted resale restricted units and special projects. Participants in ARHA's Family Self-Sufficiency program are among those successfully served in recent years.

Home Rehabilitation Loan Program— Provides no-interest, deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include accessibility modifications, correction of code and safety violations, and energy efficiency improvements.

Alexandria Neighborhood Stabilization Program (ANSP) — A successor to the City's successful NSP collaboration through which 10 foreclosed homes were rehabilitated and sold to income eligible first time buyers, ANSP provides funding to Rebuilding Together Alexandria (RTA) to acquire, rehabilitate and sell housing units. Funding is also provided to assist first-time, low- to moderate-income homebuyers affordably purchase these units.

Before and After Home Rehabilitation

HUD PERFORMANCE MEASURE

Affordability for the purpose of providing and preserving decent affordable housing

Meeting the Needs

Non-Homeless Persons with Special Needs

The City promotes housing affordability and stability for lower-income elderly and frail elderly persons, as well as disabled renters and homeowners. Alexandria offers the following targeted programs to meet these needs:

Rent Relief Program– Provides rent assistance to income eligible elderly and/or disabled renters who are not already paying income-based rents under a federal or state assistance program.

Rental Accessibility Modification Program (RAMP) - Using federal and state grant funds, accessibility modifications are offered to disabled renter households with incomes at or below HUD's moderate-income limits who are living in privately-owned rental properties. Grants may total $50,000 per project.

Before and After RAMP Modification

Property Tax Relief Program- Provides forgiveness or deferral of real property taxes for income-eligible elderly homeowners who are over age 65 and/or who are permanently disabled, and whose homes are valued at less than $500,000. Other guidelines may apply.

Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria

The Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria operate transitional and permanent supportive housing programs for eligible persons in 9 group homes and 33 supervised apartments with a combined capacity of 132 beds. Another 33 transitional and permanent supportive housing beds are available through programs that specifically target homeless persons in 19 supervised apartments, along with 3 units for families experiencing homelessness. In addition, there are 12 beds designated for chronically homeless persons in the Safe Haven program. Through a contract with the City, New Hope Housing provides permanent shelter and comprehensive services to 13 chronically homeless single women and men with mental illness and substance use disorders.

Carpenter's Shelter administers a winter shelter program in which $20,000 of CDBG funds are provided to assist in its operation.

Green Housing Condominiums, City of Alexandria, VA

Northern Virginia Family Services (NVFS)

Northern Virginia Family Services (NVFS), under the HOPWA program, offers long-term Tenant-Based Rental Assistance (TBRA) to persons living with HIV/AIDS. This program provides vouchers to eligible households living in the City. NVFS also offers short-term housing assistance and other housing services such as housing and financial counseling and emergency utility assistance, which are provided on a regional basis and are available to Alexandrians living with HIV/AIDS.

HUD PERFORMANCE MEASURE

Accessibility and affordability for the purpose of providing and preserving decent affordable housing

Meeting the Needs

Persons who are Homeless or at risk of Homelessness

The City's public and private homeless service providers offer a comprehensive array of services and operate facilities to house those experiencing homelessness through a continuum of care (CoC) system. The system is designed to address the diverse needs of persons in the City who are homeless or threatened with homelessness. Through case management, education and training, and a range of other supportive services, the goal of their 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. Through this model, Alexandria has created a system that avoids duplication of services and allows resources to be allocated efficiently among providers to maximize opportunities for leverage and impact.

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

HUD PERFORMANCE MEASURE

Accessibility and availability for the purpose of providing and preserving decent affordable housing

Other Issues of Concern to HUD

Lead Based Paint

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations regarding lead-based paint. Flexible Homeownership Assistance (FHAP) and Neighborhood Stabilization (NSP) homebuyers who receive federally-funded home purchase loans will be provided with the Environmental Protection Agency's pamphlet, "Protect Your Family from Lead in Your Home" as well as a disclosure form from the seller noting any known presence of lead-based paint. Prior to closing, units identified for purchase will 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 surfaces are stabilized before the homebuyer moves into the home.

As part of any CDBG funded Home Rehabilitation loan project, lead paint issues are addressed as part of the scope.

Barriers to Affordable Housing

The City will continue to work toward eliminating barriers to affordable housing development. In Virginia, one of the greatest regulatory barriers to the development of affordable housing is a regulation which prohibits the City from requiring mandatory contributions to affordable housing in new developments. Currently, with the exception of units or monetary contributions in exchange for bonus density, all other affordable housing contributions are voluntary. During the HMP process, the City in consultation with housing stakeholders and representatives of the development community, was able to establish higher voluntary per square foot contribution levels that will be adjusted annually to reflect increases in the CPI-U; it created flexibility for negotiations between the City and developers when bonus density is granted (onsite units, equivalent value offsite units and/or money) to best meet the City's housing needs and includes a statement that when additional density is provided through a Consolidated Development District (CDD) or a re-zoning, creating value to yield a variety of community benefits, "affordable housing is one of the City's highest priorities." In addition, Small Area Plans may increase the allowable limit of bonus density as a vehicle to help create affordable housing. The City is currently studying a general increase of the standard 20% bonus density limit, where permissible, to increase affordable housing. The City will continue to explore planning and zoning and other non-financial tools and strategies to reduce barriers to affordable housing development during the Consolidated Plan period. In CFY 2016, the Interdepartmental Work Program includes potentially establishing a development fee relief program and a study to maximize the use of public land for affordable housing.

City of Alexandria's FY 2016 Action Plan Objectives and Outcomes

(All Subject to Available Resources)

Renters

1. Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
2. Preserve and maintain the current supply of approximately 2,566 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits;
3. Proved 1,500 Tenant-based Rental (TBRA) Housing Choice Vouchers to households that are at or below HUD's moderate-income limits; and;
4. Develop or preserve 30 rental units through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

Homeowners and Homebuyers

1. Assist up to 7 households meeting income and other eligibility criteria to secure ownership housing under the Flexible Homeownership Program (FHAP);
2. Complete 8 construction projects and provide 11 in-interest rehabilitation loans to households with incomes at or below HUD's moderate-income limits under the Home Rehabilitation Loan Program;
3. In collaboration with private agencies, provide modest, free repairs or renovations to 10 owner-occupied housing units for households at or below HUD's moderate-income limits under the Rebuilding Together Alexandria Home Rehabilitation program; and
4. Assist 4 first-time, low-to moderate-income homebuyers with the purchase of a home rehabilitated under the Alexandria Neighborhood Stabilization Program or previously assisted resale-restricted unit.

Non-Homeless Persons with Special Needs

Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities

1. Relieve the housing cost burden for 1,337 income-eligible and/or disabled homeowners, and 30 disabled veterans homeowners under the Real Property Tax Relief Program;
2. Relieve the housing cost burden for 27 elderly, 40 disabled and 13 elderly, disabled persons under the Rent Relief program; and
3. Provide modifications to 3 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

Persons with Mental Illness, Intellectual Disabilities and Substance use Disorders

1. Relieve the housing cost burden for 1,337 income-eligible and/or disabled homeowners, and 30 disabled veterans homeowners under the Real Property Tax Relief Program;
2. Relieve the housing cost burden for 27 elderly, 40 disabled and 13 elderly, disabled persons under the Rent Relief program; and
3. Provide modifications to 3 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

City of Alexandria's FY 2016 Action Plan Objectives and Outcomes

(All Subject to Available Resources)

Homeless persons and persons at risk of homelessness

1. Provide 125 beds for emergency shelter;
2. Relieve the housing cost burden for 80 households under the Rent Relief program;
3. Provide 19 units in facility-based permanent housing along with 3 units for families;
4. Provide 12 Safe Haven beds for single men and women;
5. Provide 13 permanent supportive housing beds for chronically-homeless households without children; and
6. Provide security deposit and rental assistance to 45 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 income eligible persons living with HIV/AIDS and their families.
2. Specifically provide TBRA vouchers to 11 Alexandria households, and short-term security deposit assistance to 4 Alexandria households.

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 9 small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas.

CDBG AND HOME FUNDED PROGRAMS

Program	Proposed FY 2016 Federal Funding	FY 2016 Performance Measure
Housing Opportunities fund (HOF)	$319,845 (New HOME)	30 Housing Units
Home Rehabilitation Loan Program	$943,145 (CDBG—$458,141; CDBG Carryover - $360,000; CDBG Program Income – $125,000)	8 Households
Flexible Homeownership Assistance Program (FHAP)	$90,000 (CDBG Program Income— $50,000; HOME Program Income—$40,000	7 Households
Alexandria Neighborhood Stabilization Program (ANSP)	*HOME funding revolves within the program.*	4 Households
Rental Accessibility Modification Program (RAMP)	$57,500 (New CDBG)	3 Households
Eviction Assistance and Furniture Storage Program	$5,800 (CDBG Carryover)	21 Households
Transitional Assistance Program	$50,000 (New CDBG)	45 Households
Winter Shelter	$20,000 (New CDBG)	300 Households
Fair Housing Testing	$21,306 (New CDBG—$21,306)	One Round of Testing
Program Administration	$167,255 (New CDBG-$129,842; New HOME - $37,413)	n/a

OTHER MAJOR FEDERALLY FUNDED HOUSING

Program	Projected FY 2016 Federal Funding	FY 2016 Performance Measure
Public and Replacement Housing	$4.8 Million	1,150 Units
Housing Choice Voucher Program	$19.1 Million	1,500, *from voucher allocation of 1,926*
Privately Owned Subsidized Rental Units	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,566 Units
Emergency Solutions	$142,695	65 Beds
Continuum of Care (COC)	$616,107	48 Households
HOPWA (Long-term Tenant Based)	$77,104	9 Vouchers
Ryan White Comprehensive AIDS Response Emergency (CARE)	$4.9M (Includes Alexandria)	300 Persons

Public Notice of the Draft Plan

The Draft FY 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan is made available for public comment from Friday, April 1, 2015 through Friday, May 1, 2015. A public hearing will be held Monday, April 6 at the Affordable Housing Advisory Committee (AHAC) meeting, Room 3008, beginning at 7 p.m., Alexandria City Hall, and before City Council on Saturday, April 18, 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 Plan and Draft Action Plan is in a format accessible to persons with disabilities, upon request. For more information about the Plans or housing programs, email Cindy Metcalf at cindy.metcalf@alexandriava.gov or call 703-746-4990.

CDBG and HOME Geographic Distribution

The geographic area to be served by programs supported with CDBG and HOME funds during City FY 2016-2020 will be the entire city, which includes areas of minority concentration.

HUD 2015 Income Limits

(Effective March 6, 2015)								
	Number of Persons							
Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% of median)	$22,950	$26,200	$29,500	$32,750	$35,400	$38,000	$40,650	$43,250
Low (Section 8 very low income limits; 50% of median)	$38,250	$43,700	$49,150	$54,600	$59,000	$63,350	$67,750	$72,100
Tax Credit (60% of median)	$45,900	$52,440	$58,980	$65,520	$70,800	$76,020	$81,300	$86,520
Moderate (Section 8 low income limits)	$47,600	$54,400	$61,200	$68,000	$73,450	$78,900	$84,350	$89,800
Flexible Homeownership Assistance Program Limits Only (Mathematical 80% AMI)[1]	$61,200	$69,920	$78,640	$87,360	$94,400	$101,360	$108,400	115,360
100% Area Median Income	$76,500	$87,400	$98,300	$109,200	$118,000	$126,700	$135,500	$144,200